

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**  
**Department of Agriculture**  
**Market and Warren Streets**  
**1<sup>st</sup> Floor Auditorium**  
**Trenton, NJ 08625**

**REGULAR MEETING**

**September 27, 2012**

Vice Chairman Danser called the meeting to order at 9:10 a.m. Ms. Payne read the notice indicating the meeting was held in compliance with the Open Public Meetings Act.

Roll call indicated the following:

**Members Present**

Douglas Fisher, Chairperson (Arrived at 9:23 a.m. Left meeting at 1:53 p.m.)  
Monique Purcell, Acting Chairperson (Arrived at 1:53 p.m.)  
Renee Jones (rep. DEP Commissioner Martin) (Arrived at 9:15 a.m.)  
Brian Schilling (rep. Executive Dean Goodman)  
James Requa (rep. DCA Commissioner Constable)  
Ralph Siegel (rep. State Treasurer Sidamon-Eristoff)  
Denis Germano (Arrived at 9:15 a.m.)  
Torrey Reade (Arrived at 9:27 a.m.)  
Peter Johnson  
Jane R. Brodnecker  
Alan A. Danser  
James Waltman (arrived at 1:15 p.m.)

**Members Absent**

None

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Susan E. Payne, Executive Director  
Jason Stypinski, Deputy Attorney General

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**Others present as recorded on the attendance sheet:** Heidi Winzinger, Brian Smith, Timothy Brill, Paul Burns, Ed Ireland, Dan Knox, Charles Roohr, Judy Andrejko, Hope Gruzlovic, Bryan Lofberg, Cindy Roberts, Jessica Uttal, Patricia Riccitello and Sandy Giambrone, SADC staff; Kerstin Sundstrom, Governor's Authorities Unit; Barbara Ernst, Cape May CADB; Nicki Goger, New Jersey Farm Bureau; Dan Pace, Mercer County Agriculture Development Board; Laurie

Sobel, Middlesex County Agriculture Development Board; Jennifer Gonzalez, Passaic County Agriculture Development Board; Donna Traylor, Sussex County Agriculture Development Board; Amanda Brockwell, Monmouth County Agriculture Development Board; Katherine Coyle and Tina Boyer, Morris County Agriculture Development Board; Ryan Allen, Ocean County Development Board; Tracy Carluccio, Delaware Riverkeeper Network; Kevin Dugan, general public, Sussex County and Glorianne Robbi, East Amwell Township Farmland and Open Space Committee, Hunterdon County.

### Minutes

#### A. SADC Regular Meeting of July 26, 2012 (Open and Closed Session)

It was moved by Mr. Requa and seconded by Ms. Brodhecker to approve the open session minutes and the closed session minutes of the SADC regular meeting of July 26, 2012. The motion was approved. (Mr. Germano and Ms. Reade were absent for the vote.)

### REPORT OF THE CHAIRPERSON

Deferred until Chairman Fisher arrives.

Chairman Fisher arrived at 9:23 a.m. and provided the following report.

- Lieutenant Governor Guadagno has been touring agriculture around the state at the suggestion of the Department of Agriculture. She became a real disciple for agriculture and has been talking about the tour in interviews with various publications.
- Chairman Fisher welcomed Mr. Johnson to the SADC. He stated that Mr. Johnson runs a wonderful operation in Burlington County and has a great wealth of experience to bring to the SADC from both the farming side and his interest in farmland preservation over the years.
- Chairman Fisher stated there are two new members of the State Board of Agriculture – Marilyn Russo and Martin Bullock who have begun their positions on that Board. He stated he is delighted to have people step up and serve the agricultural interests of this state.
- Chairman Fisher noted the cake in honor of the 200,000-acre farmland preservation milestone reached on September 11, 2012. He stated that it is a huge milestone for the program and a tribute to everyone on the SADC, our private and public partners, and the voters throughout the state who

consistently approve the bond measures, that we were able to accomplish this.

- Chairman Fisher noted release of the second half of the 2009 bond money released, which is the last remaining State funding available for farmland preservation at this time. We know that it will take a lot more money to be able to complete our mission, which is preserving a sufficient land base of about 550,000 acres so that we know agriculture will be there for future generations.

### **REPORT OF THE EXECUTIVE DIRECTOR**

Ms. Payne discussed the following with the Committee:

- SADC's 200,000<sup>th</sup> Acre Preserved Event

Ms. Payne offered everyone a piece of cake in celebration of the 200,000-acre milestone. She noted that the SADC passed the 100,000 acre threshold in 2002, almost exactly 10 years prior. She stated there will be a formal announcement on Tuesday, October 9<sup>th</sup> at 1:00 p.m. at a farm in Upper Pittsgrove Township, Salem County. Everyone has been invited, including all of the SADC members over the past 10 years, county and local partners, the agricultural community and the nonprofit community. She noted that this is a significant achievement from a national perspective as well. She examined American Farmland Trust figures to determine where New Jersey stands in its farmland protection efforts compared to the rest of the country, and found it quite striking. In terms of the agricultural land base, New Jersey has preserved about 26 percent of its farmland base; Delaware is the next closest at 9%. The SADC is very sensitive and aware of the fact that the policies and regulations that dictate what can and cannot happen on preserved farmland will have a profound impact on the agricultural industry – and more so in the future as the percentage of preserved farmland continues to increase. New Jersey has spent more public funds on farmland retention than any other country in the nation. The level of commitment here at the municipal, county, and state level is unmatched by any other state in the nation. That is in part a reflection of how expensive our farms are. New Jersey and Massachusetts are almost neck and neck in terms of average easement value, which is a little over \$11,000 per acre.

New Jersey ranks 2nd nationally in the number of farms that have been preserved, i.e., in terms of number of preservation transactions. It takes a lot of farms, over 2,000, to reach 200,000 acres. New Jersey is second only to Pennsylvania in the number of farms that have been preserved. New Jersey is 3rd in the nation in the total number of acres protected for farmland, after Pennsylvania and Maryland.

These figures apply just to farmland preservation; Colorado has a program that is somewhat blended. This is really an extraordinary achievement and Ms. Payne thanked everyone involved for all their efforts to achieve this milestone.

- New SADC Farmer Member

Ms. Payne introduced Mr. Johnson to the Committee. Mr. Johnson is the new farmer member of the SADC, filling the vacancy left by Dr. Dey. He is from Medford Township, Burlington County.

Mr. Johnson stated he was thrilled to be a part of the SADC. He stated he has 15 plus years on the County board in Burlington County and half as many with the County Agriculture Development Board. He stated that he is a direct marketer, and he and his brother own and operate Johnson's Corner Farm in Medford. The farm was preserved in 2002 and they farm 115 acres of fruits and vegetables. They direct market all of that through their farm market or their pick-your-own operation. They have been doing agritourism since before it had a name and it is a huge part of their operation, so he looks forward to having some positