

## **STATE AGRICULTURE DEVELOPMENT COMMITTEE**

### **Regular Meeting**

**September 26, 2024**

Assistant Secretary Atchison called the meeting to order at 9:01 a.m.

Mr. Roohr read the notice stating that the meeting was being held in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

Roll call indicated the following:

#### **Members Present**

Assistant Secretary Joseph Atchison, Acting Chairman  
Secretary Edward Wengryn (arrived at 10:38 a.m.)  
Martin Bullock  
Scott Ellis  
Roger Kumpel (alternate farmer member for Pete Johnson)  
Charles Rosen  
Gina Fischetti  
Lauren Procida  
Brian Schilling  
Julie Krause

#### **Members Absent**

Rich Norz  
Tiffany Bohlin

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Charles Roohr, SADC Deputy Executive Director  
Jay Stypinski, Esq., Deputy Attorney General

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#### **Minutes**

Approval of SADC Open and Closed Session Minutes of July 25, 2024.

It was moved by Mr. Kumpel and seconded by Mr. Bullock to approve the SADC Open and Closed Session Minutes of July 25, 2024. The motion was approved.

### **Report of the Chairman**

Acting Chairman Atchison stated in the interest of time, he did not have a report.

### **Report of the Deputy Executive Director**

Mr. Roohr reported that staff has concluded its Statewide Formula Value outreach with the counties, nonprofits, farm agencies and the public and will continue to meet with the SADC subcommittee and Technical Advisory committee. Mr. Roohr stated that during outreach presentations, funding partners encouraged the reduction of the closing timeframe, amendments to the cost shares provided to partners and the program's minimum standards, and expansion of the current cost share programs. In summary, Mr. Roohr stated staff is reviewing options to reduce the obstacles to getting the farms in the program and support the farms more proactively once they are enrolled.

### **Public Comment**

Ms. Patricia Springwell from Hunterdon County commented that nutritious, local food is very important for people to have and increasing the soil disturbance allotment to 12% will damage the fertile soil and have negative ramifications in the future.

### **New Business**

**Note: Mr. Schilling stated that he is recused from this discussion as Rutgers has been involved with one of the parties in this matter.**

#### **A. Right to Farm – Ocean County**

##### **Maritime Marina, Inc. and Tuckerton Marine Service Center v. Parsons Mariculture, transfer of complaint**

Mr. Roohr stated this case involves an aquaculture operation and shellfish aquaculture is eligible for protection under the Right to Farm Act (RTF). The SADC's role today is limited to determining if the activity in question is a generally accepted agricultural practice. If it is, this case would go to the Ocean County Agriculture Development Board (CADB) for a hearing to determine if this particular operation is eligible for RTF protection.

Mr. Keller provided staff with a high-level summary of the factual record received from the Ocean CADB and the party's submissions all related to the issue of whether the shell recycling activity on the property in dispute is a generally accepted practice. The two complaining parties allege that the shellfish

recycling activities of Parsons Mariculture presents a nuisance such as problems with birds and odors.

Generally, the shell recycling program utilized by Parsons accepts and stores both crushed and whole shells for the purposes of recycling and curing the shells for a period of six months to eliminate contaminants and disease. Following the process, the shells are taken to a nursery where the oyster larvae is attached, and the oysters are transferred into waters of different bays and harbors to grow and later be harvested. Parsons also participates in grant programs which provide funding to restore oyster reefs and improve water quality in accordance with an NRCS conservation plans. Parsons also participates in this recycling program pursuant to a grant program established by Rutgers Co-Op, Stockton University, a non-for-profit and the NJ Department of Environmental Protection (NJDEP).

Mr. Keller stated that the SADC analysis concludes that Parsons has obtained all required licenses, both state and federal, to engage in shellfish aquaculture and is compliant with state law.

Ms. Reynolds stated that if there is no agriculture management practice in the matter of a RTF complaint that has been adopted by the committee addressing the activity under dispute, the CADB, after making a commercial farm finding, has to forward it to the SADC for it to determine if the disputed activity will be considered a generally accepted ag management practice. However, in accordance with the RTF Act, before the agriculture management practice hearing and review, there has to be eligibility findings.

Ms. Reynolds stated that the first question is whether Parsons operates a shellfish aquaculture management unit, which is defined as *“a contiguous or noncontiguous area, together with buildings, structure and facilities, on which shellfish aquaculture is occurring, and which is operated as a single enterprise.”*

The second eligibility question is whether the operation qualifies as a shellfish commercial farm, which is defined as *“a shellfish aquaculture management unit engaging in shellfish aquaculture producing shellfish worth \$40,000 or more annually.”*

The third question for eligibility purpose is does the operation satisfy the locational and operational requirements under the RTF Shellfish Amendments.

After answering yes to the first three questions, the question becomes whether the disputed activity is included in the list set forth in the statute as what is permitted aquaculture activity. Parsons stores and processes the harvested clams and oysters for wholesale marketing, which is a permitted activity. They also deposit, store and air cure the empty shells, which is included in the list of permitted activities as the purpose is for disease control and to recycle shells.

Staff finds that these eligibility requirements have been met and the committee will need to determine if the activity of storing and air curing shells is generally accepted agriculture management practice. If the committee finds that it is a generally accepted agriculture management practice, this will go before the CADB to conduct a hearing and perform the balancing test between the conflicting interests.

Mr. Robert Rue, representing Maritime Marina and Tuckerton Marina stated that he's not challenging the issue of whether Parsons operation is an aquacultural shellfish operation. Rather the concern is with this operation's particular air curing of fresh shell on a 60-foot-wide property surrounded by two commercial operations open to the public. Mr. Rue stated that the process used in this operation does not constitute appropriate commercial shellfish aquaculture. Mr. Rue read from the Fish and Wildlife definition of commercial shellfish aquaculture and stated that *"aquaculture is a water dependent form of agriculture involving the propagation, rearing and subsequent harvesting of aquatic organisms in controlled or selected environments."*

Mr. Rue expressed his clients' concerns about location, pile size, the curing time frame and the odors associated with this activity. Mr. Rue referenced the marine resource administration shell recycling program from 2022 which references problems associated with the curing of shells and site maintenance. Mr. Rue stated for purposes of this hearing, his clients are not disputing if Parsons is a commercial operation or that the curing of shells is an accepted agriculture management practice, but they are disputing if this property is the right location for a recycling operation of this size.

Mr. Hanson, owner of Maritime Marina, was sworn in by Mr. Stypinski. Mr. Hanson confirmed the nuisances experienced with Parsons shell curing activities.

Mr. Stypinski swore in Mr. Dale Parsons. Ms. Dooley, representing Parsons Mariculture, LLC, reviewed their aquaculture operation, their shell recycling

activities and the reef restoration efforts. Ms. Dooley confirmed Parsons Mariculture has also received grants from various entities for his shell recycling activities and is in compliance with the air curing standards.

Ms. Dooley provided a list of attendees of a legislative tour that took place at the location which included Acting Chairman, Joe Atchison. At that time, Mr. Atchison recused himself from the meeting and Mr. Ellis served as Vice Chairman.

Mr. Stypinski swore in Edward Gaine, President of New Jersey shellfisheries association. Mr. Gaine stated air curing shells is a standard process, essential to the propagation of shellfish and has been done since the creation of oyster farming. Mr. Gaine stated the period of time is essential to the air curing of shells and not the size of pile or the air flow component.

Mr. Rob Rheault submitted a written comment as an expert witness which is attached to and made part of these minutes.

Mr. Stypinski swore in Nicole Ciccaglione, NRCS representative. Ms. Ciccaglione stated NRCS has a conservation practice for restoration of rare or declining natural communities. This practice calls for the deployment of two to four inches of recycled shell which have been air cured for at least six months.

Mr. Rue asked Ms. Ciccaglione if more air flow within the pile was more beneficial to the curing process. Ms. Ciccaglione stated NRCS's practice does not contemplate air flow.

Ms. Dooley concluded that the air curing of shells is a generally accepted agricultural practice and her client should be permitted to continue this activity at this location.

Mr. Stypinski advised the committee that they would be deciding if the air curing of shells is a generally accepted agricultural activity. Mr. Bullock stated that based on the testimony he heard, it is an approved management practice. Mr. Kumpel agreed with Mr. Bullock and stated that this practice seems to be accepted by the industry, but he questions the size of the site. Ms. Fischetti stated that she thinks its an accepted practice but questions whether the thin layer of shell is something that needs to researched more. Ultimately, the Committee determined that the size of the pile was a matter to be considered by the CADB,

as the Committee was tasked with the narrow issue of whether the practice of air curing recycled shells is a generally accepted agriculture management practice.

It was moved by Mr. Bullock and seconded by Mr. Kumpel to rule in favor that the air curing of shells is a generally accepted agricultural activity. A roll call vote was taken. The motion was unanimously approved.

**Note: Secretary Wengryn arrived at 10:38 a.m.**

## **B. Stewardship**

### **1. Resolution: Agricultural Labor Housing**

**100 Acres Holmes, LLC, SADC ID#13-0157-EP, FY2024R9(1), Block 51, Lot 6, Block 53, Lot 1, Block 55, Lot 19, Upper Freehold Twp., Monmouth County, 99.478 acres.**

**NOTE: Mr. Bullock is recused from this agenda item.**

Mr. Pizzio referred the committee to a request for Agricultural Labor Housing for 100 Acres Holmes, LLC. He reviewed the specifics of the request with the committee and stated the staff recommendation is to grant approval for a 3 bedroom and 3.5 bath unit to house up to 3 full time ag laborers conditioned upon requirements detailed in the resolution.

It was moved by Mr. Kumpel and seconded by to Mr. Ellis to approve Resolution FY2024R9(1), as presented, subject to any condition of said resolution. The motion was unanimously approved. A copy of Resolution FY2024R9(1) is attached to and a part of these minutes.

### **2. Resolution: Exercise of RDSO**

**Robsons Farm Land, LLC, SADC ID#03-0087-EP, FY2024R9(2), Block 700.01, Lot 1, North Hanover Township, Burlington County, 43 acres.**

**NOTE: Mr. Schilling is recused from this agenda item.**

Mr. Willmott referred the committee to a request for an RDSO for the Robsons Farm Land, LLC. He reviewed the specifics of the request with the committee and stated that the staff recommendation is to grant approval for an RDSO that will include a farm market and an 800 square foot apartment.

It was moved by Mr. Bullock and seconded by Mr. Kumpel to approve Resolution FY2024R9(2) granting approval, as presented, subject to any condition of said resolution. The motion was unanimously approved. A copy of Resolution FY2024R9(2) is attached to and a part of these minutes.

### **3. Proposed Soil and Water Conservation Cost-Share Grant Amendments**

Mr. Roohr stated staff is trying to positively impact the agricultural industry by expanding the soil and water conservation cost-share grant program. The first round of amendments are aimed at increasing the maximum eligibility amount and correcting cost share rates. Mr. Clapp noted staff is looking for guidance from the SADC on several proposed structural changes to the rules.

Mr. Clapp reviewed the history of the soil and water grant program, the application process and eligibility determination. Mr. Clapp explained that applicants work with several agencies, including NRCS and SADC, for project approval, implementation and reimbursement. Grants are generally up to 50% of the cost of a project, not to exceed an estimate prepared by NRCS.

Mr. Clapp reviewed the history of funding eligibility parameters of the program and stated the formula used to determine funding was revised and adjusted in 2004, with maximum cost-share grants increasing from \$50,000 to \$75,000. Mr. Clapp stated approximately two thirds of farms in the program are not eligible for the maximum funding eligibility and since 2020, approximately 46% of those applications requested more than their maximum eligibility. Mr. Clapp stated staff is recommending changing the formula slightly so that farms less than 200 acres in size are eligible for an initial flat \$50,000 grant plus \$500 per acre and farms larger than 200 acres would be eligible for a total of \$150,000. The benefit is that all farms receive increased eligibility to fund larger projects.

The committee commented that the NRCS's technical services has a large backlog which can cause project approval delays. Mr. Clapp stated staff is recommending adding a component to the cost share program in which the SADC can reimburse an applicant for the hiring of an NRCS approved technical service provider (TSP).

Mr. Schilling commented the proposed changes discussed are positive, but there is also a need to promote the program and educate the community as to what it has to offer. Mr. Clapp stated staff will also be doing promotional work for the

program once these changes are implemented.

Mr. Clapp stated that one of the issues in the program is cost estimation. The rules currently say reimbursements are based off of NRCS estimate rates which establishes the payment cap. Language would be added that says if the NRCS estimate rate for a project is lower than the actual cost, applicants can submit three estimates from contractors to staff and the approved amount could potentially be increased up to the lowest of the three estimates, subject to available funding.

Mr. Clapp stated under the current rules the SADC may approve, conditionally approve, or disapprove applications and historically, conditional approvals have been used for the term preservation program by conditioning funding on enrollment in the term program. However, there is no language explaining why SADC would conditionally approve a project. He suggested the committee consider other reasons for conditional approval.

Mr. Clapp stated that there is a section of the cost share grant program that addresses when farms are divided and staff feels the rules should also address when a farm owner aggregates their preserved premises for eligibility. The recommendation would be to allow a farmer to aggregate two existing premises to increase total cost-share eligibility. Mr. Roohr requested input from the committee and the consensus is for staff move forward with the proposed amendments.

### **C. Resolutions: Final Approval – County Planning Incentive Grant Program**

Ms. Siessel referred the committee to three requests for final approval for the County Planning Incentive Grant Program. She reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Schilling to approve Resolution FY2024R9(3) through FY2024R9(5) granting approval, as presented, subject to any condition of said resolution.

1. Halter, Patrick W. & Husted-Halter, Melanie, SADC ID#06-0230-PG, FY2024R9(3), Block 11, Lot 5, Hopewell Township, Cumberland County, 11.80 gross acres.



2. Brooks Farm Properties, LLC, SADC ID#06-0229-PG, FY2024R9(4), Block 18, Lot 10.01, Hopewell Township, Cumberland County, 59.70 gross acres.
3. Gloria S. Fastige Revocable Trust, SADC ID#08-0237-PG, FY2024R9(5), Block 102, Lot 17, East Greenwich Township, Gloucester County, 22.28 gross acres.

The motion was unanimously approved. A copy of Resolutions FY2024R9(3) through FY2024R9(5) are attached to and a part of these minutes.

Ms. Mazzella referred the committee to one request for final approval for the County Planning Incentive Grant Program. She reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

**NOTE: Mr. Bullock recused from this agenda item.**

It was moved by Mr. Ellis and seconded by Mr. Kumpel to approve Resolution FY2024R9(6) granting approval, as presented, subject to any condition of said resolution.

4. Homestead Reid Partnership, SADC ID#13-0484-PG, FY2024R9(6), Block 49, Lots 10, 11 & 18, Freehold Township, Monmouth County, 70.40 gross acres.

The motion was unanimously approved. A copy of Resolution FY2024R9(6) is attached to and a part of these minutes.

#### **D. Resolutions: Final Approval - State Acquisition Program**

Ms. Mazzella and Mr. Zaback referred the committee to two requests for an amended final approval and one request for final approval for the State Acquisition Program. They reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Bullock and seconded by Mr. Kumpel to approve Resolutions FY2024R9(7) and FY2024R9(8) granting final approval, as presented, subject to any condition of said resolution.

1. Verechia, Carol L., SADC ID#17-0368-DE, FY2024R9(7), Block 14, Lot 6 and Block 39, Lot 15, Pilesgrove Township., Salem County 58.40 gross acres.
2. Farrell, Bernard Russell, et al., SADC ID#19-0035-DE, Block 2602, Lots 3.01, 3.04, 5 and 36, Sandyston Township, Sussex County, 174.50 gross acres.

The motion was unanimously approved. A copy of Resolutions FY2024R9(7) and FY2024R9(8) are attached to and a part of these minutes.

**E. Resolution: Preliminary Approval – FY2025 Round Non-Profit Program**

**NOTE: Secretary Wengryn left the meeting at 11:30a.m. and Mr. Joe Atchison took his place. Secretary Wengryn then returned at 11:38 a.m.**

Mr. Zaback reviewed the preliminary approval for the FY2025 Round Non-Profit Program for six farms in Warren County. He noted that the preliminary approval is intentionally high due to the impending formula value. He reviewed the specifics of the requests with the committee and stated that the staff recommendation is to grant approval.

It was moved by Mr. Kumpel and seconded by Mr. Bullock to approve Resolution FY2024R9(9) granting final approval, as presented, subject to any condition of said resolution. The motion was unanimously approved. A copy of Resolution FY2024R9(9) is attached to and a part of these minutes.

**F. Hilltop Farm**

Mr. Roohr stated that a significant matter was brought to staff late last week on a property in Hillsborough Township, Somerset County known as Hilltop Farm, which was preserved in 2001 and is owned by Somerset County. Staff was notified of a permit request for construction of a pole barn along with grading and graveling of roadways and graveling areas for trailers and tents.

The structure being built is a replica of a home from a movie currently in theaters. The exterior will be a façade to mimic the house in the movie and the interior will be furnished with movie props. It was explained this is a marketing technique where the primary purpose is to invite social influencers to walk around the building, take pictures and create additional buzz about the movie;

however, there may also be a short amount of time where this will be open to the public.

In addition to the house construction, improvements to existing roads were done as well as new sections were cut in and graveled. The work is presumed to have begun in August and will be completed prior to the Halloween season, with all of the movie related items being removed by the second week in December. County staff has indicated once the items are removed, the A-frame structure would remain and could be used as a barn.

Mr. Roohr stated staff believes this is a violation of the deed of easement as it is a non-agricultural use and a non-agricultural structure, however, they need to know if the committee agrees and are looking for guidance on how to handle the structure going forward. Ms. Krause asked if there was structural analysis done to determine the structure's ability to support a future use. Mr. Roohr stated that information has not been provided.

Mr. Rosen asked if there was any indication as to how this could be used for long term farm use. Mr. Roohr stated the photos show the structure does not have a foundation and is raised off the ground. Mr. Roohr stated it could potentially be converted into an agricultural building with proper engineering. Mr. Rosen asked if the additional disturbance has been evaluated in terms of agricultural use. Mr. Roohr stated that the driveways could be used by the farmer and the site where the structure is located has some references to restoration on the soil plan.

Ms. Fischetti asked if the county is getting paid for use of this site. Mr. Roohr stated the county stated that the tenant farmer is being compensated, but staff did not ask the details of that agreement or if the county was being compensated. The committee agreed this was a non-agricultural use and will discuss it further in closed session to get attorney advice.

Mr. Matt Loper, Somerset County engineer, and director of engineering planning for Somerset County stated that he understands this item was just put on the agenda today, but he would like the opportunity to respond and to provide testimony at a later date when he is prepared.

### **Public Comment**

Ms. Christina Chrobokowa, from 360 Earthworks, stated that she is a project

coordinator for Operation Diversification. She works with the NRCS and would be sharing results from the first year of stewardship trials and many cost share programs to help farmers understand their site-specific needs for soil restoration.

### **CLOSED SESSION**

At 12:06 p.m. Mr. Roohr read the following resolution to go into Closed Session:

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-13, it is hereby resolved that the SADC shall now go into executive session to discuss certifications of value for the acquisition of a development easement in Millstone Township, Monmouth County, under the Municipal Incentive Grant program and the SADC's direct easement acquisition program in Tewksbury Township, Hunterdon County; as well as potential litigation matters, and to discuss any other matters under N.J.S.A. 10:4-12(b) that arose during the public portion of the meeting. The minutes of such meeting shall remain confidential until the Committee determines that the need for confidentiality no longer exists.

It was moved by Mr. Bullock and seconded by Mr. Ellis to go into closed session. The motion was unanimously approved.

### **Action as a Result of Closed Session**

**NOTE: Mr. Rosen left the meeting.**

### **Real Estate Matter – Certification of Value**

It was moved by Mr. Ellis and seconded by Mr. Kumpel to approve the certification of value for the Jacob I. Sage Living Trust & Cynthia F. Sage Living Trust Farm and the Eventing, LLC Farm as discussed in closed session. Mr. Bullock recused from the Sage Living Trust approval. The motion was approved.

### **Hilltop Farm**

**NOTE: Mr. Schilling recused himself from this discussion.**

It was moved by Mr. Ellis and seconded by Mr. Kumpel to find Hilltop Farm in violation of the DOE. The motion was approved.

Secretary Wengryn stated that there are many different interests in this situation. Somerset County is the owner of the preserved farm and Mr. Rich Norz, a

member of the SADC, is the tenant farmer. There is knowledge through past policy decisions the SADC is not in favor of using farms as movie sets. The improvements and roadways may have some legitimate agricultural value which the CADB considered through their approval process. He stated there is concern with the house structure and whether it can be used as an agricultural building in the future.

Mr. Ellis stated the original purpose of the building was not for agricultural purposes and whether it can be adapted is an afterthought. Mr. Bullock stated that for the cost associated with those adaptations the County could have built an actual pole barn that was larger and better suited for ag purposes. Mr. Kumpel stated that transparency is important and regardless of who is involved, this should be handled the same as any other violation.

Secretary Wengryn stated that this is a clear violation, and the owners will be given notice that they have 30 days for remediation. Mr. Bullock asked if the SADC is overriding the CADB. Mr. Roohr stated he asked the County if the CADB members know about this. It was explained that Somerset County has a policy that the CADB has to approve the location for agricultural buildings and their subcommittee approved the location of this structure as a pole barn. Mr. Roohr explained that he asked the county if the CADB knew that the pole barn would be used as a movie set and the answer was not definitive because the details of the movie set project were not fully known at that time.

Secretary Wengryn asked the committee if it wants to expedite remediation or give the county time to standard 30 days. The committee agreed to provide the 30-day timeframe. Mr. Roohr asked the committee if the consensus is that the structure needs to be removed at the end of the event. The committee agreed that the structure needs to be removed however if the county provided engineering plans to modify the structure for agricultural use the Committee could review them at that time.

## **ADJOURNMENT**

The meeting was adjourned at 1:14 p.m.

Respectfully Submitted,



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2025R9(1)**

**Construction of Onsite Agricultural Labor Housing  
100 Acre Holmes, LLC**

**September 26, 2024**

Subject Property:   Block 51, Lot 6  
                          Block 53, Lot 1  
                          Block 55, Lot 19  
                          Upper Freehold Township, Monmouth County  
                          99.478 Acres  
                          SADC ID# 13-0157-EP  
                          (Original SADC ID# 13-0011-EP)

WHEREAS, 100 Acre Holmes LLC, hereinafter (“Owner”) is the record owner of Block 51, Lot 6, Block 53, Lot 1 and Block 55, Lot 19 in Upper Freehold Township, Monmouth County, by deed dated September 10, 2020, and recorded on September 18, 2020, in the Monmouth County Clerk’s Office in Deed Book 9442, Page 1025, totaling 99.478 acres, hereinafter referred to as the “Premises”, as shown on Schedule A; and

WHEREAS, the development easement on the Premises was conveyed to the Monmouth County Agriculture Development Board (MCADB) on November 22, 1989, by James E. Lamb and Son, Inc. pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., by Deed of Easement (DOE) dated December 8, 1989 and recorded on December 8, 1989, in the Monmouth County Clerk’s office in Deed Book 4973, Page 849; and

WHEREAS, at the time of preservation, baseline documentation identified one (1) existing single-family residence, and zero (0) units used for agricultural labor purposes; and

WHEREAS, 100 Acre Holmes LLC, is the owner and operator of the Premises; and

WHEREAS, the principals of 100 Acre Holmes, LLC, are Mahesh Tunk and Kalpesh Shethia; and

WHEREAS, the Owners agricultural operation consists of ornamental nursery stock, with plans to diversify into mixed vegetables, fruit trees, wine grapes and barley production; and

WHEREAS, paragraph 12ii of the Deed of Easement for the Premises states that:  
*“Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:*

- ii.     To provide structures for the housing of agricultural labor employed on the Premises, but only with approval of the Grantee and the Committee.”; and*

WHEREAS, in June of 2024 the Owners applied to the MCADB for approval to renovate an existing 2-story structure consisting of 1,830 sq./ft., into a 3-bedroom, 3 and 1/2 bath, in the location shown on Schedule B, to house up to three (3) full-time laborers on the Premises throughout the year; and

WHEREAS, historically, the 2-story structure was used as a farm office, labor apartment and for storage during different periods of its existence; and

WHEREAS, the subject structure has electric and is connected to the well and septic servicing the single-family residence on the Premises; and

WHEREAS, the proposed agricultural labor housing unit will utilize the existing structure, driveway, and parking area as shown in Schedule B; and

WHEREAS, at its August meeting, the MCADB approved the Owner's request to renovate the existing structure for the purpose of housing agricultural labor as proposed; and

WHEREAS, in accordance with N.J.A.C. 2:76-6.15(a)14i. and the deed of easement, the Owners' application for agricultural labor units, as proposed, are subject to Committee approval; and

WHEREAS, representations by the Owner relating to the need for agricultural labor housing are as follows:

- a. The Premises is in active production consisting of approximately 50 acres of managed mature ornamental nursery stock.
- b. Approximately 20 acres of overgrown nursery stock was removed from the Premises and replaced with 9,000 new nursery stock plants.
- c. Additional plantings of 5,000 plants are planned for next year.
- d. 100 Acre Holmes, LLC is currently diversifying the agricultural operation to include mixed vegetables, fruit trees, wine grapes and barley production.
- e. Onsite labor is required to properly manage and harvest the products raised on the farm and housing is necessary to acquire and retain experienced agricultural labors in an area with high housing costs.
- f. The primary duties of the employees residing in the agricultural labor housing unit will be soil/field preparation, watering, planting, transplanting, weed management, pruning, harvesting, composting, applying fertilizers and packaging of products.
- g. Duties of the employees residing in the agricultural labor housing unit will also expand into the development and production aspects of the grape and mixed vegetable operations once established.

- h. The farm workers will be employed on the farm for a minimum of 1,440 hours per year.
- i. The occupants of the proposed agricultural labor housing unit are not the owner, or the owner's spouse, parents, lineal descendant (adopted or natural), spouse's parents, or lineal descendants (adopted or natural).

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC has reviewed the Owner's application for approval to renovate an existing agricultural structure consisting of 1,830 sq./ft., into a 3 bedroom, 3 and 1/2 bathroom, to be utilized for the purpose of housing up to three (3) full-time laborers on the Premises in the location shown on Schedule "B" throughout the year, and finds that utilizing the proposed agricultural labor unit, as described by the Owner, is consistent with agricultural uses on the Premises; and:
  - a) The size and location of the proposed unit minimizes adverse impacts on the agricultural land due to utilizing an existing structure located in the farmstead area on the Premises as shown on Schedule "B".
  - b) Onsite labor housing is necessary due to the intensity of the work and lack of affordable offsite housing within the area.
  - c) The production aspects of the operation, consisting of 50 acres of existing mature nurse stock, and approximately 20 acres of newly planted nursery stock warrants the need for three full-time agricultural laborers throughout the year.
  - d) The Owners' proposal to construct agricultural labor housing on the Premises for purposes of housing on-site labor who are regularly engaged in the production aspects of this operation is consistent with the requirements of the Deed of Easement and enhances the economic viability of the owner's agricultural business.
3. Only agricultural laborers employed on the Premises, in production aspects of the operation, and their immediate family, may live in the agricultural labor unit. Agricultural labor housing shall not be used as housing for the Owner, Owner's spouse, Owner's parents, Owner's lineal descendants, adopted or natural, Owner's spouse's parents, or the Owner's spouse's lineal descendants, adopted or natural.
4. The agricultural laborers shall be engaged in the day-to-day production activities on the Premises, which at this time includes soil/field preparation, watering, planting, transplanting, weed management, pruning, harvesting, composing, applying fertilizers and packaging products.



5. As a condition of this approval, the Committee reserves the right to annually require the Owner to produce documentation supporting the production aspects of the operation to ensure that there is sufficient production activity occurring on the farm to continue to warrant use of the agricultural labor units.
6. The Owner's use of any structures for housing agricultural laborers shall comply with all applicable Federal, State, County, and local regulations.
7. This approval is non-transferable.
8. This approval is valid for a period of three years from the date of this resolution, during which the Owner shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state, or federal approvals necessary to effectuate the approved SADC action; and
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This approval is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

Date 9/26/2024

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	RECUSED
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# Schedule A

## **100 Acres Holmes LLC 13-0157-EP**

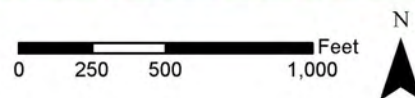
**BI 51 / Lot 6 BI 53 / Lot 1 & BI 55 / Lot 19**

**Upper Freehold Twp. Monmouth County**

**New Jersey Farmland Preservation Program**



For Planning Purposes Only  
Date: 6/18/2024



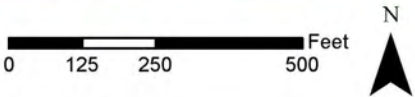


Schedule B

**100 Acres Holmes LLC 13-0157-EP**  
**BI 51 / Lot 6 BI 53 / Lot 1 & BI 55 / Lot 19**  
**Upper Freehold Twp. Monmouth County**  
**New Jersey Farmland Preservation Program**



For Planning Purposes Only  
Date: 6/18/2024



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION #FY2025R9(2)**

**Application to Exercise a Residual Dwelling Site Opportunity**

**Robsons Farm Land, LLC**

**September 26, 2024**

Subject Property:   Block 700.01, Lot 1  
                          North Hanover Township, Burlington County  
                          43-Acres  
                          SADC ID# 03-0087-EP

WHEREAS, Robsons Farm Land, LLC, hereinafter “Owner”, is the record owner of Block 700.01, Lot 1 in North Hanover Township, Burlington County, by deed dated August 30, 2024, and recorded on September 5, 2024 in the Burlington County Clerk’s Office in Deed Book 13733, Page 1834, totaling approximately 43 acres, hereinafter referred to as the “Premises” (as shown in Schedule “A”); and

WHEREAS, the members of Robsons Farm Land, LLC are Rosemarie Robson and Jean Ann Robson; and

WHEREAS, a development easement consisting of Block 604, Lot 5, Block 700, part of lot 3, and 700.01, Lot 1, was conveyed to the Burlington County Board of Chosen Freeholders (Commissioners) on September 8, 1993, by Donald R. Rahilly and Helen W. Rahilly pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq. as a Deed of Easement (DOE) recorded in the Burlington County Clerk’s Office on September 16, 1993, in Deed Book 4617, Page 167, hereinafter referred to as the “Original Premises”; and

WHEREAS, the Deed of Easement identifies one (1) existing single-family residence, zero (0) existing agricultural labor units, two (2) Residual Dwelling Site Opportunities (“RDSO”), and no exception areas on the Original Premises; and

WHEREAS, on February 23, 1995, the State Agriculture Development Committee (SADC) approved a division of the Original Premises by resolution #FY95R2(10), thereby creating the subject Premises and allocating 1 RDSO to the subject Premises; and

WHEREAS, there are no existing residences on the subject Premises; and

WHEREAS, the property consists of approximately 20 acres in orchard, vegetable, and flower production; and

WHEREAS, an additional approximately 15 acres are leased out and in buckwheat

production; and

WHEREAS, the Premises has a portable farmstand where the Owner sells its agricultural output; and

WHEREAS, the Owner is expanding its operation and will be expanding its orchard in the near future as well as constructing a new farm market to sell the farm's agricultural output; and

WHEREAS, Rose Robson is a 4<sup>th</sup> generation farmer who has been managing the farm operation on the Premises for the past 11 years; and

WHEREAS, on August 23, 2024, the SADC received an application from the Burlington County Agriculture Development Board (BCADB), on behalf of the Owner, to exercise the RDSO allocated to the Premises as shown in Schedule "B"; and

WHEREAS, in the application, the Owner is requesting the ability to exercise the RDSO residential unit as part of a 4,000 sq./ft. structure containing a 1,600 sq./ft. farm market and a 1,600 sq./ft. storage area; and

WHEREAS, the RDSO unit is a two-bedroom, single-family residence, including a kitchen, to be utilized by Rosemarie Robson, for a total house size 800 sq./ft. of heated living space; and

WHEREAS, the approximate proposed location of the RDSO is in the farmstead area near the existing well as shown in Schedules "A" and "B", and does not take land out of production; and

WHEREAS, a new septic will be required; and

WHEREAS, an existing farm lane will be utilized as the driveway for the RDSO; and

WHEREAS, the proposed location was chosen to minimize impacts to the agricultural operation; and

WHEREAS, the agricultural purpose of building the RDSO is to house Rosemarie Robson who is actively involved in the management and operation of the farm; and

WHEREAS, the eligibility criteria to exercise and to continue to reside in an RDSO residence are set forth in SADC Policy P-31, N.J.A.C. 2:76-6.17, and the DOE; and

WHEREAS, N.J.A.C. 2:76-6.17, states that an RDSO may only be exercised if it is determined to be for an agricultural purpose and that the location minimizes any adverse impact on the agricultural operation; and

WHEREAS, the DOE, states that construction and use of the RDSO shall be for

agricultural purposes; and

WHEREAS, SADC Policy P-31 states that the basis for determining the agricultural purposes is as follows:

When the residential unit is occupied, at least one person residing in the unit shall be regularly engaged in common farmsite activities on the premises including but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management, and grazing.

WHEREAS, at its September 12, 2024, meeting, the BCADB approved the Owner's request to exercise the RDSO finding that it is for the agricultural purpose of providing on-site housing for the owner/operator of the farm; and

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs above are incorporated herein by reference.
2. The SADC, pursuant to N.J.S.A. 2:76-6.17, 2:76-6.2, Policy P-31 and the restrictions contained in the Deed of Easement, finds that the construction and use of the residual dwelling site opportunity (RDSO) unit, within the two-acre residual dwelling site as proposed by the Owners, is for agricultural purposes where at least one person residing in the residence shall be involved in the day-to-day production agricultural activities of the farm.
3. The Committee approves exercising the RDSO on the Premises as a residence for Rosemarie Robson who is directly involved in the daily agricultural production activities on the Premises.
4. The Committee finds that the location for the new residential unit, within the two-acre residual dwelling site as proposed by the Owner, and as shown in the attached Schedules "A" and "B", minimizes the impact to the agricultural operation.
5. This approval is issued only to the Owner, and its ability to construct the RDSO unit shall occur only after completion of the following:
  - 1) Owner prepares, or cause to be prepared, a legal metes and bounds description of the location of the residual dwelling site, and SADC's review and written approval of the legal metes and bounds description; and
  - 2) Submission of a copy of the legal metes and bounds description to the Grantee and the Committee for general recordkeeping purposes; and

- 3) Grantee or Committee recording a corrective deed of easement with the Burlington County Clerk's which includes the following:
  - a. the reduction in the RDSO allotted from one (1) to zero (0)
  - b. Notice to all current and future owners of the premises that use of the RDSO is subject to compliance with N.J.S.A. 2:76-6.2, 2:76-6.17, and SADC Policy P-31.
  - c. Inclusion of the following language:

When the residential unit is occupied, at least one person residing in the unit shall be regularly engaged in common farmsite activities on the premises including but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management, and grazing.
  - d. the attached legal metes and bounds description prepared by the Owner.
  - e. SADC's resolution of approval.
6. As a condition of this approval, the Committee reserves the right to annually require the Owner to produce documentation supporting the production aspects of the operation to ensure that at least one person occupying the RDSO unit is regularly engaged in common farmsite activities to warrant continued use of the RDSO unit.
7. This approval is valid for a period of three years from the date of approval, during which the Owner shall initiate the requested action; for the purpose of this provision "initiate" means applying for applicable local, state or federal approvals necessary to effectuate the approved SADC action.
8. The Owner may request an extension of the approval by the SADC for a period of at least one year but not to exceed a total of two years; and
9. This action is non-transferable.
10. The construction of the new residence is conditioned upon the Owner securing a building permit and compliance with all other applicable local, State and Federal regulations.
11. This approval is considered a final agency decision appealable to the Appellate

Division of the Superior Court of New Jersey.

12. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/26/2024

Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	RECUSED
Edward D. Wengryn, Chairperson	YES

[https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/03-0087-EP/Stewardship-AG Development/Stewardship Programs-Requests/Housing/RDSO/Staff Docs/03-0087-EP\\_RDSOApproval.docx](https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/03-0087-EP/Stewardship-AG Development/Stewardship Programs-Requests/Housing/RDSO/Staff Docs/03-0087-EP_RDSOApproval.docx)

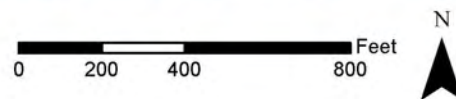


SCHEDULE A

**Rahilly Farm (Robsons Farmland L.L.C.) 03-0087-EP**  
**BI 700.01 / Lot 1, North Hanover Twp., Burlington County**  
**New Jersey Farmland Preservation Program**



For Planning Purposes Only  
Date: 9/13/2024





SCHEDULE B

**Rahilly Farm (Robsons Farmland L.L.C.) 03-0087-EP**  
**BI 700.01 / Lot 1, North Hanover Twp., Burlington County**  
**New Jersey Farmland Preservation Program**



For Planning Purposes Only  
Date: 9/13/2024



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R9(3)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**CUMBERLAND COUNTY**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Halter, Patrick W. & Husted-Halter, Melanie ("Owners")**  
**SADC ID# 06-0230-PG**  
**Hopewell Township, Cumberland County**  
**N.J.A.C. 2:76-17 et seq.**

**SEPTEMBER 26, 2024**

WHEREAS, on October 27, 2023, the application for the sale of a development easement for the subject farm identified as Block 11, Lot 5, Hopewell Township, Cumberland County, totaling approximately 11.8 gross survey acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner(s) received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's Shiloh-Hopewell North Project Area; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) One (1) existing single family residential unit
- 3) Zero (0) Residual Dwelling Site Opportunities (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay production and pasture; and

WHEREAS, the Property has a quality score of 71.54 which exceeds 43, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), on January 5, 2024, in accordance with Resolution #FY2022R12(10), Executive Director Payne and Acting Secretary Atchison certified a development easement value of \$7,800.00 per acre based on zoning and environmental regulations in place as of August 2, 2023; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals if requested by the Owners and grant partners; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$7,800 per acre for the purchase of the development easement on the Premises and the County is proceeding under its current contract with the landowner; and

WHEREAS, on August 13, 2024 the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on February 15, 2024, the Hopewell Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on February 20, 2024, the Cumberland County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on February 27, 2024, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$3,000 per acre to cover the local cost share; and

WHEREAS, the County has requested a funding to encumbrance of an additional 3% buffer to accommodate any increase in for possible the final surveyed acreage increases; therefore, 12.15 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 12.15 acres):

Total	Per/acre	
SADC	\$ 58,320.00	(\$4,800/acre)
County	\$ 36,450.00	(\$3,000/acre)
Total Easement Purchase	\$ 94,770.00	(\$7,800/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$58,320.00 in base grant which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 11.8 net easement acres, at a State cost share of \$4,800 per acre, (61.54% of certified easement value and purchase price), for a total grant of approximately \$58,320.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).

4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

\_\_\_\_9/26/2024\_\_\_\_



Charles Roohr, Deputy Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES



## Preserved Farms and Active Applications Within Two Miles

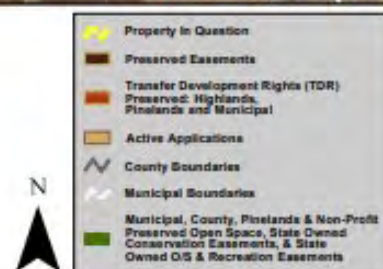


### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Halter, Patrick W. & Husted-Halter, Melanie  
Block 11 Lot 5 (11.3 ac)  
Gross Total = 11.3 ac  
Hopewell Twp., Cumberland County

2,000 1,000 0 2,000 4,000 6,000 Feet

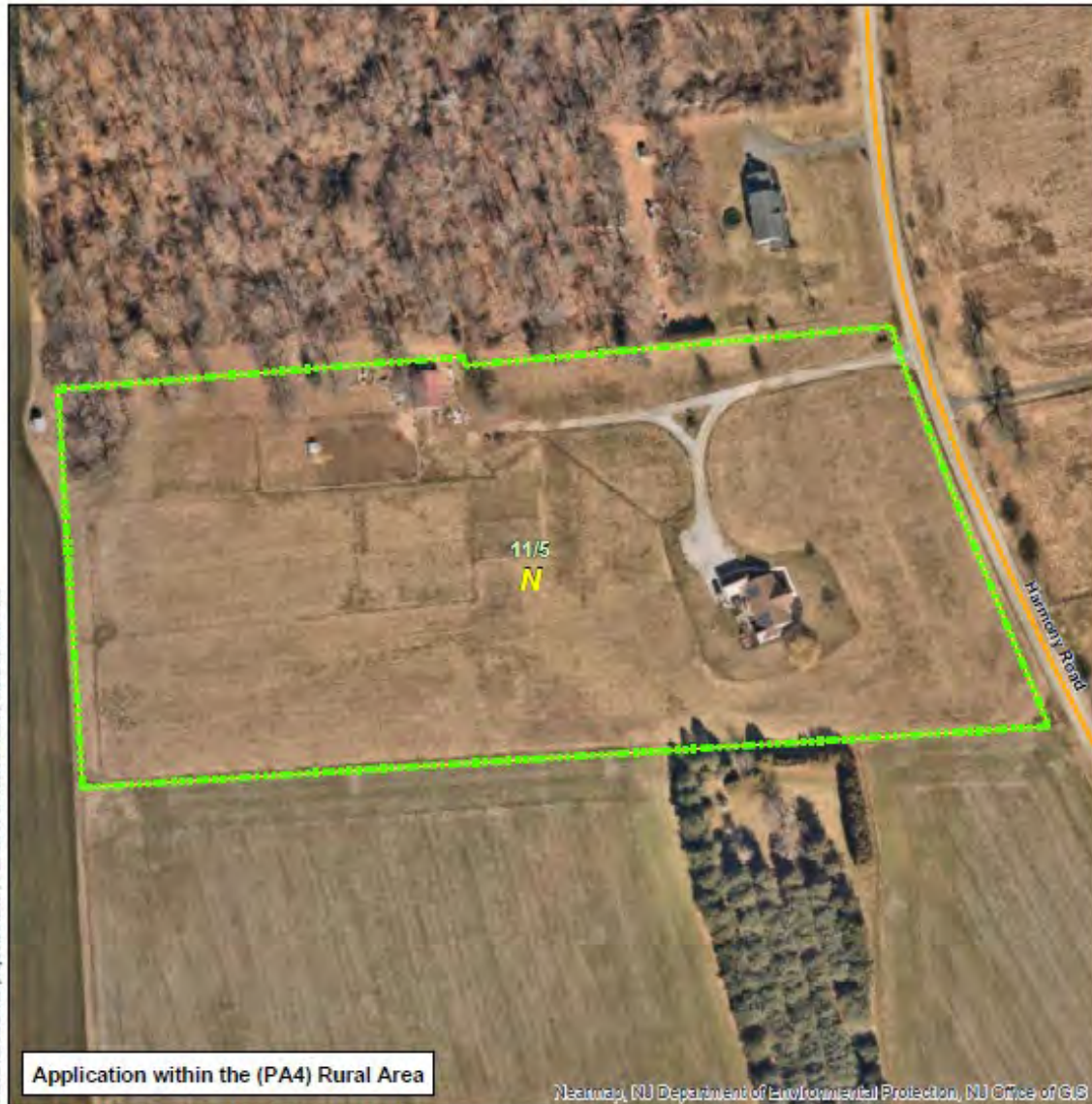
**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Source:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
NJDEP Conservation/Open Space Easement Data  
NJDOT Year Map 2022 Digital Aerial Image

August 28, 2023

# Wetlands



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Halter, Patrick W. & Husted-Halter, Melanie  
Block 11 Lot 5 (11.3 ac)  
Gross Total = 11.3 ac  
Hopewell Twp., Cumberland County



Sources:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
NJDEP 2015 Landuse/Landcover Data  
NJDOT Road Data  
NJDOT/Esri Map 2022 Digital Aerial Image

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring definition and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



	Property in Question
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads

**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
S - 300' Buffer  
W - Water

October 17, 2023



SADC County Planning Incentive Grant Financial Status

Cumberland County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds								
											Fiscal Year 11		1,500,000.00	Fiscal Year 11		3,000,000.00	Fiscal Year 11		Fund Balance		0.00		
											Fiscal Year 13		1,000,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13		Fiscal Year 13		0.00		
											Fiscal Year 17		1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17		Fiscal Year 17		0.00		
Fiscal Year 20		2,000,000.00	Fiscal Year 20		2,000,000.00	Fiscal Year 20		Fiscal Year 20		5,326,209.50													
Fiscal Year 21		2,000,000.00	Fiscal Year 21		2,000,000.00	Fiscal Year 21		Fiscal Year 21		10,000,000.00													
Fiscal Year 22		2,000,000.00	Fiscal Year 22		2,000,000.00	Fiscal Year 22		Fiscal Year 22															
SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance	
06-0190-PG	Sparacio, Jr. Anthony & Sparacio, III Anthony	Deerfield	20.3680	20.3680	7,600.00	4,700.00	154,796.80	95,729.60						9,500,000.00									
06-0185-PG	Sparacio, Anthony III & Anthony, Jr (Lot 40)	Deerfield	12.1060	12.1060	5,000.00	3,400.00	60,530.00	41,160.40							94,423.00	95,729.60	95,729.60			3,302,444.20			
06-0184-PG	M. R. Dickinson & Son, Inc.	Stow Creek	61.7400	61.0220	5,100.00	3,450.00	311,212.20	210,525.90							41,160.40	41,160.40	41,160.40			3,261,283.80			
06-0199-PG	Eberdale Farms (Lot 8)	Stow Creek	101.5340	101.4800	5,800.00	3,800.00	588,897.20	385,829.20							213,003.00	210,525.90	210,525.90			3,050,757.90			
06-0196-PG	Cruzan, Dale F. Sr. et al	Stow Creek	21.1360	21.1360	5,350.00	3,575.00	113,077.60	75,561.20							385,829.20	385,624.00	385,624.00			2,665,133.90			
06-0198-PG	Eberdale Farms (Lot 3)	Hopewell	24.6350	24.6350	6,000.00	3,900.00	147,810.00	96,076.50							84,727.50	75,561.20	75,561.20			2,589,572.70			
06-0200-PG	La Sala, Benny M.	Deerfield	91.7900	91.1300	5,750.00	3,775.00	523,997.50	344,015.75			362,400.00	346,507.25	344,015.75	5,693,426.50	100,425.00	96,076.50	96,076.50			2,493,496.20			
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.2560	84.2560	2,000.00	1,500.00	168,512.00	126,384.00			120,510.00	126,384.00	126,384.00	5,567,042.50									
06-0195-PG	Hitchner, George W. & Terri	Hopewell	125.2550	125.2550	5,400.00	3,600.00	676,377.00	450,918.00			496,872.00	450,918.00	450,918.00	5,116,124.50									
06-0205-PG	Aleszczyk, Christopher	Downe	24.0000	24.7200	2,700.00	1,990.00	66,744.00	49,192.80			49,192.80	47,290.36	47,290.36	5,068,834.14									
06-0201-PG	Vege Farm, Inc.	Hopewell	53.0540	53.0540	6,500.00	4,150.00	344,851.00	220,174.10			230,823.00	220,174.10	220,174.10	4,848,660.04									
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.7150	61.7150	3,000.00	2,200.00	185,145.00	135,773.00			143,664.40	135,773.00	135,773.00	4,712,887.04									
06-0208-PG	Mecouch Farms2, LLC	Stow Creek	64.4950	64.4950	5,000.00	3,400.00	322,475.00	219,283.00			231,132.00	219,283.00	219,283.00	4,493,604.04									
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.6400	34.7840	5,200.00	3,500.00	180,876.80	121,744.00			125,825.00	124,740.00	121,744.00	4,371,860.04									
06-0212-PG	Bart, Edward & Sharon	Downe	32.9500	32.9500	2,800.00	2,060.00	92,260.00	67,877.00			72,141.20	67,877.00	67,877.00	4,303,983.04									
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	43.9000	45.2200	3,000.00	2,200.00	135,660.00	99,484.00			99,484.00			4,204,499.04									
06-0225-PG	S.F. Systems (Lot 7)	Lawrence	28.1000	28.9400	1,700.00	1,290.00	49,168.00	37,332.80			37,332.80			4,167,166.44									
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	59.2560	59.2560	4,100.00	2,860.00	242,949.60	169,472.16			169,969.80	169,472.16	169,472.16	3,997,694.28									
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.5360	23.5360	5,500.00	3,650.00	129,448.00	85,906.40			87,965.00	85,906.40		3,911,787.88									
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	59.7000	61.4900	7,000.00	4,400.00	430,430.00	270,556.00			270,556.00			3,641,231.88									
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.8000	12.1500	7,800.00	4,800.00	94,770.00	58,320.00			58,320.00			3,582,911.88									
Closed	92		4,825.2710	4,733.9150			24,518,375.37	16,323,611.60	2,124,294.02	586,159.20													
Encumbered	5		167.0360	171.3360			839,506.00	551,599.00															
											Encumber/Expended FY09	-	-	-	-	-	-	-	-	-	-	-	-
											Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-	-	-	-	
											Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	4,997,872.38	-	2,127.62	-	-	
											Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	2,506,503.80	-	-	2,493,496.20	-	
											Encumber/Expended FY18	-	-	-	-	-	-	-	-	-	2,000,000.00	-	
											Encumber/Expended FY20	136,816.60	-	1,863,183.40	-	-	-	-	-	-	-	-	
											Encumber/Expended FY21	328,876.00	85,906.40	2,305.72	1,582,911.88	-	-	-	-	-	-	2,000,000.00	
											Encumber/Expended FY22	-	-	-	2,000,000.00	-	-	-	-	-	-	-	
											Total				3,582,911.88	-	-	-	-	2,127.62	2,493,496.20	2,000,000.00	2,000,000.00



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Halter, Patrick W. & Husted-Halter, Melanie  
06-0230-PG  
County PIG Program  
11.3 Acres

Block 11	Lot 5	Hopewell Twp.	Cumberland County
<b>SOILS:</b>		Prime	100% * .15 = 15.00
			<b>SOIL SCORE: 15.00</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	89% * .15 = 13.35
		Other	8% * 0 = .00
		Woodlands	3% * 0 = .00
			<b>TILLABLE SOILS SCORE: 13.35</b>
<b>FARM USE:</b>	Hay		10 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
Standard Single Family
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R9(4)**  
**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**  
**CUMBERLAND COUNTY**  
**for the**  
**PURCHASE OF A DEVELOPMENT EASEMENT**  
**On the Property of Brooks Farm Properties, LLC ("Owner")**  
**SADC ID# 06-0229-PG**  
**Hopewell Township, Cumberland County**  
**N.J.A.C. 2:76-17 et seq.**  
**SEPTEMBER 26, 2024**

WHEREAS, on August 3, 2023, the application for the sale of a development easement for the subject farm identified as Block 18, Lot 10.01, Hopewell Township, Cumberland County, totaling approximately 59.7 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's Shiloh-Hopewell North Project Area; and

WHEREAS, the Premises includes:

- 1) Zero (0) exceptions,
- 2) Zero (0) housing opportunities
- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in soybean production; and

WHEREAS, the SADC Green Light Approval noted areas of concern for erosion in various annual aerial imagery, which the SADC and/or the Natural Resource Conservation Service (NRCS) could assist in identifying practices and strategies to resolve in conjunction with the farm conservation plan that is required as part of the commitment to farmland preservation; and

WHEREAS, the Property has a quality score of 72.81 which exceeds 43 which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals if requested by the Owners and grant partners; and

WHEREAS, pursuant to Resolution #FY2022R4(14) and SADC authorization on September 28,

2023, Executive Director Payne and Acting Chairman, Joseph A. Atchison certified the Development Easement value of \$7,000 per acre based on zoning and environmental regulations in place as of the current valuation date May 1, 2023; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$7,000 per acre for the purchase of the development easement on the Premises and the County is proceeding under its current contract with the landowner; and

WHEREAS, the Owner may opt to wait for the Statewide Formula at any time prior to closing on the farmland preservation deed of easement; and

WHEREAS, on August 12, 2024, the County prioritized its farms and submitted its applications in priority order to the SADC to conduct a final review of the application for the sale of a development easement pursuant to N.J.A.C. 2:76-17.14; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on February 15, 2024, the Hopewell Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase, and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on November 21, 2023, the Cumberland County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on December 19, 2023, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$2,600 per acre to cover the local cost share; and

WHEREAS, the County has requested a funding to encumbrance of an additional 3% buffer to accommodate any increase in for possible the final surveyed acreage increases; therefore, 61.49 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 61.49 acres):

	Total	Per/acre
SADC	\$ 270,556.00	(\$4,400/acre)
County	\$ 159,874.00	(\$2,600/acre)
Total Easement Purchase	\$ 430,430.00	(\$7,000/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$270,556.00 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);


NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately net easement acres, at a State cost share of \$4,400 per acre, (62.86% of certified

easement value and purchase price), for a total grant of approximately \$270,556.00 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.

3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

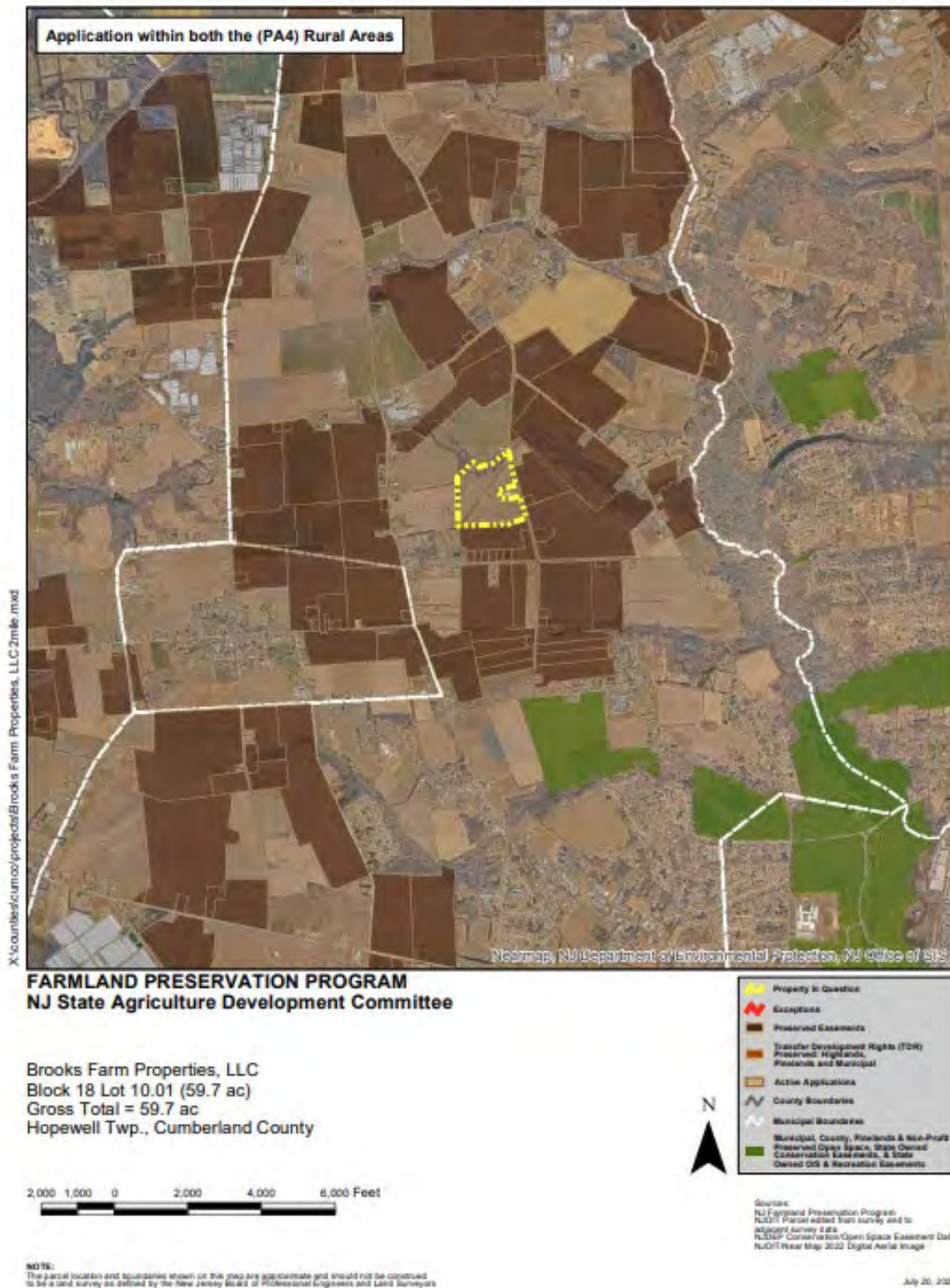
\_\_\_\_9/26/2024\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Charles Roohr, Deputy Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

## Preserved Farms and Active Applications Within Two Miles





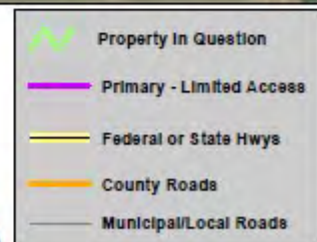
# Project Map



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Brooks Farm Properties, LLC  
Block 18 Lot (Proposed) 10.01 (59.7 ac)  
Gross Total = 59.7 ac  
Hopewell Twp., Cumberland County

250 125 0 250 500 Feet



Sources:  
NJ Farmland Preservation Program  
NJOTIT Parcel edited from subdivision survey  
and adjacent survey data  
Green Acres Conservation Easement Data  
NJOTIT/Near Map 2015 Digital Aerial Image

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

July 20, 2023

SADC County Planning Incentive Grant Financial Status

Cumberland County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds						
											Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 - Fiscal Year 20 Fiscal Year 21 Fiscal Year 22		Maximum Grant		Fund Balance						
													Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 Fiscal Year 18 Fiscal Year 20 -	3,000,000.00 5,000,000.00 5,000,000.00 2,000,000.00 2,000,000.00 -	Fiscal Year 11 Fiscal Year 13 Fiscal Year 17 Fiscal Year 18 Fiscal Year 20 -	0.00 0.00 0.00 5,326,209.50 10,000,000.00 -					
							Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance			
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant											
06-0190-PG	Sparacio, Jr. Anthony & Sparacio, III Anthony	Deerfield	20.3680	20.3680	7,600.00	4,700.00	154,796.80	95,729.60													
06-0185-PG	Sparacio, Anthony III & Anthony, Jr (Lot 40)	Deerfield	12.1060	12.1060	5,000.00	3,400.00	60,530.00	41,160.40													
06-0184-PG	M. R. Dickinson & Son, Inc.	Stow Creek	61.7400	61.0220	5,100.00	3,450.00	311,212.20	210,525.90													
06-0199-PG	Eberdale Farms (Lot 8)	Stow Creek	101.5340	101.4800	5,800.00	3,800.00	588,897.20	385,829.20													
06-0196-PG	Cruzan, Dale F. Sr. et al	Stow Creek	21.1360	21.1360	5,350.00	3,575.00	113,077.60	75,561.20													
06-0198-PG	Eberdale Farms (Lot 3)	Hopewell	24.6350	24.6350	6,000.00	3,900.00	147,810.00	96,076.50													
06-0200-PG	La Sala, Benny M.	Deerfield	91.7900	91.1300	5,750.00	3,775.00	523,997.50	344,015.75													
06-0209-PG	Chando, James & Fritz-Chando, Linda	Commercial	84.2560	84.2560	2,000.00	1,500.00	168,512.00	126,384.00													
06-0195-PG	Hitchner, George W. & Terri	Hopewell	125.2550	125.2550	5,400.00	3,600.00	676,377.00	450,918.00													
06-0205-PG	Aleszczyk, Christopher	Downe	24.0000	24.7200	2,700.00	1,990.00	66,744.00	49,192.80													
06-0201-PG	Vege Farm, Inc.	Hopewell	53.0540	53.0540	6,500.00	4,150.00	344,851.00	220,174.10													
06-0217-PG	Lang, Scott L. & Mitzi M.	Greenwich	61.7150	61.7150	3,000.00	2,200.00	185,145.00	135,773.00													
06-0208-PG	Meoouch Farms2, LLC	Stow Creek	64.4950	64.4950	5,000.00	3,400.00	322,475.00	219,283.00													
06-0221-PG	Lore, Sr. Richard E.	Hopewell	35.6400	34.7840	5,200.00	3,500.00	180,876.80	121,744.00													
06-0212-PG	Bart, Edward & Sharon	Downe	32.9500	32.9500	2,800.00	2,060.00	92,260.00	67,877.00													
06-0223-PG	S.F. Systems (Lot 1)	Lawrence	43.9000	45.2200	3,000.00	2,200.00	135,680.00	99,494.00													
06-0225-PG	S.F. Systems (Lot 7)	Lawrence	26.1000	26.0400	1,700.00	1,290.00	49,198.00	37,332.60													
06-0228-PG	Kincaid, James W. & Mary Elizabeth	Stow Creek	59.2560	59.2560	4,100.00	2,860.00	242,949.60	169,472.16													
06-0227-PG	Franceschini, Ralph - Estate of	Vineland City	23.5360	23.5360	5,500.00	3,650.00	129,448.00	85,906.40													
06-0229-PG	Brooks Farm Properties, LLC	Hopewell	59.7000	61.4900	7,000.00	4,400.00	430,430.00	270,556.00													
06-0230-PG	Halter, Patrick W. & Husted-Halter, Malanie	Hopewell	11.8000	12.1500	7,800.00	4,800.00	94,770.00	58,320.00													
Closed	92		4,825.2710	4,733.9150			24,518,375.37	16,323,611.60	2,124,294.02	586,159.20											
Encumbered	5		167.0360	171.3360			839,506.00	551,599.00													
														</							



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Brooks Farm Properties, LLC  
06-0229-PG  
County PIG Program  
59.7 Acres

Block 18	Lot 10.01	Hopewell Twp.	Cumberland County
<b>SOILS:</b>		Other	8% + 0 = .00
		Prime	92% + .15 = 13.80
			<b>SOIL SCORE: 13.80</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	89% + .15 = 13.35
		Wetlands/Water	7% + 0 = .00
		Woodlands	4% + 0 = .00
			<b>TILLABLE SOILS SCORE: 13.35</b>
<b>FARM USE:</b>		Soybeans-Cash Grain	54 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions: No Exceptions Requested
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2025R9(5)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
GLOUCESTER COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Gloria S. Fastige Revocable Trust ("Owner")  
SADC ID# 08-0237-PG  
East Greenwich Township, Gloucester County  
N.J.A.C. 2:76-17 et seq.**

**SEPTEMBER 26, 2024**

WHEREAS, on December 19, 2022, the application for the sale of a development easement for the subject farm identified as Block 102, Lot 17, East Greenwich Township, Gloucester County, totaling approximately 22.28 gross survey acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's Repaupo Mantua Creek Project Area; and

WHEREAS, the Property includes one (1) exception area, approximately 0.75 acre non-severable exception area for a future single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 21.17 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the landowner requested to move the exception area, as shown in Schedule A, in order to distance it from the intersection and utility lines the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the three quarter (0.75) acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) One (1) exception,
- 2) Zero (0) housing opportunities
- 3) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 4) Zero (0) agricultural labor units
- 5) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in turnip production; and

WHEREAS, the Property has a quality score of 60.17 which exceeds 46, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), on March 29, 2023, the SADC certified a development easement value of \$58,000.00 per acre based on zoning and environmental regulations in place as of the current valuation date of 2/15/2023; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals if requested by the Owners and grant partners; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$58,000.00 per acre for the purchase of the development easement on the Premises and the County is proceeding under its current contract with the landowner; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on June 28, 2022, the East Greenwich Township Committee approved the application for the sale of development easement, but is not participating financially in the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on April 20, 2023, the Gloucester County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on August 21, 2024 the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$58,000.00 per acre to cover the local cost share; and

WHEREAS, the County has requested a funding to encumbrance of an additional 3% buffer to accommodate any increase in for possible the final surveyed acreage increases; therefore, 21.81 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 21.81 acres):

	Total	Per/acre
SADC	\$750,264	(\$34,400/acre)
County	\$514,716	(\$23,600/acre)
Total Easement Purchase	\$1,264,980	(\$58,000/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$750,264 in base grant funding which is available at this time (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 21.81 net easement acres, at a State cost share of \$34,400 per acre, (59.31% of certified easement value and purchase price), for a total grant of approximately \$750,264 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).
4. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
5. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.

6. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
7. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
8. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
9. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
10. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/26/2024  
Date

  
Charles Roohr, Deputy Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

## Preserved Farms and Active Applications Within Two Miles

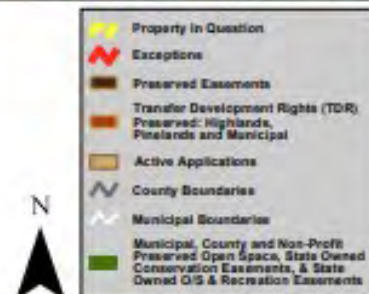


### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Gloria S. Fastige Revocable Trust  
Block 102 Lots P/O 17 (22.1 ac)  
& P/O 17-EN (non-severable exception - 0.75 ac)  
Gross Total = 22.9 ac  
East Greenwich Twp., Gloucester County

2,000 1,000 0 2,000 4,000 6,000 Feet

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



Source:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
USDOT National Pipeline Mapping System  
NJDOT's 2020 Digital Aerial Image

October 27, 2022



## Wetlands



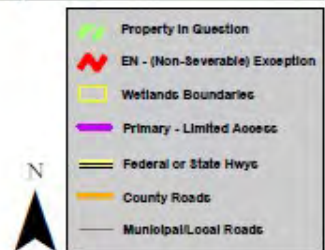
**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**

Gloria S. Fastig Revocable Trust  
 Block 102 Lots P/O 17 (22.1 ac)  
 & P/O 17-EN (non-severable exception - 0.75 ac)  
 Gross Total = 22.9 ac  
 East Greenwich Twp., Gloucester County



**TIDELANDS DISCLAIMER:**  
 The Tidelands depicted on this map were derived from NJDEP's Hyd. water, tidelands, claim downloadable file hosted on NJGIN. These features are not an official NJDEP determination and should only be used as a general reference. Only NJDEP, Bureau of Tidelands Management can perform an official determination of Tidelands/Riparian claims.

**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geospatial accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



**Wetlands Legend:**  
 F - Freshwater Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 B - 300' Buffer  
 W - Water

**Sources:**  
 NJ Farmland Preservation Program  
 NJDOT Parcel data  
 NJDEP 2015 LULUC Data  
 NJDOT Road Data  
 NJDOT/GIS 2020 Digital Aerial Image

October 27, 2022

SADC County Planning Incentive Grant Financial Status

Gloucester County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds															
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 20	Fiscal Year 21	Fiscal Year 22	Maximum Grant			Fund Balance										
																	Encumbered	PV	Expended	Balance	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 20	Fiscal Year 11	Fiscal Year 13	Fiscal Year 17	Fiscal Year 18	Fiscal Year 20
08-0198-PG	Coughlin, Harold B.	South Harrison	21.0510	21.0400	10,000.00	6,000.00	210,400.00	126,240.00																						
08-0201-PG	Mancini, Geraldine C.	Elk	92.3500	91.1500	8,500.00	5,150.00	774,775.00	469,422.50																						
08-0200-PG	Dolinski, Elizabeth A.	Franklin	64.0870	57.3090	10,100.00	6,060.00	647,278.70	347,292.54																						
08-0208-PG	Datz, Charles H.	Harrison/Mantua	55.3980	55.3640	11,000.00	6,600.00	609,378.00	365,402.40																						
08-0209-PG	Carpenito, Lynda Juall	East Greenwich	20.1160	20.0360	11,800.00	7,080.00	237,368.80	141,854.88																						
08-0210-PG	Racite, Kathleen Aders	Logan	35.7380	35.0420	7,800.00	4,800.00	278,756.40	168,201.60																						
08-0214-PG	Haynicz, Daniel William & Kathleen	Elk	19.7530	19.7530	9,250.00	5,550.00	182,715.25	109,629.15																						
08-0203-PG	Brown, Daniel J. & Heather L.S.	South Harrison	7.8700	7.8700	12,000.00	7,200.00	94,440.00	56,664.00																						
08-0221-PG	Gruber, Barry W., et al	East Greenwich	37.0450	36.9450	11,100.00	6,660.00	411,089.50	246,053.70																						
08-0232-PG	Eivich, Edward & Susan	Elk	15.2850	15.2850	12,250.00	7,350.00	187,241.25	112,344.75																						
08-0235-PG	Nothnick, Warren and Delores	Franklin	17.4840	17.4840	7,000.00	4,400.00	122,388.00	76,929.60																						
08-0233-PG	Hollensack, Michael M., III & Patricia C.	East Greenwich	57.1160	52.3690	40,900.00	24,540.00	2,141,892.10	1,285,135.26																						
08-0231-PG	Miller, Adam Dersch - Estate of, et al	Greenwich	57.2500	56.0360	41,000.00	24,600.00	2,347,250.00	1,378,485.60																						
08-0238-PG	DeSimone Family Limited Partnership	East Greenwich	59.5000	61.2600	12,200.00	7,320.00	747,616.00	448,569.60																						
08-0237-PG	Gloria Fastige	East Greenwich	21.1700	21.8100	58,000.00	34,400.00	1,264,980.00	750,264.00																						
Closed	50		2,604.5570	2,526.1312			36,787,160.65	20,906,089.70																						
Encumbered	2		80.6700	83.0900			2,012,596.000	1,198,833.600																						
											Encumber/Expended FY09	-	-	-	-	-	-	-	-	-	-	-	-	-						
											Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	3,000,000.00	-	-	-	-	-							
											Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	5,000,000.00	-	-	-	-	-							
											Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	5,000,000.00	-	-	-	-	-							
											Encumber/Expended FY18	-	-	-	-	-	-	-	-	-	-	-	-							
											Encumber/Expended FY20	-	-	2,000,000.00	-	-	-	-	-	-	-	-	-							
											Encumber/Expended FY21	59,299.06	-	1,940,700.94	-	-	-	-	-	-	-	-	-							
											Encumber/Expended FY22	1,139,534.54	-	-	-	-	-	-	-	-	-	-	-							
											Total	-	-	-	860,465.46	-	-	0.00	0.00	-	1,554,514.89	2,000,000.00								



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

The Gloria S. Fastige Revocable Trust  
08-0237-PG  
County PIG Program  
22.15 Acres

Block 102	Lot 17	East Greenwich Twp.	Gloucester County		
<b>SOILS:</b>		Prime	47% *	.15	= 7.05
		Statewide	53% *	.1	= 5.30
				<b>SOIL SCORE:</b>	<b>12.35</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	68% *	.15	= 10.20
		Wetlands/Water	2.5% *	0	= .00
		Woodlands	29.5% *	0	= .00
				<b>TILLABLE SOILS SCORE:</b>	<b>10.20</b>
<b>FARM USE:</b>	Vegetable & Melons		acres		Turnips

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st (.75) acres for Future SFR and flexibility
    - Exception is not to be severed from Premises
    - Exception is to be limited to one future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2025R9(6)  
FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
MONMOUTH COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT  
On the Property of Homestead Reid Partnership ("Owner")  
SADC ID#13-0484-PG  
Freehold Township, Monmouth County  
N.J.A.C. 2:76-17 et seq.**

**SEPTEMBER 26, 2024**

WHEREAS, on May 16, 2023, the application for the sale of a development easement for the subject farm identified as Block 49, Lots 10, 11, & 18, Freehold Township, Monmouth County, totaling approximately 70.4 gross acres hereinafter referred to as "the Property" (Schedule A) was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, the County has met the County Planning Incentive Grant ("PIG") criteria set forth in N.J.A.C. 2:76-17.6 and 7; and

WHEREAS, the Owner received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property is a targeted farm pursuant to N.J.A.C. 2:76-17.5(a)1 and is located in the County's Eastern Howell Eastern Freehold Project Area; and

WHEREAS, the Property includes one (1), approximately 1 acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses resulting in approximately 69.4 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities

- 2) One (1) agricultural labor unit
- 3) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in sod production; and

WHEREAS, the property is currently leased for the storage of trailers and containers from Freehold Cartage Inc.; green light approval, certification of market value, and this final approval are conditioned upon the termination of the lease and removal of the inventory from the property prior to closing or the area needs to be defined on the survey and listed as a nonagricultural use in Schedule B of the deed of easement; and

WHEREAS, The New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program has identified contamination resulting from a leaking gasoline tank on the farm; a remediation plan is being developed and in coordination with a Licensed Site Remediation Professional (LSRP) who has indicated that the leak did not impact the water supply. Confirmation that no further action is required from the NJDEP will be required before closing; and

WHEREAS, the SADC Green Light Approval noted areas of concern for possible erosion in various annual aerial imagery, which the SADC and/or the Natural Resource Conservation Service (NRCS) could assist in identifying practices and strategies to resolve in conjunction with the farm conservation plan that is required as part of the commitment to farmland preservation; and

WHEREAS, the Property has a quality score of 76.18 which exceeds 48, which is 70% of the County's average quality score, as determined by the SADC, at the time the application was submitted by the County; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11(d), on June 27, 2024, the SADC certified a development easement value of \$92,200 per acre based on zoning and environmental regulations in place as of the current valuation date January 31, 2024; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals if requested by the Owners and grant partners; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12(b), the Owner accepted the County's offer of \$92,200 per acre for the purchase of the development easement on the Premises and the County is proceeding under its current contract with the landowner); and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, the Owner may opt to wait for the Statewide Formula at any time prior to closing on the farmland preservation deed of easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a), on July 30, 2024, the Freehold Township Committee approved the application for the sale of development easement and a funding commitment of \$17,850.80 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on August 6, 2024, the Monmouth County Agriculture Development Board passed a resolution granting final approval for the acquisition of a development easement acquisition on the Premises; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(a) on August 22, 2024, the Board of County Commissioners passed a resolution granting final approval and a commitment of funding for \$22,719.20 per acre to cover the local cost share; and

WHEREAS, the County has requested a funding to encumbrance of an additional 3% buffer to accommodate any increase in for possible the final surveyed acreage increases; therefore, 71.48 acres will be utilized to calculate the grant need; and

WHEREAS, the estimated cost share breakdown is as follows (based on 71.48 acres):

	Total	Per/acre
SADC	\$3,690,512.40	(\$51,630.00/acre)
Township	\$1,275,975.18	(\$17,850.80/acre)
County	\$1,623,968.42	(\$22,719.20/acre)
Total Easement Purchase	\$6,590,456.00	(\$92,200.00/acre)

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 (d), if there are insufficient funds available in a county's base grant, the county may request additional funds from the competitive grant fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14(c), the County is requesting \$2,281,032.35 in base grant and \$1,409,480.05 competitive grant funding which is available at this time (Schedule B); and

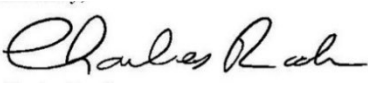
WHEREAS, pursuant to N.J.A.C. 2:76-17.14(b), the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm subject to available funds and consistent with the provisions of N.J.A.C. 2:76-6.11(d);

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Premises, comprising approximately 71.48 net easement acres, at a State cost share of \$51,630 per acre, (56% of certified easement value and purchase price), for a total grant of approximately \$3,690,512.40 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C.
3. This final approval and closing on the easement purchase is conditioned upon the following:
  - i. termination of the lease and removal of the inventory from the property.
  - ii. confirmation from NJDEP that no further action is required in the remediation of the identified contamination.
4. Any unused funds encumbered from either the base or competitive grants at the time of closing shall be returned to their respective sources (competitive or base grant funds).

5. Should additional funds be needed due to an increase in acreage and if base grant funding becomes available the grant may be adjusted to utilize unencumbered base grant funds.
6. The SADC's cost share grant to the county for the development easement purchase on the Premises shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
7. The SADC shall enter into a Grant Agreement with the County in accordance with N.J.A.C. 2:76-6.18.
8. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
9. All survey, title and all additional documents required for closing shall be subject to review and approval by the SADC.
10. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.
11. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/26/2024  
Date

  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	RECUSED
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

# Preserved Farms and Active Applications Within Two Miles

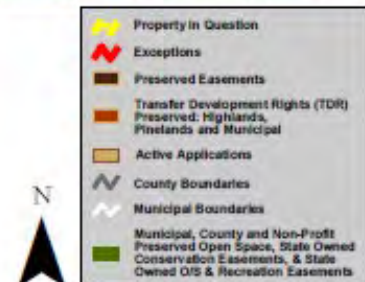


## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Homestead Reid Partnership  
Block 49 Lots P/O 10 (58.2 ac);  
& P/O 10-EN (non-severable exception - 1.0 ac);  
11 (1.9 ac) & 18 (9.3 ac)  
Gross Total = 70.4 ac  
Freehold Twp., Monmouth County

2,000 1,000 0 2,000 4,000 6,000 Feet

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors.



**Sources:**  
NJ Farmland Preservation Program  
NJDOT Parcel data  
NJDEP Conservation/Open Space Easement Data  
NJDOT/OGIS 2020 Digital Aerial Image

December 12, 2022



# Wetlands

X:\counties\monco\projects\Homestead Reid Partnership fww.mxd



Application within the (PA2) Suburban Area

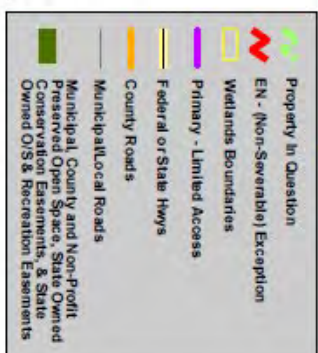
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Homestead Reid Partnership  
Block 49 Lots P/O 10 (58.2 ac);  
& P/O 10-EN (non-severable exception - 1.0 ac);  
11 (1.9 ac) & 18 (9.3 ac)  
Gross Total = 70.4 ac  
Freehold Twp., Monmouth County



NOTES:  
1. This map was prepared by the NJ State Agriculture Development Committee (NJSDAC) for the purpose of providing information to the public regarding the Farmland Preservation Program.  
2. The NJSDAC is not responsible for the accuracy or completeness of the information provided on this map.  
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SADC County Planning Incentive Grant Financial Status

Monmouth County

SADC ID#	Farm	Municipality	Acres	Pay Acres	SADC Certified or Negotiated Per Acre	SADC Grant Per Acre	SADC		Federal Grant		Base Grant				Competitive Funds									
											Fiscal Year 11		1,500,000.00	Maximum Grant		Fiscal Year 11	3,000,000.00	Fund Balance						
Fiscal Year 13		1,000,000.00	Fiscal Year 13		5,000,000.00	Fiscal Year 13				0.00														
											Fiscal Year 17		1,000,000.00	Fiscal Year 17		5,000,000.00	Fiscal Year 17				0.00			
Fiscal Year 20		-	Fiscal Year 20		2,000,000.00	Fiscal Year 20				5,326,209.50														
											Fiscal Year 21		2,000,000.00	Fiscal Year 21		2,000,000.00	Fiscal Year 21				10,000,000.00			
Fiscal Year 22		2,000,000.00	Fiscal Year 22		2,000,000.00	Fiscal Year 22																		
											Encumbered	PV	Expended	Balance	Encumbered	PV	Expended	FY11 Balance	FY13 Balance	FY17 Balance	FY18 Balance	FY20 Balance		
13-0429-PG	Lustgarten, Kenneth #1	Upper Freehold	86.2350	86.2350	14,000.00	8,400.00	1,207,290.00	724,374.00			770,028.00	724,374.00	724,374.00	7,500,000.00										
13-0439-PG	Lustgarten #3 (Lot 6A)	Upper Freehold	71.1650	71.1650	15,500.00	9,300.00	1,103,057.50	661,834.50			622,635.00	661,834.50	661,834.50	6,113,791.50										
13-0440-PG	Lustgarten #4 (Lot 6B)	Upper Freehold	69.9470	69.9470	14,000.00	8,400.00	979,258.00	587,554.80			107,337.00	107,337.00	107,337.00	6,006,454.50	532,911.00	480,217.80	480,217.80	2,519,782.20						
13-0427-PG	Diamond Developers/ Burke	Manalapan	97.2230	96.5020	12,000.00	7,200.00	1,158,024.00	694,814.40							712,080.00	694,814.40	694,814.40	1,824,967.80						
13-0451-PG	Molski, Carla	Upper Freehold	103.7766	103.7766	21,900.00	13,140.00	2,272,707.54	1,363,624.52			1,006,454.50	1,006,454.50	1,006,454.50	5,000,000.00	397,028.90	357,170.02	357,170.02		4,642,829.98					
13-0469-PG	H.M.F. Associates	Holmdel	60.4660	59.7520	39,800.00	23,880.00	2,378,129.60	1,426,877.76			1,000,000.00	1,000,000.00	1,000,000.00	4,000,000.00	524,976.80	426,877.76	426,877.76			4,573,122.24				
13-0473-PG	Marlboro Twp (Stattel's Brookrest Farm	Marlboro	43.3530	43.2100	35,000.00	21,000.00	1,512,350.00	907,410.00							945,000.00	907,410.00	907,410.00			3,665,712.24				
13-0477-PG	Gibson Farm, LLC	Freehold	46.5410	46.2710	63,000.00	37,150.00	2,915,073.00	1,718,967.65			1,785,874.80	1,718,967.65	1,718,967.65	2,281,032.35										
13-0484-PG	Homestead Reid Partnership	Freehold	69.4000	71.4800	92,200.00	51,630.00	6,590,456.00	3,690,512.40			2,281,032.35			-	1,409,480.05							590,519.95		
Closed	8		578.7066	576.8586			13,525,889.64	8,085,457.63																
Encumbered	1		69.4000	71.4800			6,590,456.00	3,690,512.40																
											Encumber/Expended FY09	-	-	-	-									
											Encumber/Expended FY11	-	-	1,500,000.00	-	-	-	1,175,032.20	1,824,967.80					
											Encumber/Expended FY13	-	-	1,000,000.00	-	-	-	357,170.02		4,642,829.98				
											Encumber/Expended FY17	-	-	1,000,000.00	-	-	-	1,334,287.76			3,665,712.24			
											Encumber/Expended FY18					1,409,480.05	-	-				590,519.95		
											Encumber/Expended FY20				-	-	-	-						2,000,000.00
											Encumber/Expended FY21	281,032.35	-	1,718,967.65	-	-	-	-						
											Encumber/Expended FY22	2,000,000.00	-	-	-	-	-	-						
											Total			0.00					1,824,967.80	4,642,829.98	3,665,712.24	590,519.95	2,000,000.00	



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Homestead Reid Partnership  
13-0484-PG  
County PIG Program  
69.4 Acres

Block 49	Lot 10	Freehold Twp.	Monmouth County
Block 49	Lot 11	Freehold Twp.	Monmouth County
Block 49	Lot 18	Freehold Twp.	Monmouth County

<b>SOILS:</b>	Other	11% *	0	=	.00
	Prime	76% *	.15	=	11.40
	Statewide	13% *	.1	=	1.30

**SOIL SCORE: 12.70**

<b>TILLABLE SOILS:</b>	Cropland Harvested	75% *	.15	=	11.25
	Wetlands/Water	17% *	0	=	.00
	Woodlands	8% *	0	=	.00

**TILLABLE SOILS SCORE: 11.25**

<b>FARM USE:</b>	Sod	60 acres
------------------	-----	----------

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 80% of the purchase price of the easement. This final approval is subject to the following:

1. Available funding.
2. The allocation, not to exceed 0 Residual Dwelling Site Opportunities on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
5. Other:
  - a. Pre-existing Nonagricultural Use:
  - b. Exceptions:
    - 1st one (1) acres for Single family residence
    - Exception is not to be severed from Premises
    - Exception is to be limited to one existing single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. The New Jersey Department of Environmental Protection (NJDEP) Site Remediation Program has identified contamination on site known by Program Interest (PI) #009073. We understand that a remediation plan is being developed in coordination with a Licensed Site Remediation Professional (LSRP). Please note the appraisers should be instructed to appraise the property under the hypothetical condition that the contamination has been remediated. Should the landowner accept the County's offer, confirmation that no further action is required from the NJDEP will be needed before the SADC will release its grant to the County.
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, as amended and N.J.A.C. 2:76-17.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE  
RESOLUTION FY2025R9(7)  
FINAL REVIEW AND AMENDED APPROVAL OF RESOLUTION #FY2023R9(14)  
SADC EASEMENT PURCHASE**

**On the Property of Verechia, Carol L. ("Owner")  
SADC ID# 17-0368-DE  
Pilesgrove Township, Salem County**

**SEPTEMBER 26, 2024**

**Amendment Synopsis:**

- Recognize additional acreage to be preserved.
- Recognize an updated SADC certified easement value.
- Recognize the change from a phased payment plan to a lump sum payment at closing.

WHEREAS, on October 14, 2021, the State Agriculture Development Committee ("SADC") received an application for the sale of a development easement from Carol L. Verechia ("Owner"), on property identified as Block 14, Lot 6 and Block 39, Lot 15, Pilesgrove Township, Salem County, hereinafter "the Property," totaling approximately 58.4 gross acres identified in Schedule A; and

WHEREAS, the SADC granted final approval of the application on September 22, 2022, which included a 3-acre severable exception area for and limited to one (1) single family residential unit, one (1) single family residential unit on the Property outside the exception area, and an easement value of \$5,500 per acre (Schedule B); and

WHEREAS, subsequent to final approval, the Owner notified SADC staff that the severable exception area had been subdivided and that she intended to purchase 15.93 additional acres from an adjoining landowner, which the Owner wanted to include in the preservation application, for a total of approximately 70.75 acres ("Revised Acreage"); and

WHEREAS, the SADC updated the appraisals to accommodate these changes and, pursuant to N.J.A.C. 2:76-11.8, on April 19, 2024, and in accordance with Resolution #FY2022R12(10), Deputy Executive Director Roohr and Secretary Wengryn certified the Development Easement value of \$5,500 per acre on the Revised Acreage based on zoning and environmental regulations in place as of the current valuation date of March 28, 2024; and

WHEREAS, the Owner provisionally accepted the SADC's offer of \$5,500, but requested final approval to be conditioned on the Owner being provided the option of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, if the Owner decides to proceed with the sale of the development easement at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

WHEREAS, the SADC granted Final Approval for the Property on September 22, 2022, which included a phased payment over five installments, but subsequently the Owner subsequently requested a lump sum payment at closing,

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC amends RESOLUTION #FY2023R9(14) and grants final approval for its acquisition of a development easement on approximately 70.75 acres at a value of \$5,500 per acre for a total of approximately \$389,125 payable in one lump sum at closing; and
3. All other provisions of the RESOLUTION FY2023R9(14) shall remain in effect; and
4. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
5. The SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/26/2024

Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

## Wetlands



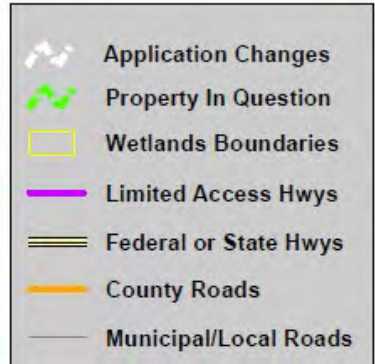
### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Verechia, Carol L.  
Block 14 Lot 6 (51.20 ac);  
Block 39 Lot 15 (19.55 ac)  
Gross Total = 70.75 acres  
Pilesgrove Twp., Salem County

500 250 0 500 1,000 Feet

Sources:  
NJ Farmland Preservation Program  
NJDOT Road Data  
NJOfficeGIS 2023 Digital Aerial Image

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.



April 8, 2024



# Preserved Farms and Active Applications Within Two Miles



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Verechia, Carol L.  
Block 14 Lot 6 (51.20 ac);  
Block 39 Lot 15 (19.55 ac)  
Gross Total = 70.75 acres  
Pilesgrove Twp., Salem County

2,000 1,000 0 2,000 4,000 6,000 Feet

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



- Property in Question
- Preserved Easements
- Transfer Development Rights (TDR)  
Preserved: Highlands,  
Pinelands and Municipal
- Active Applications
- County Boundaries
- Municipal Boundaries
- Municipal, County and Non-Profit  
Preserved Open Space, State Owned  
Conservation Easements, & State  
Owned O/S & Recreation Easements

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
Protected Areas Database of the United States (PAD-US)  
NJOT/C016 2023 Digital Aerial Image

April 8, 2024

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION # FY2025R9(8)**  
**FINAL REVIEW AND APPROVAL OF AN SADC EASEMENT PURCHASE**

**On the Property of Farrell, Bernard Russell, et al.**

**SEPTEMBER 26, 2024**

Subject Property: **Farrell, Bernard Russell, et al.**  
Block 2602, Lots 3.01, 3.04, 5, and 36 - Sandyston Township, Sussex County  
SADC ID#: 19-0035-DE

WHEREAS, on January 4, 2024, the State Agriculture Development Committee ("SADC") received a development easement sale application from Bernard, Patricia, and Jane Farrell, hereinafter "Owners," identified as Block 2602, Lots 3.01, 3.04, 5, and 36, Sandyston Township, Sussex County, hereinafter "the Property," totaling approximately 174.5 gross acres, identified in (Schedule A); and

WHEREAS, the SADC is authorized under the Garden State Preservation Trust Act, pursuant to N.J.S.A. 13:8C-1 et seq., to purchase development easements directly from landowners; and

WHEREAS, the Owners have received the SADC Guidance Documents regarding Exceptions, Division of the Premises, and Non-Agricultural Uses; and

WHEREAS, the Property includes:

- one (1), approximately 1.5-acre non-severable exception area for an existing single family residential unit and to afford future flexibility for nonagricultural uses; and
- one (1) approximately 1.5-acre severable exception area for an existing single-family residential unit and to afford future flexibility for nonagricultural uses,

resulting in approximately 171.5 net acres to be preserved, hereinafter referred to as "the Premises"; and

WHEREAS, the final acreage of the exception areas shall be subject to onsite confirmation, and the Executive Director may approve the final size and location of the exception area such that the final size is not increased more than one (1) acre from, and the location remains within the substantially same footprint as, the herein-approved exception, and so long as there is no impact on the SADC certified value; and

WHEREAS, the action set forth in the preceding paragraph may be taken without the further approval of the SADC unless deemed necessary or appropriate by the Executive Director; and

WHEREAS, the 1.5-acre non-severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) Shall not be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential unit
- 4) Right-to-Farm language will be included in the Deed of Easement; and



WHEREAS, the 1.5-acre severable exception area:

- 1) Shall not be moved to another portion of the Premises and shall not be swapped with other land
- 2) May be severed or subdivided from the Premises
- 3) Shall be limited to one (1) single family residential
- 4) Right-to-Farm language will be included in the Deed of Easement; and

WHEREAS, the Premises includes:

- 1) Zero (0) housing opportunities
- 2) Zero (0) Residual Dwelling Site Opportunity (RDSO)
- 3) Zero (0) agricultural labor units
- 4) No pre-existing non-agricultural uses; and

WHEREAS, at the time of application, the Property was in hay, corn, vegetable and cattle production; and

WHEREAS, staff evaluated this application for the sale of development easement in accordance with SADC Policy P-14-E, Prioritization criteria, N.J.A.C. 2:76-6.16 and the State Acquisition Selection Criteria approved by the SADC on October 2, 2023 which categorized applications into "Priority", "Alternate" and "Other"; and

WHEREAS, SADC staff determined that the Property meets the SADC's "Priority" category for Sussex County (minimum acreage of 44 and minimum quality score of 42); and

WHEREAS, in accordance with Resolution #FY2022R12(10) which delegated certain routine Acquisition Program approval actions to the Executive Director, the Property was granted SADC preliminary approval by the Executive Director on March 19, 2024 because the farm's quality score is over 70% of the County's average quality score; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.8, on July 25, 2024, in accordance with Resolution #FY2020R4(14), Deputy Executive Director Roohr and Chairman Wengryn certified the Development Easement value of \$2,800 per acre based on zoning and environmental regulations in place as of the current valuation date of July 9, 2024; and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals if requested by the Owner; and

WHEREAS, on October 25, 2024 the Owner provisionally accepted the SADC's offer of \$2,800 per acre, but requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

WHEREAS, if the Owner accepts the Statewide Formula Value, an amended final approval will be necessary for the issuance of the SADC cost share grant, subject to the availability of funds; and

WHEREAS, if the Owners decide to proceed with the sale of the development easement at any time prior to the adoption of the Statewide Formula, an internal amendment to this final approval will be necessary; and

WHEREAS, the option agreement and certification of easement value were, and this Final Approval is conditioned upon all lots being consolidated under common ownership simultaneously or immediately after the easement closing; and

WHEREAS, to proceed with the SADC's purchase of the development easement it is recognized that various professional services will be necessary including but not limited to contracts, survey, title search and insurance and closing documents; and

WHEREAS, contracts and closing documents for the acquisition of the development easement will be prepared and shall be subject to review by the Office of the Attorney General;

NOW THEREFORE BE IT RESOLVED:

1. The WHEREAS paragraphs are incorporated herein by reference.
2. The SADC grants final approval for its acquisition of the development easement at a value of \$2,800 per acre for a total of approximately \$480,200 subject to the conditions contained in (Schedule B).
3. Final approval is conditioned upon all lots being consolidated under common ownership simultaneously or immediately after the easement closing.
4. The SADC's purchase price of a development easement on the approved application shall be based on the final surveyed acreage of the Premises adjusted for proposed road rights-of-way, other rights-of-way, easements, encroachments, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement or other superior interests (recorded or otherwise granted) in the property that conflict with the terms of the Deed of Easement or otherwise restrict the affected area's availability for a variety of agricultural uses.
5. The final acreage of the exception area shall be subject to onsite confirmation, and the Executive Director may approve final size and location of the exception area such that the size does not increase more than one (1) acre and the location remains within the substantially same footprint as the herein-approved exception, so long as there is no impact on the SADC certified value.
6. Contracts and closing documents shall be prepared subject to review by the Office of the Attorney General.
7. The SADC authorizes Chairman Edward D. Wengryn or Deputy Executive Director Charles Roohr, to execute an Agreement to Sell Development Easement and all necessary documents to contract for the professional services necessary to acquire said development easement including, but not limited to, a survey and title search and to execute all necessary documents required to acquire the development easement.
8. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey.

9. This action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

\_\_\_\_ 9/26/2024 \_\_\_\_

Date



Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/19-0035-DE/Acquisition/Approvals & Agreements/Farrell Final Approval SADC Direct 9.26.24.docx>

# Preserved Farms and Active Applications Within Two Miles



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Farrell, Bernard Russell, et al  
 Block 2602 Lots P/O 3.01 (128.1 ac); P/O 3.01-EN (non-severable exception - 1.5 ac);  
 P/O 3.04 (11.3 ac); P/O 3.04-ES (severable exception - 1.5 ac)  
 5 (17.7 ac) & 36 (14.4 ac)  
 Gross Total = 174.5 ac  
 Sandyston Twp., Sussex County

2,000 1,000 0 2,000 4,000 6,000 Feet



Sources:  
 NJ Farmland Preservation Program  
 NJDOT Parcel data  
 USDOT National Pipeline Mapping System  
 NJDEP Conservation/Open Space Easement Data  
 NJDOT/New Map 2022 Digital Aerial Image



# Wetlands



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Farrell, Bernard Russell, et al  
Block 2602 Lots P/O 3.01 (128.1 ac); P/O 3.01-EN (non-severable exception - 1.5 ac);  
P/O 3.04 (11.3 ac); P/O 3.04-ES (severable exception - 1.5 ac)  
5 (17.7 ac) & 36 (14.4 ac)  
Gross Total = 174.5 ac  
Sandyston Twp., Sussex County

500 250 0 500 1,000 Feet

Source:  
NJ Farmland Preservation Program  
NJDOT Parcel data  
Green Acres Conservation Easement Data  
NJDOT 2015 Landuse/Landcover Data  
NJDOT Open Space  
NJDOT Road Data  
NJDOT Near Map 2022 Digital Aerial Image

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- Property In Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries
- Limited Access Hwys
- Federal or State Hwys
- County Roads
- Municipal/Local Roads
- Municipal, County and Non-Profit Preserved Open Space, State Owned
- Conservation Easements, State Owned
- Q/S & Recreation Easements, & Private POCs and Preserved Lands

**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
S - 300' Buffer  
W - Water

February 13, 2024



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Farrell, Bernard Russell, et al  
Easement Purchase - SADC  
171.5 Acres

Block 2602	Lot 3.01	Sandyston Twp.	Sussex County	
Block 2602	Lot 5	Sandyston Twp.	Sussex County	
Block 2602	Lot 3.04	Sandyston Twp.	Sussex County	
Block 2602	Lot 36	Sandyston Twp.	Sussex County	
<b>SOILS:</b>				
		Other	74% * 0 =	.00
		Prime	14% * .15 =	2.10
		Statewide	12% * .1 =	1.20
				<b>SOIL SCORE: 3.30</b>
<b>TILLABLE SOILS:</b>				
		Cropland Harvested	22% * .15 =	3.30
		Woodlands	78% * 0 =	.00
				<b>TILLABLE SOILS SCORE: 3.30</b>
<b>FARM USE:</b>				

**This final approval is subject to the following:**

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ties) on the Premises subject to confirmation of acreage by survey.
3. Compliance with all applicable statutes, rules and policies.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.5) acres for Existing SFR  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
    - 2nd (1.5) acres for Existing SFR  
Exception is not to be severable from Premises  
Exception is to be limited to one existing single family residential unit(s) and zero future single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    1. All lots shall be in common ownership prior to closing and shall be consolidated simultaneously with closing on the easement.
  - e. Dwelling Units on Premises: No Dwelling Units
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**RESOLUTION FY2025R9(9)**  
**PRELIMINARY REVIEW AND APPROVAL FY2025 FUNDING ROUND**  
**NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS**  
**SEPTEMBER 26, 2024**

WHEREAS, the State Agriculture Development Committee, "SADC" is authorized under the Garden State Preservation Trust Act, P.L. 1999, c.152, to provide a grant to qualified nonprofit organizations for up to 50% of the cost of acquisition, including eligible ancillary costs, of development easements or fee simple titles to farmland from willing sellers; and

WHEREAS, the SADC provided notice of available grants as published in the New Jersey Register on November 15, 2023, in a total amount to be determined by the SADC and an application deadline of June 15, 2024, for the FY2025 Nonprofit Grant Round; and

WHEREAS, six (6) applications were received from the Land Conservancy of New Jersey ("TLC-NJ") for FY2025 (Schedule A); and

WHEREAS, the applications are located in the respective County Agriculture Development Areas and qualify as eligible farms pursuant to N.J.A.C. 2:76-12.3 and N.J.A.C. 2:76-6.20 (Schedule B); and

WHEREAS, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for higher than market value estimates for the properties submitted; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit costs submitted are \$10,744,780 based on estimated higher than market value easement and ancillary costs; and

WHEREAS, SADC staff has reviewed the estimated costs submitted and finds them to be reasonable for purposes of calculating a 50% cost share match; and


WHEREAS, based on the cost estimates submitted, the SADC grant award representing a 50% cost share grant, including eligible ancillary costs as set forth more specifically in Schedule A, would be \$5,372,390 for the easement purchases.

**NOW THEREFORE BE IT RESOLVED:**

1. The WHEREAS paragraphs set forth above are incorporated herein by reference.
2. The SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A and conditions contained in Schedule B; and
3. This approval is subject to N.J.A.C. 2:76-12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and
4. This preliminary approval is conditioned upon an SADC resolution appropriating \$5,372,390 to the FY2025 Nonprofit Round, Legislative appropriation of funds and funding availability as determined by the State Treasurer; and
5. Any funds that are not expended within two years of the date of the grant appropriation are subject to reappropriation and may no longer be available to the nonprofit; and

6. This approval is considered a final agency decision appealable to the Appellate Division of the Superior Court of New Jersey; and
7. The SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A. 4:1C-4f.

9/26/2024  
Date

  
\_\_\_\_\_  
Charles Roohr, Deputy Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Martin Bullock	YES
Scott Ellis	YES
Roger Kumpel	YES
Rich Norz	ABSENT
Charles Rosen	YES
Tiffany Bohlin	ABSENT
Gina Fischetti (rep. DCA Commissioner Suarez)	YES
Lauren Procida (rep. DEP Commissioner LaTourette)	YES
Julie Krause (rep. State Treasurer Muoio)	YES
Brian Schilling (rep. Executive Dean Lawson)	YES
Edward D. Wengryn, Chairperson	YES

PRELIMINARY REVIEW AND APPROVAL FY2025 FUNDING ROUND  
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS

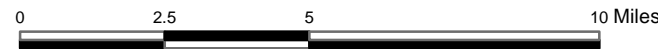
FY 2025	Organization Name/Farm Name	Quality Score	County	Municipality	Approx. Net Acres	Estimated higher per Acre Value for Formula buffer	Estimated Ancillary Costs	Total Estimated Cost	SADC 50% Grant
	The Land Conservancy of New Jersey					Warren County 50% cost share + Assignment of Easement			
21-0059-NP	Carson, Daniel & Whitney #1 (TLCNJ-FY25)	56 Pts	Warren	Frelinghuysen	329.5	\$12,000	\$46,200	\$4,000,200	<b>\$2,000,100</b>
21-0060-NP	Carson, Daniel & Whitney #2 (TLCNJ-FY25)	51 Pts	Warren	Frelinghuysen	65.6	\$12,000	\$31,800	\$819,480	<b>\$409,740</b>
21-0061-NP	Carson, Daniel & Whitney #3 (TLCNJ-FY25)	61 Pts	Warren	Frelinghuysen	39.5	\$12,000	\$28,800	\$502,800	<b>\$251,400</b>
21-0063-NP	Jones, Kristofer (TLCNJ-FY25)	52 Pts	Warren	Blairstown	365	\$12,000	\$46,200	\$4,426,200	<b>\$2,213,100</b>
21-0064-NP	Harrison, Randy S. & Joann (TLCNJ-FY25)	50 Pts	Warren	Washington	27.3	\$12,000	\$27,300	\$354,900	<b>\$177,450</b>
21-0062-NP	Good Springs LLC (TLCNJ-FY25)	48 Pts	Warren	Franklin	50.6	\$12,000	\$34,000	\$641,200	<b>\$320,600</b>
	<b>Total Applications =</b>	<b>6</b>			878		<b>\$214,300</b>	<b>\$10,744,780</b>	<b>\$5,372,390</b>



# The Land Conservancy of New Jersey - FY2025 Applications



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee





# Preserved Farms and Active Applications Within Twp Miles



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

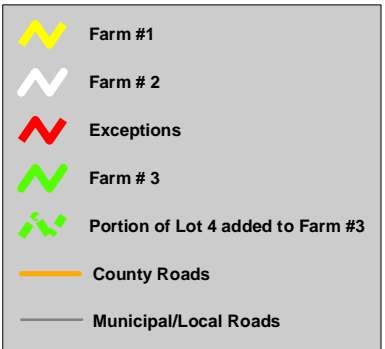
Carson, Daniel & Whitney (Farm #1) (TLCNJ-FY25)  
Block 902 Lots P/O 4 (210.98 ac);  
P/O 4-EN (non-severable exceptions - 2.5, 1.0 & 1.0 ac);  
9.06 (61.72 ac) & 12 (56.71 ac)  
Gross Total = 333.91 ac

(Farm #2)  
Block 902 Lots 7.03 (5.39 ac); P/O 7 (58.82 ac);  
& P/O 7-EN (non-severable exception - 1.02 ac)  
Gross Total = 65.23 ac

(Farm #3)  
Block 902 Lots 2 (31.28 ac) & 3 (7.17 ac)  
Gross Total = 38.45 ac

Frelinghuysen Twp., Warren County

1,000,000 1,000,000 Feet



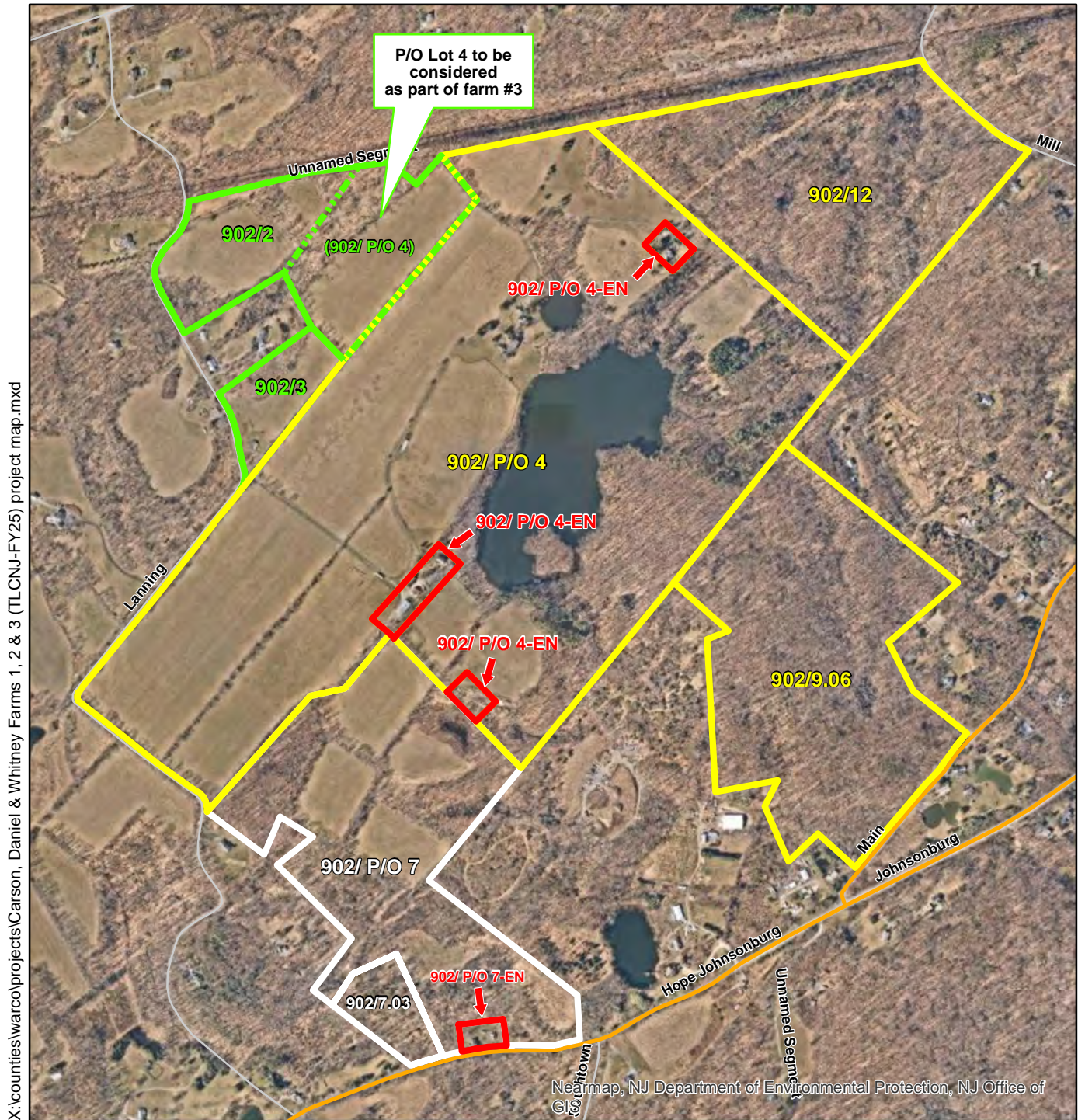
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**Sources:**  
NJ Farmland Preservation Program  
NJOTIT "Parcels and MOD-IV Composite of New Jersey"  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
NJOTIT/Near Map "Basemap/Orthos Natural 2023 NJ"

July 9, 2024



# Carson, Daniel & Whitney Farms 1, 2 & 3 (TLCNJ-FY25)



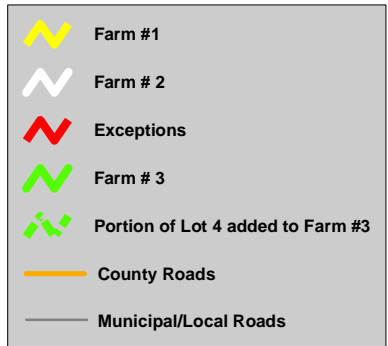
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Carson, Daniel & Whitney (Farm #1) (TLCNJ-FY25)  
Block 902 Lots P/O 4 (210.98 ac);  
P/O 4-EN (non-severable exceptions - 2.5, 1.0 & 1.0 ac);  
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Gross Total = 333.91 ac

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Gross Total = 65.23 ac

(Farm #3)  
Block 902 Lots 2 (31.28 ac) & 3 (7.17 ac)  
Gross Total = 38.45 ac

Frelinghuysen Twp., Warren County



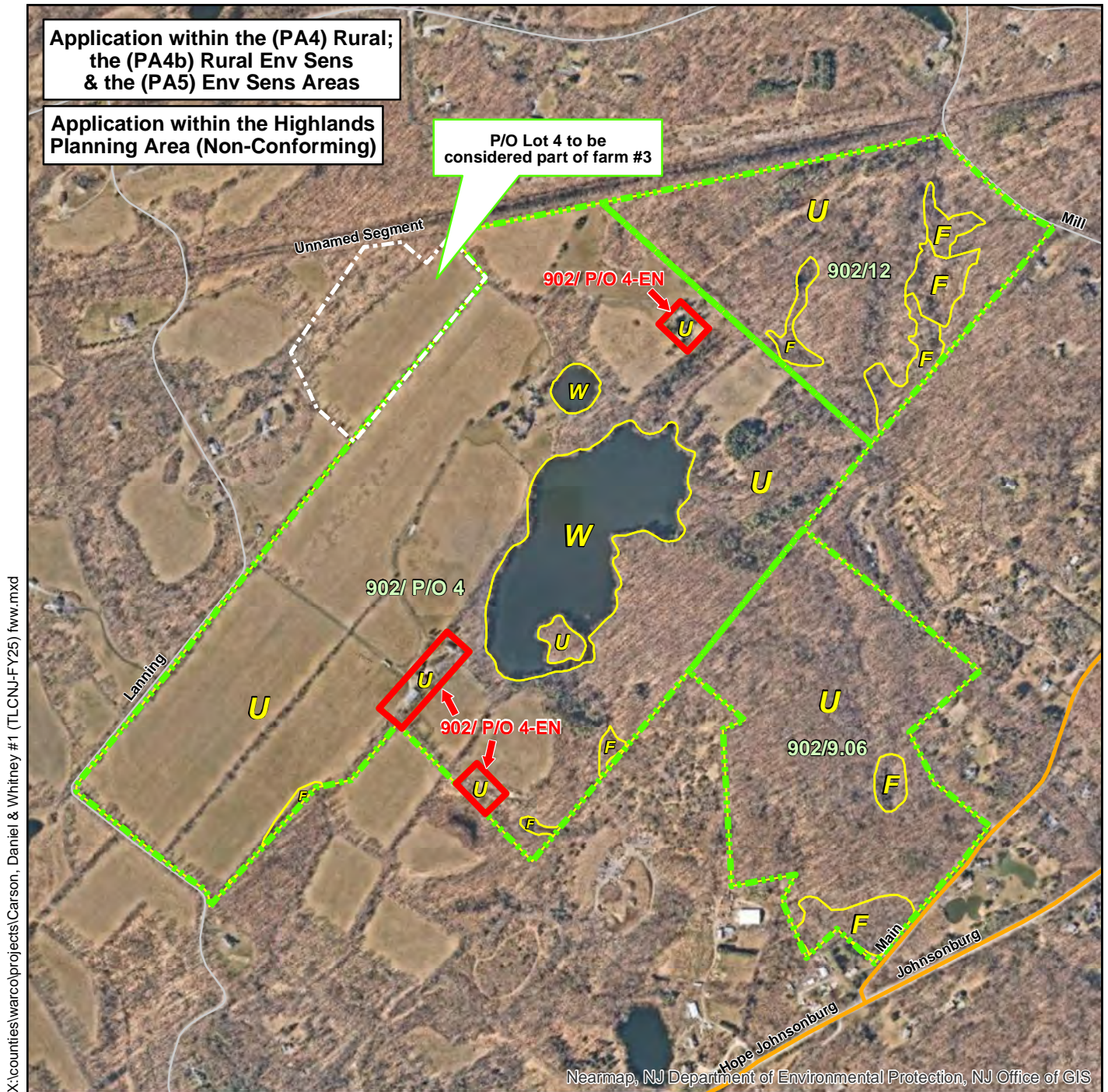
**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

Sources:  
NJ Farmland Preservation Program  
NJGIT "Parcels and MOD-IV Composite of New Jersey"  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
NJGIT/Near Map "Basemap/Orthos Natural 2023 NJ"

July 9, 2024



# Wetlands



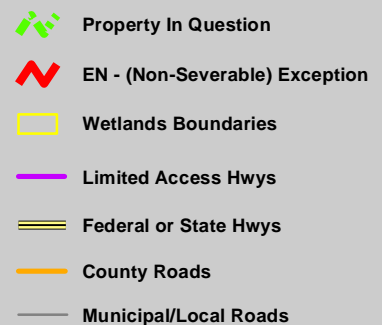
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Carson, Daniel & Whitney #1 (TLCNJ-FY25)  
Block 902 Lots P/O 4 (210.98 ac);  
P/O 4-EN (non-severable exceptions - 2.5, 1.0 & 1.0 ac);  
9.06 (61.72 ac) & 12 (56.71 ac)  
Gross Total = 333.91 ac  
Frelinghuysen Twp., Warren County

500 250 0 500 1,000 1,500 Feet

Sources:  
NJ Farmland Preservation Program  
NJOT "Parcels and MOD-IV Composite of New Jersey" -  
edited for lot 4 line adjustment  
Green Acres Conservation Easement Data  
NJDEP "Land Use/Land Cover of New Jersey 2020"  
NJDEP Open Space (Various Layers)  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
NJ Highlands Council "Preservation and Planning Area"  
NJOT/Near Map "Basemap/Orthos Natural 2023 NJ"

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**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
U - Uplands/Non-Wetlands  
B - 300' Buffer  
W - Water

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Warren	Frelinghuysen Twp. 2106
APPLICANT	Carson, Daniel & Whitney #1 (TLCNJ-FY25)	SADC ID # 21-0059-NP
Address	67 Lanning Rd., Blairstown, NJ 07825	

**Blocks and Lots**

Gross Acres on Application 333.91

Frelinghuysen Twp.	2106	Block	902	Lot	4	215.48 ACRES
Frelinghuysen Twp.	2106	Block	902	Lot	9.06	61.72 ACRES
Frelinghuysen Twp.	2106	Block	902	Lot	12	56.71 ACRES

**Exceptions**

Exception Acres on Application 4.5

<u>Acres</u>	<u>Reason</u>	<u>CADB Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2.5	Existing single family residence				0	0
Location: War - Frelinghuysen Twp. Block:902 Lot:4 - Mid-southern edge of lot 4 The Exception will be limited to 1 single family residential unit(s). The Exception is Nonseverable.						
<u>Acres</u>	<u>Reason</u>	<u>CADB Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Existing saw-mill & future flexibility		Exception is restricted to zero single family residences		0	0
Location: War - Frelinghuysen Twp. Block:902 Lot:4 - Mid-southern edge of lot 4 The Exception is Nonseverable.						
<u>Acres</u>	<u>Reason</u>	<u>CADB Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	Existing single family residence & garage apartment		Exception is restricted to one single family and apartment		0	0
Location: War - Frelinghuysen Twp. Block:902 Lot:4 - NE edge of lot 4 near lot 12 The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 329.41

**HOUSING AND OTHER STRUCTURES ON PREMISES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Standard Single Family	N	Y	2
Standard Single Family	N	N	1



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement  
Existing Single Family Residential Unit(s) on Exception 3  
Future Single Family Residential Unit(s) on Exception  
Eligible RDSOs  
Approved RDSOs

**Additional Conditions or Restrictions:**

**Additional Conditions**

The landowner has requested the appraisals be conducted based on the hypothetical condition that Block 902, Lot 4 has been subdivided into two separate farm applications. The certifications of easement value, as well as future SADC approvals, will be conditioned upon completing the subdivision of Lot 4 without restriction prior to closing, and the simultaneous preservation of both farms.

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Other	100.00%	100.00%

**TILLABLE SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Cropland Harvested	35.00%	35.00%
Wetlands/Water	12.00%	12.00%
Woodlands	53.00%	53.00%

**SEPTIC:**

	<u>% of Net</u>	<u>% of Gross</u>
Very Limited	93.00%	93.00%
Not Rated	7.00%	7.00%

**WETLANDS:**

	<u>% of Net</u>	<u>% of Gross</u>
Freshwater Wetlands	4.00%	5.00%
Uplands/Non-Wetlands	88.00%	88.00%
Water Bodies	8.00%	7.00%

**C1-Stream:** Yes

**SUBDIVISION OF THE PREMISES**

Status                      Preliminary   Final Approval   Scale  
No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

**\*\* NONE LOGGED \*\***

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

**\*\* NONE LOGGED \*\***

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4) Rural  
(PA4b) Rural and Environmentally Sensitive  
(PA5) Environmentally Sensitive

ELIGIBLE FOR 04 ZONING ☐ YES ☒ NO

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

**HIGHLANDS REGION**      ☒ **YES**      ☐ **NO**

Highlands Planning Area  
Conservation Land Use Capability Zone  
Protection Land Use Capability Zone  
Conservation Constrained Land Use Capability Zone

**PINELANDS REGION**      ☐ **YES**      ☒ **NO**

<b>MINIMUM ELIGIBILITY CRITERIA</b>		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>		
<input type="checkbox"/> 35 % Tillable	117. acres Tillable	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>		
<input type="checkbox"/> 35 % Soils Supporting Ag	117. acres Supporting Ag	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>		
<input type="checkbox"/> Development Potential?					
■ Additional Development Possible		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>		
■ Sufficient Legal Access to Property		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>		
■ Additional Development via Development Credits		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>		

<b>MINIMUM RANK SCORE</b>	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
County's Average Score on Record		65
70% County's Average Rank Score		45
Quality Score of Application as determined by SADC		56

# Wetlands



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Warren	Frelinghuysen Twp. 2106
APPLICANT	Carson, Daniel & Whitney #2 (TLCNJ-FY25)	SADC ID # 21-0060-NP
Address	67 Lanning Rd., Blairstown, NJ 07825	

**Blocks and Lots**

Gross Acres on Application 65.23

Frelinghuysen Twp.	2106	Block	902	Lot	7	59.84 ACRES
Frelinghuysen Twp.	2106	Block	902	Lot	7.03	5.39 ACRES

**Exceptions**

Exception Acres on Application 1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Existing single family residence				0	0
Location: War - Frelinghuysen Twp. Block:902 Lot:7 - Southern central edge of lot 7						
The Exception will be limited to 1 single family residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 64.23

**HOUSING AND OTHER STRUCTURES ON PREMISES**

**\*\* NONE LOGGED \*\***

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	1
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

**Additional Conditions or Restrictions:** NONE

**TYPE OF AGRICULTURAL OPERATION**

Soybeans-Cash Grain

**SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Other	95.00%	94.00%
Prime	5.00%	6.00%

**TILLABLE SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Cropland Harvested	44.00%	43.00%
Wetlands/Water	9.00%	9.00%
Woodlands	47.00%	48.00%

**SEPTIC:**

	<u>% of Net</u>	<u>% of Gross</u>
Somewhat Limited	5.00%	6.00%
Very Limited	95.00%	94.00%

**WETLANDS:**

	<u>% of Net</u>	<u>% of Gross</u>
Freshwater Wetlands	8.00%	8.00%
Uplands/Non-Wetlands	91.00%	91.00%
Water Bodies	1.00%	1.00%

**C1-Stream:** No



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

**SUBDIVISION OF THE PREMISES**

Status Preliminary Final Approval Scale  
No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

**\*\* NONE LOGGED \*\***

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

**\*\* NONE LOGGED \*\***

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4b) Rural and Environmentally Sensitive

**HIGHLANDS REGION** ☒ **YES** ☐ **NO** **ELIGIBLE FOR 04 ZONING** ☐ **YES** ☒ **NO**  
Highlands Planning Area  
Conservation Constrained Land Use Capability Zone

**PINELANDS REGION** ☐ **YES** ☒ **NO**

**MINIMUM ELIGIBILITY CRITERIA**

☒ **YES** ☐ **NO**

<input type="checkbox"/> 44 % Tillable	28.0 acres Tillable	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
<input type="checkbox"/> 44 % Soils Supporting Ag	28.0 acres Supporting Ag	<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
<input type="checkbox"/> Development Potential?			
■ Additional Development Possible		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
■ Sufficient Legal Access to Property		<input checked="" type="checkbox"/> <b>YES</b>	<input type="checkbox"/> <b>NO</b>
■ Additional Development via Development Credits		<input type="checkbox"/> <b>YES</b>	<input checked="" type="checkbox"/> <b>NO</b>

**MINIMUM RANK SCORE**

☒ **YES** ☐ **NO**

County's Average Score on Record	65
70% County's Average Rank Score	45
Quality Score of Application as determined by SADC	50.83

# Wetlands



X:\counties\warco\projects\Carson, Daniel & Whitney #3 (TLCNJ-FY25) fww.mxd

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Carson, Daniel & Whitney #3 (TLCNJ-FY25)  
Block 902 Lots 2 (31.28 ac) & 3 (7.17 ac)  
Gross Total = 38.45 ac  
Frelinghuysen Twp., Warren County

200 100 0 200 400 Feet

**Sources:**  
NJ Farmland Preservation Program  
NJOT "Parcels and MOD-IV Composite of New Jersey" -  
- edited for lot 4 line adjustment  
NJDOT "Road Centerlines of NJ, Hosted\_3424"  
NJ Highlands Council "Preservation and Planning Area"  
NJOT/Near Map "Basemap/Orthos Natural 2023 NJ"

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**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
U - Uplands/Non-Wetlands  
B - 300' Buffer  
W - Water

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Warren	Frelinghuysen Twp. 2106
APPLICANT	Carson, Daniel & Whitney #3 (TLCNJ-FY25)	SADC ID # 21-0061-NP
Address	55 Lanning Rd., Blairstown, NJ 07825	

**Blocks and Lots**

Gross Acres on Application 38.45

Frelinghuysen Twp.	2106	Block	902	Lot	2	31.28 ACRES
Frelinghuysen Twp.	2106	Block	902	Lot	3	7.17 ACRES

**Exceptions**

Exception Acres on Application 0

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
0					0	0
Location: No Lot Association to Exception -						
The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 38.45

**HOUSING AND OTHER STRUCTURES ON PREMISES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Standard Single Family	N	N	

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	1
Existing Single Family Residential Unit(s) on Exception	
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

**Additional Conditions or Restrictions:**

Additional Conditions  
The landowner has requested the appraisals be conducted based on the hypothetical condition that Block 902, Lot 4 has been subdivided into two separate farm applications. The certifications of easement value, as well as future SADC approvals, will be conditioned upon completing the subdivision of Lot 4 without restriction prior to closing, and the simultaneous preservation of both farm #1 and #3.

**TYPE OF AGRICULTURAL OPERATION**

Soybeans-Cash Grain

**SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Other	61.00%	61.00%
Prime	6.00%	6.00%
Statewide	33.00%	33.00%

**TILLABLE SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Cropland Harvested	69.00%	69.00%
Wetlands/Water	10.00%	10.00%
Woodlands	21.00%	21.00%

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

SEPTIC:		<u>% of Net</u>	<u>% of Gross</u>
	Somewhat Limited	39.00%	39.00%
	Very Limited	61.00%	61.00%

WETLANDS:		<u>% of Net</u>	<u>% of Gross</u>
	Freshwater Wetlands	10.00%	10.00%
	Uplands/Non-Wetlands	90.00%	90.00%

C1-Stream: No

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review

\*\* NONE LOGGED \*\*

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

\*\* NONE LOGGED \*\*

ADDITIONAL CONCERNS/NOTES:

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4) Rural

<b>HIGHLANDS REGION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<b>ELIGIBLE FOR 04 ZONING</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Highlands Planning Area					
Conservation Land Use Capability Zone					
Conservation Constrained Land Use Capability Zone					

<b>PINELANDS REGION</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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<b>MINIMUM ELIGIBILITY CRITERIA</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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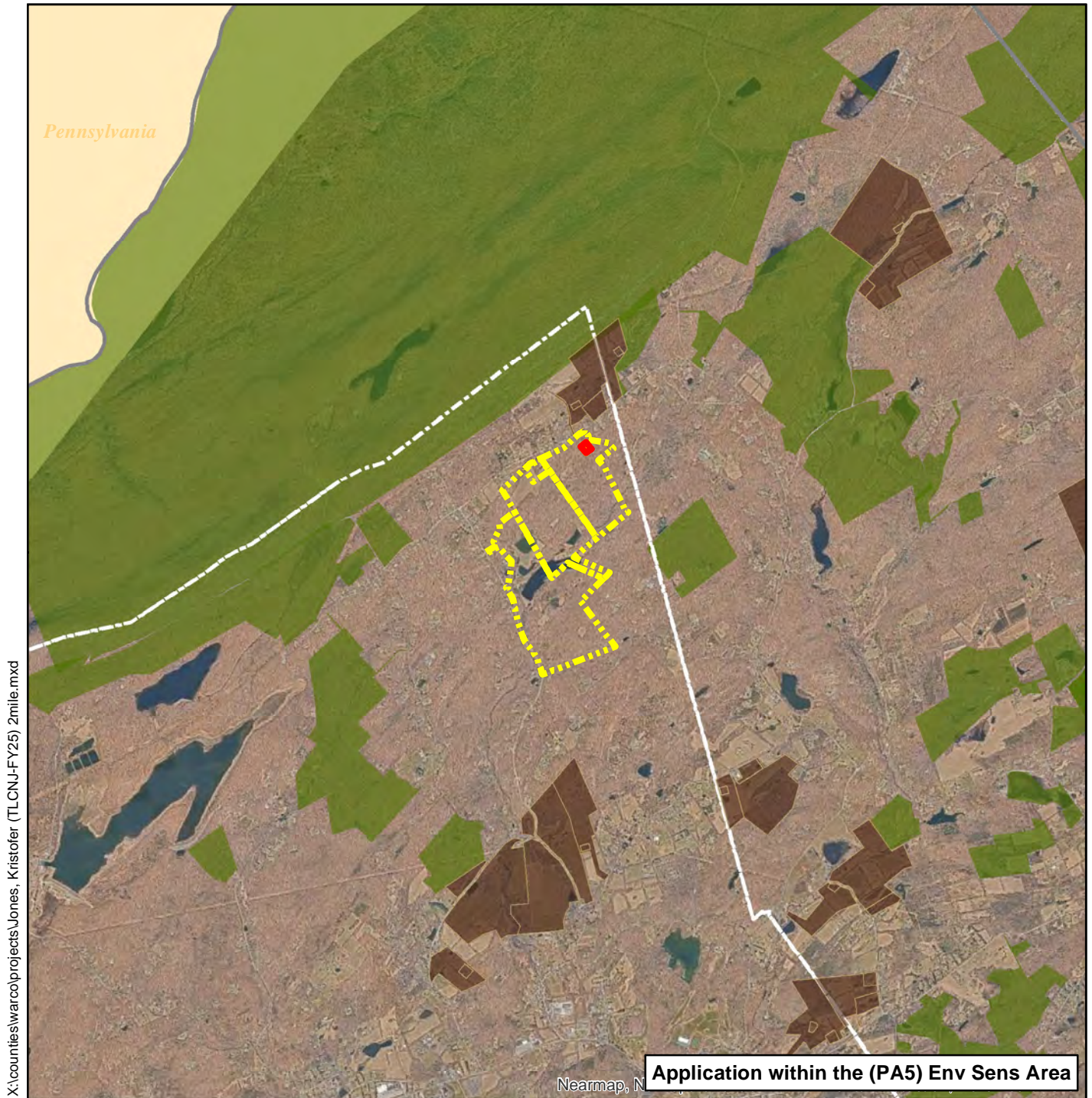
<input type="checkbox"/> 69 % Tillable	26.5 acres Tillable	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> 69 % Soils Supporting Ag	26.5 acres Supporting Ag	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> Development Potential?			
<input checked="" type="checkbox"/> Additional Development Possible		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> Sufficient Legal Access to Property		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input checked="" type="checkbox"/> Additional Development via Development Credits		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

<b>MINIMUM RANK SCORE</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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County's Average Score on Record	65
70% County's Average Rank Score	45
Quality Score of Application as determined by SADC	60.83

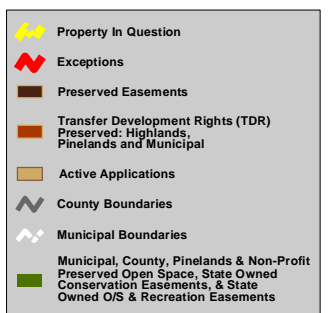


# Preserved Farms and Active Applications Within Two Miles



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jones, Kristofer (TLCNJ-FY25)  
Block 103 Lots P/O 1 (79.96 ac); 5 (98.87 ac); 9 (162.88 ac);  
& P/O 1-EN (non-severable exception - 1.02 ac)  
Gross Total = 342.73 ac  
Blairstown Twp., Warren County



2,000 1,000 0 2,000 4,000 6,000 Feet

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

**Sources:**  
NJ Farmland Preservation Program  
NJOTIT "Parcels and MDO-IV Composite of New Jersey"  
Green Acres Conservation Easement Data  
NJDEP "Land Use/Land Cover of New Jersey 2020"  
NJDEP Open Space (Various Layers)  
NJ Highlands Council "Preservation and Planning Area"  
NJOTIT/Near Map "Basemap/Ortho Natural 2023 NJ"

July 8, 2024

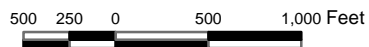


# Wetlands



**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**









Jones, Kristofer (TLCNJ-FY25)  
Block 103 Lots P/O 1 (79.96 ac); 5 (98.87 ac); 9 (162.88 ac);  
& P/O 1-EN (non-severable exception - 1.02 ac)  
Gross Total = 342.73 ac  
Blairstown Twp., Warren County



**Sources:**  
 NJ Farmland Preservation Program  
 NJOIT "Parcels and MOD-IV Composite of New Jersey"  
 Green Acres Conservation Easement Data  
 NJDEP "Land Use/Land Cover of New Jersey 2020"  
 NJDEP Open Space (Various Layers)  
 NJDOT "Road Centerlines of NJ, Hosted, 3424"  
 NJ Highlands Council "Preservation and Planning Area"  
 NJOIT/Near Map "Basemap/Orthos Natural 2023 NJ"

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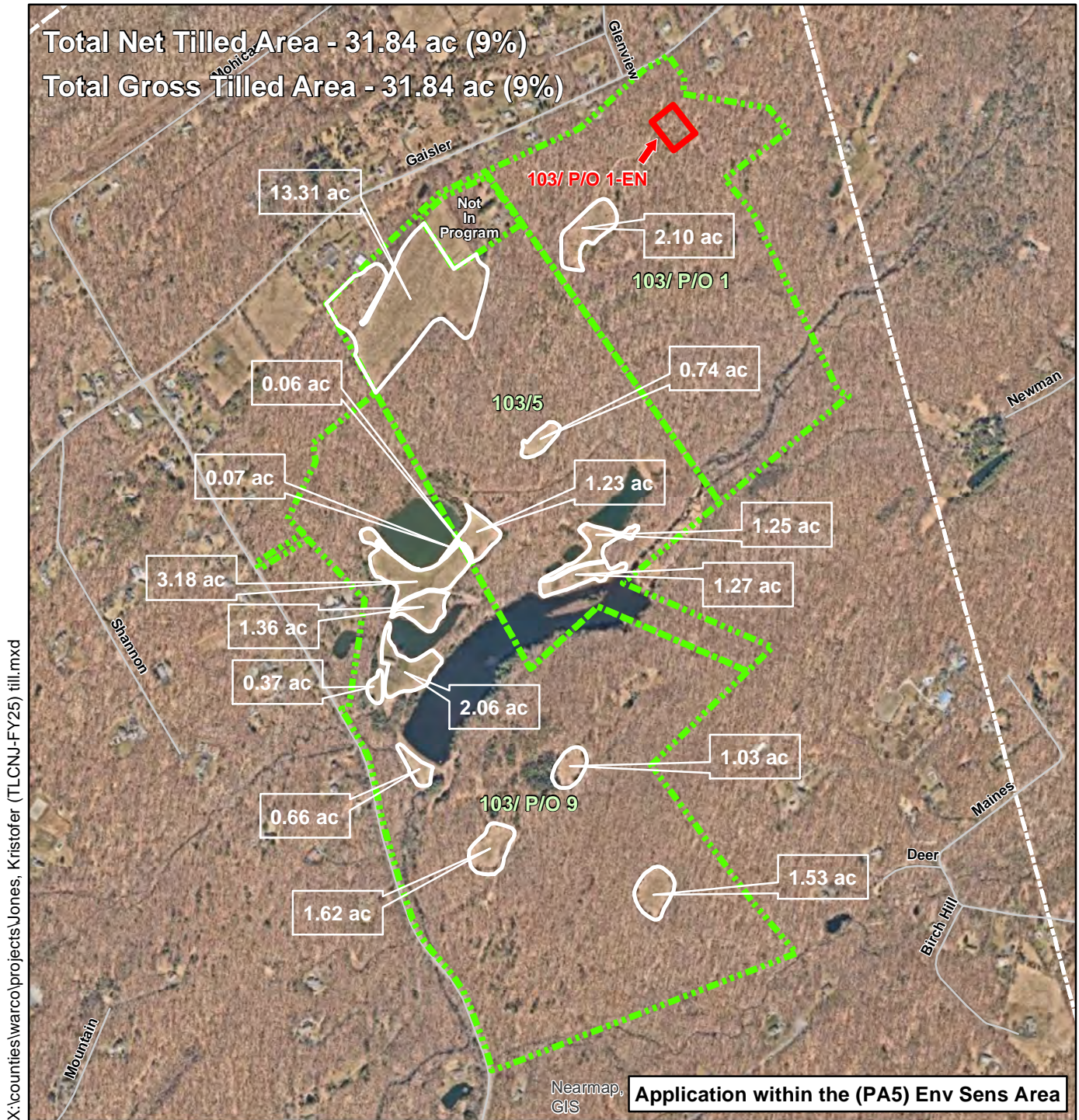


-  Property In Question
-  EN - (Non-Severable) Exception
-  Wetlands Boundaries
-  Limited Access Hwys
-  Federal or State Hwys
-  County Roads
-  Municipal/Local Roads
-  Municipal, County and Non-Profit Preserved Open Space, State Owned Conservation Easements, State Owned Q/S & Recreation Easements, & Pinelands PDCs and Preserved Lands

**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
U - Uplands/Non-Wetlands  
B - 300' Buffer  
W - Water



# Tillable Area



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Jones, Kristofer (TLCNJ-FY25)  
Block 103 Lots P/O 1 (79.96 ac); 5 (98.87 ac); 9 (162.88 ac);  
& P/O 1-EN (non-severable exception - 1.02 ac)  
Gross Total = 342.73 ac  
Blairstown Twp., Warren County

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Sources:  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD-IV Composite of New Jersey"  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
NJDOT/Near Map "Basemap/Orthos Natural 2023 NJ"

July 8, 2024

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report  
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS RECEIVED CONDITIONAL GREENLIGHT APPROVAL**

**GENERAL INFORMATION**

COUNTY OF	Warren	Blairstown Twp. 2104
APPLICANT	Jones, Kristofer (TLCNJ-FY25)	SADC ID # 21-0063-NP
Address	37A Gaisler Rd., Blairstown, NJ 07825	

**Blocks and Lots**

Gross Acres on Application 342.73

Blairstown Twp.	2104	Block	103	Lot	1	80.98 ACRES
Blairstown Twp.	2104	Block	103	Lot	5	98.87 ACRES
Blairstown Twp.	2104	Block	103	Lot	9	162.88 ACRES

**Exceptions**

Exception Acres on Application 1

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
1	Future single family residence				0	0
Location: War - Blairstown Twp. Block:103 Lot:1 - Northeast area of lot 1						
The Exception will be limited to 1 single family residential unit(s).						
The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 341.73

**HOUSING AND OTHER STRUCTURES ON PREMISES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Other (Non Residence)	N	N	Outhouse
Standard Single Family	N	N	

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	1
Existing Single Family Residential Unit(s) on Exception	0
Future Single Family Residential Unit(s) on Exception	1
Eligible RDSOs	
Approved RDSOs	

**Additional Conditions or Restrictions:** NONE

**TYPE OF AGRICULTURAL OPERATION**

**\*\* NONE LOGGED \*\***

SOILS:	<u>% of Net</u>	<u>% of Gross</u>
Other	100.00%	100.00%
TILLABLE SOILS:	<u>% of Net</u>	<u>% of Gross</u>
Cropland Harvested	9.00%	9.00%
Wetlands/Water	10.00%	10.00%
Woodlands	81.00%	81.00%
SEPTIC:	<u>% of Net</u>	<u>% of Gross</u>
Very Limited	96.00%	96.00%
Not Rated	4.00%	4.00%

**C1-Stream:** Yes



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

WETLANDS:	<u>% of Net</u>	<u>% of Gross</u>
Freshwater Wetlands	3.00%	3.00%
Uplands/Non-Wetlands	90.00%	90.00%
Water Bodies	7.00%	7.00%

**SUBDIVISION OF THE PREMISES**

Status Preliminary Final Approval Scale  
No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**  
**\*\* NONE LOGGED \*\***

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

<u>Type</u>	Other
<u>Description</u>	
<u>Affect</u>	
<u>Viability</u>	
<u>Notes</u>	(2) Access easements (see deeds)

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA5) Environmentally Sensitive

HIGHLANDS REGION ☐ YES ☒ NO ELIGIBLE FOR 04 ZONING ☐ YES ☒ NO  
PINELANDS REGION ☐ YES ☒ NO

**MINIMUM ELIGIBILITY CRITERIA**

☒ YES ☐ NO

<input type="checkbox"/> 9 % Tillable	31.8 acres Tillable	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> 9 % Soils Supporting Ag	31.8 acres Supporting Ag	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> Development Potential?			
■ Additional Development Possible		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
■ Sufficient Legal Access to Property		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
■ Additional Development via Development Credits		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

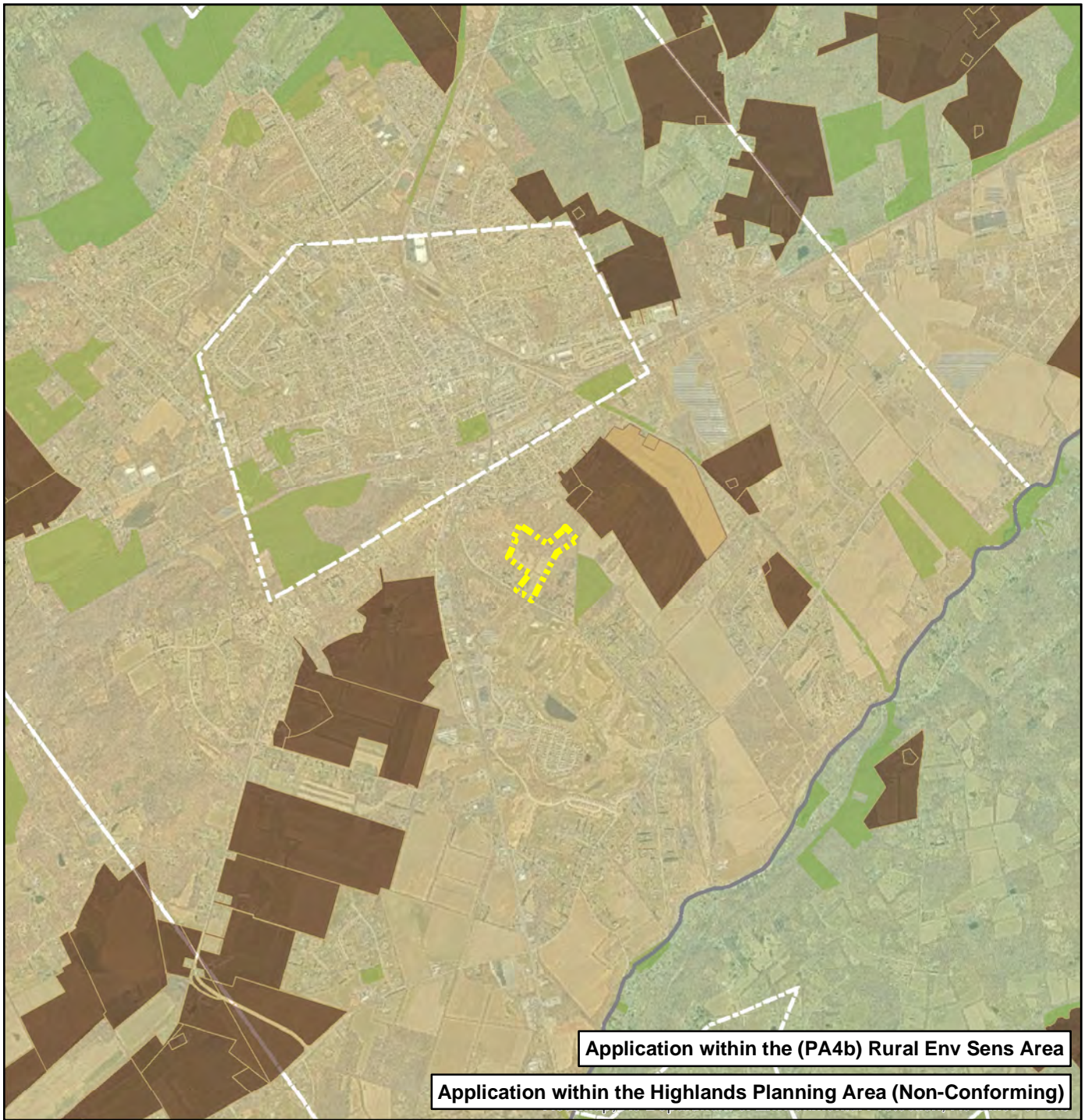
**MINIMUM RANK SCORE**

☒ YES ☐ NO

County's Average Score on Record	65
70% County's Average Rank Score	45
Quality Score of Application as determined by SADC	51.96

# Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\projects\Harrison, Randy S. & Joann (TLCNJ-FY25) 2mile.mxd

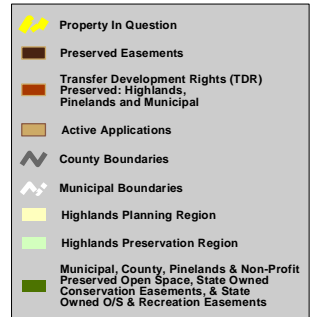


## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harrison, Randy S. & Joann (TLCNJ-FY25)  
Block 48 Lot 81 (27.12 ac)  
Gross Total = 27.12 ac  
Washington Twp., Warren County

2,000 1,000 0 2,000 4,000 6,000 Feet

**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors



**Sources:**  
NJ Farmland Preservation Program  
NJOTIT "Parcels and MOD-IV Composite of New Jersey"  
Green Acres Conservation Easement Data  
NJDEP "Land Use/Land Cover of New Jersey 2020"  
NJDEP Open Space (Various Layers)  
NJ Highlands Council "Preservation and Planning Area"  
NJOTIT/Near Map "Basemap/Orthos Natural 2023 NJ"

July 3, 2024



# Wetlands



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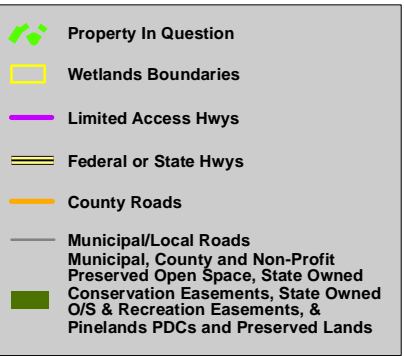
## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Harrison, Randy S. & Joann (TLCNJ-FY25)  
Block 48 Lot 81 (27.12 ac)  
Gross Total = 27.12 ac  
Washington Twp., Warren County



Sources:  
NJ Farmland Preservation Program  
NJOTI "Parcels and MOD-IV Composite of New Jersey"  
Green Acres Conservation Easement Data  
NJDEP "Tidelands Claim Line of NJ"  
NJDEP "Land Use/Land Cover of New Jersey 2020"  
NJDEP Open Space (Various Layers)  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
NJ Highlands Council "Preservation and Planning Area"  
NJOTI/Near Map "Basemap/Orthos Natural 2023 NJ"

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**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
U - Uplands/Non-Wetlands  
B - 300' Buffer  
W - Water



State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Warren	Washington Twp. 2122
APPLICANT	Harrison, Randy S. & Joann (TLCNJ-FY25)	SADC ID # 21-0064-NP
Address	75 Springtown Rd., Washington, NJ 07882	

**Blocks and Lots**

Gross Acres on Application 27.12

Washington Twp.	2122	Block	48	Lot	81	27.12 ACRES
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**Exceptions**

Exception Acres on Application 0

**NET ACRES**

Net Acres on Application 27.12

**HOUSING AND OTHER STRUCTURES ON PREMISES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Standard Single Family	N	N	
Barn	N	N	
Chicken Coop	Y	N	
Shed	N	N	Storage

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	1
Existing Single Family Residential Unit(s) on Exception	
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

**Additional Conditions or Restrictions:** NONE

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Other	60.00%	60.00%
Prime	38.00%	38.00%
Statewide	2.00%	2.00%

**TILLABLE SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Cropland Harvested	53.00%	53.00%
Wetlands/Water	4.00%	4.00%
Woodlands	43.00%	43.00%

**SEPTIC:**

	<u>% of Net</u>	<u>% of Gross</u>
Not Limited	58.00%	58.00%
Somewhat Limited	38.00%	38.00%
Very Limited	4.00%	4.00%

**WETLANDS:**

	<u>% of Net</u>	<u>% of Gross</u>
Freshwater Wetlands	4.00%	4.00%
Uplands/Non-Wetlands	96.00%	96.00%

**C1-Stream:** No

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

**SUBDIVISION OF THE PREMISES**

Status Preliminary Final Approval Scale  
No Value Selected

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

\*\* NONE LOGGED \*\*

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(PA4b) Rural and Environmentally Sensitive

**HIGHLANDS REGION** ☒ YES ☐ NO **ELIGIBLE FOR 04 ZONING** ☐ YES ☒ NO

Highlands Planning Area  
Conservation Land Use Capability Zone  
Conservation Constrained Land Use Capability Zone

**PINELANDS REGION** ☐ YES ☒ NO

**MINIMUM ELIGIBILITY CRITERIA**

☐ YES ☒ NO

<input type="checkbox"/> 53 % Tillable	14.5 acres Tillable	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> 53 % Soils Supporting Ag	14.5 acres Supporting Ag	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> Development Potential?			
■ Additional Development Possible		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
■ Sufficient Legal Access to Property		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
■ Additional Development via Development Credits		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

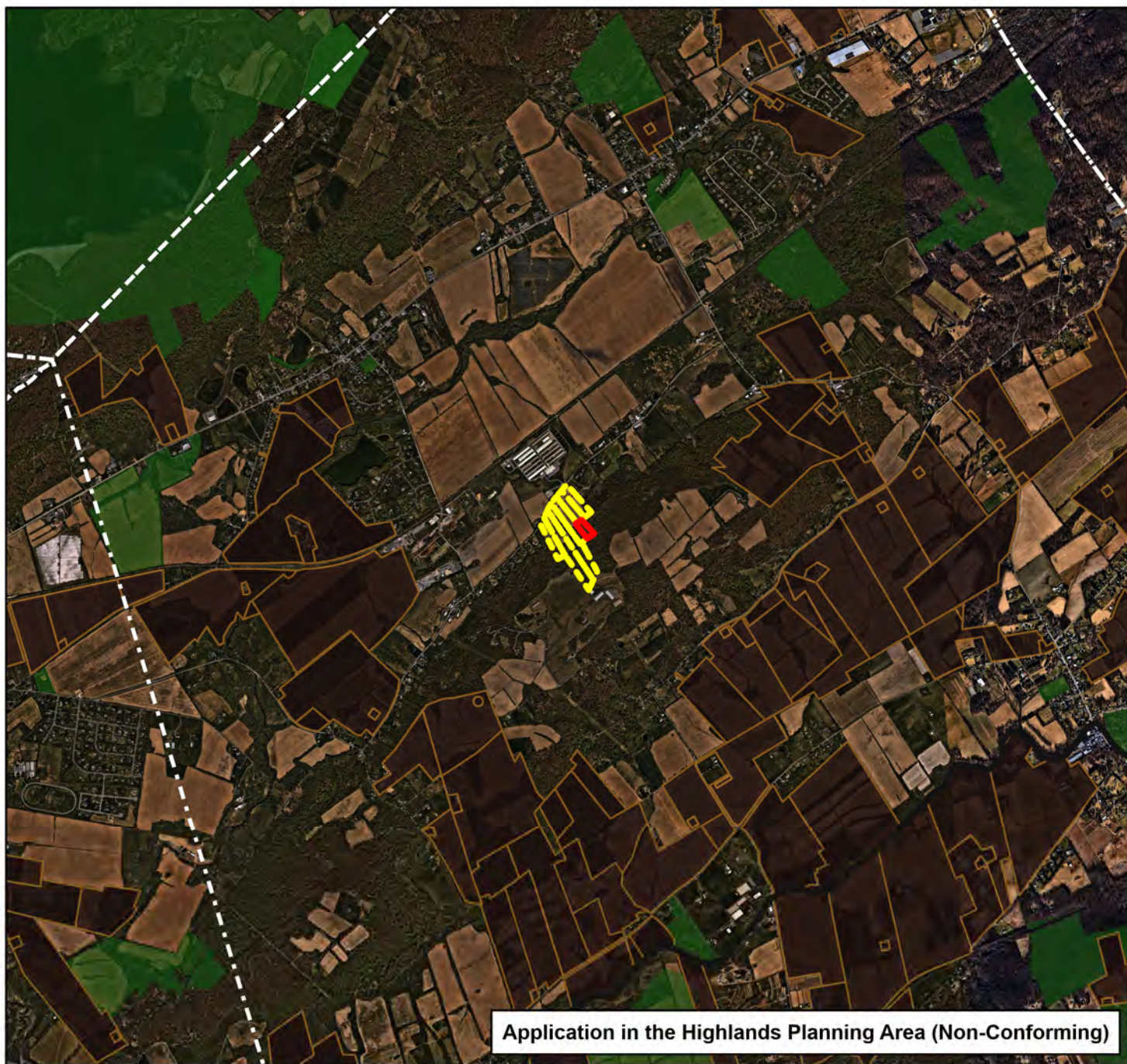
**MINIMUM RANK SCORE**

☒ YES ☐ NO

County's Average Score on Record	65
70% County's Average Rank Score	45
Quality Score of Application as determined by SADC	50.34

# Preserved Farms and Active Applications Within Two Miles

X:\counties\warco\Pro Projects\



Application in the Highlands Planning Area (Non-Conforming)

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Good Springs, LLC (TLCNJ-FY25)  
Block 45 Lots 3.05 (4.19 ac); P/O 3.06 (4.20 ac);  
P/O 3.06-EN (non-severable exception - 2.07 ac);  
P/O 3.07 (6.23 ac); 3.08 (9.87 ac); 3.09 (10.67 ac) & 3.10 (4.10 ac)  
Gross Total = 41.33 ac  
Franklin Twp., Warren County

0 1250 2500 5000 7500  
Feet

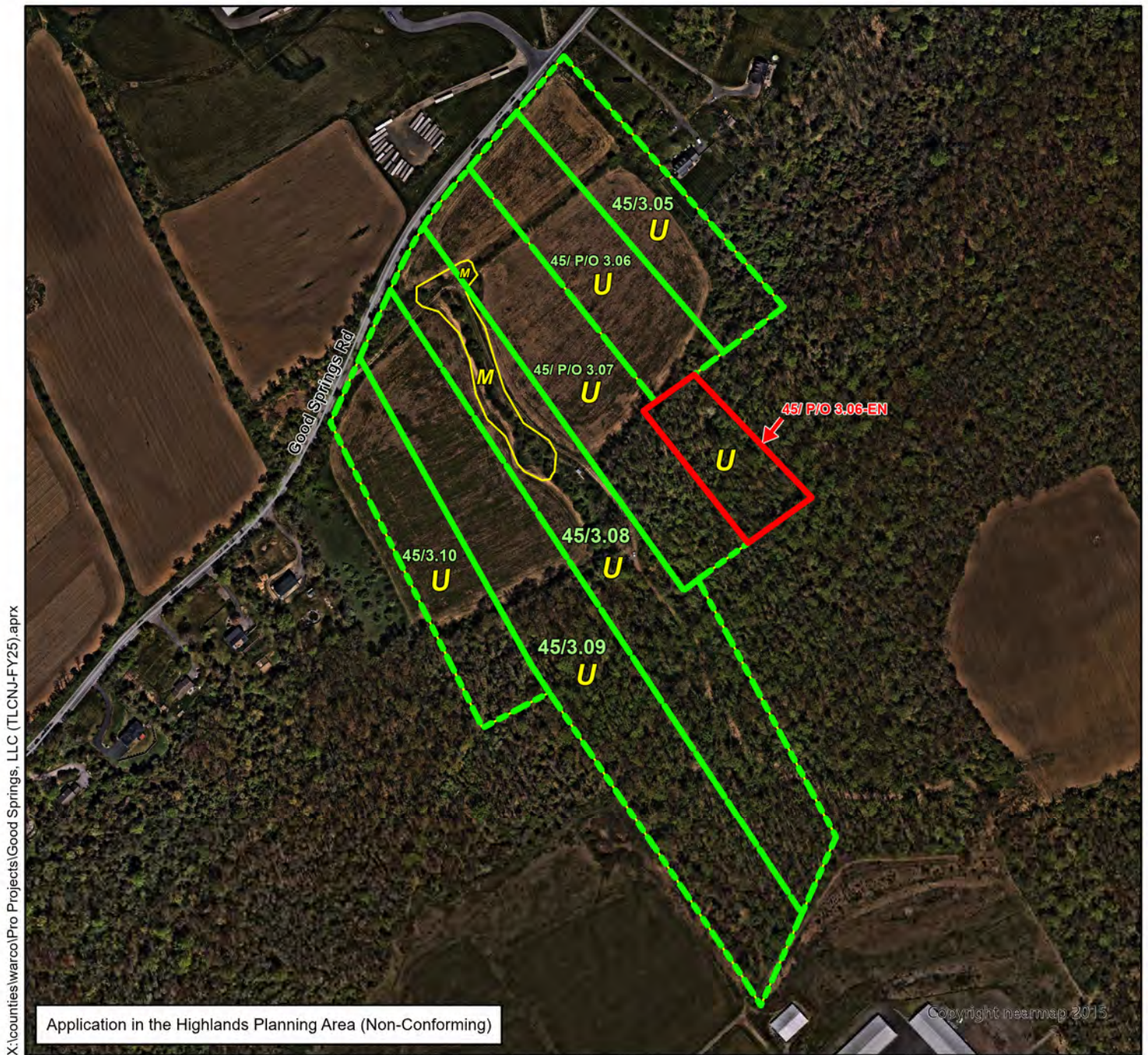


Sources:  
NJ Farmland Preservation Program  
NJGIT "Parcels and MOD-IV Composite of New Jersey"  
Green Acres Conservation Easement Data  
NJDEP Open Space (Various Layers) Management Areas  
Near Map "Vertical Aerial Imagery 2024"

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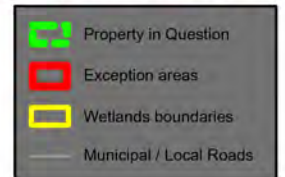


# Wetlands

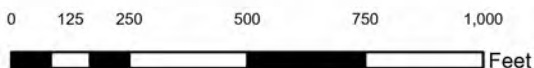


FARMLAND PRESERVATION PROGRAM  
NJ State Agriculture Development Committee

Good Springs, LLC (TLCNJ-FY25)  
Block 45 Lots 3.05 (4.19 ac); P/O 3.06 (4.20 ac);  
P/O 3.06-EN (non-severable exception - 2.07 ac);  
P/O 3.07 (6.23 ac); 3.08 (9.87 ac); 3.09 (10.67 ac) & 3.10 (4.10 ac)  
Gross Total = 41.33 ac  
Franklin Twp., Warren County



Sources:  
NJ Farmland Preservation Program  
NJDOT "Parcels and MOD-IV Composite of New Jersey"  
NJDOT "Road Centerlines of NJ, Hosted, 3424"  
Near Map "Vertical Aerial Imagery 2024"



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**Wetlands Legend:**  
F - Freshwater Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
U - Uplands/ Non-Wetlands  
B - 300' Buffer  
W - Water

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

**THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS**

**GENERAL INFORMATION**

COUNTY OF	Warren	Franklin Twp. 2105
APPLICANT	Good Springs LLC (TLCNJ-FY25)	SADC ID # 21-0062-NP
Address	117 Good Springs Rd., Asbury, NJ 08802	

**Blocks and Lots**

Gross Acres on Application 41.33

Franklin Twp.	2105	Block	45	Lot	3.10	4.1	ACRES
Franklin Twp.	2105	Block	45	Lot	3.09	10.67	ACRES
Franklin Twp.	2105	Block	45	Lot	3.08	9.87	ACRES
Franklin Twp.	2105	Block	45	Lot	3.07	6.23	ACRES
Franklin Twp.	2105	Block	45	Lot	3.06	6.27	ACRES
Franklin Twp.	2105	Block	45	Lot	3.05	4.19	ACRES

**Exceptions**

Exception Acres on Application 2.07

Acres	Reason	CADB Justification	Restrictions	Negative Impact	SADC Impact	Total Score
2.07	Future SFR				0	0
Location: War - Franklin Twp. Block:45 Lot:3.06 - bottom of lot 3.06 The Exception will be limited to 1 single family residential unit(s). The Exception is Nonseverable.						

**NET ACRES**

Net Acres on Application 39.26

**HOUSING AND OTHER STRUCTURES ON PREMISES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Shed	N	N	2

**SUMMARY OF HOUSING OPPORTUNITIES**

Existing Single Family Residential Unit(s) on Easement	0
Existing Single Family Residential Unit(s) on Exception	0
Future Single Family Residential Unit(s) on Exception	1
Eligible RDSOs	
Approved RDSOs	

**Additional Conditions or Restrictions:** NONE

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain

**SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Other	99.00%	99.00%
Statewide	1.00%	1.00%

**TILLABLE SOILS:**

	<u>% of Net</u>	<u>% of Gross</u>
Cropland Harvested	51.00%	48.00%
Woodlands	49.00%	52.00%

**SEPTIC:**

	<u>% of Net</u>	<u>% of Gross</u>
Not Limited	36.00%	34.00%
Somewhat Limited	1.00%	1.00%
Very Limited	63.00%	65.00%

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
GreenLight Approval and Quality Score Report  
Information subject to change/update as Application Proceeds to Final Approval and Closing

WETLANDS:		<u>% of Net</u>	<u>% of Gross</u>	C1-Stream: Yes
	Modified Ag	3.00%	3.00%	
	Uplands/Non-Wetlands	97.00%	97.00%	

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>
No Value Selected			

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review**

\*\* NONE LOGGED \*\*

**EASEMENTS AND RIGHT OF WAYS - Determined During Application Review**

\*\* NONE LOGGED \*\*

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

HIGHLANDS REGION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	ELIGIBLE FOR 04 ZONING	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Highlands Planning Area					

PINELANDS REGION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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**MINIMUM ELIGIBILITY CRITERIA**

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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<input type="checkbox"/> 51 % Tillable	19.9 acres Tillable	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> 51 % Soils Supporting Ag	19.9 acres Supporting Ag	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> Development Potential?			
■ Additional Development Possible		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
■ Sufficient Legal Access to Property		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
■ Additional Development via Development Credits		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

**MINIMUM RANK SCORE**

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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County's Average Score on Record	65
70% County's Average Rank Score	45
Quality Score of Application as determined by SADC	48.28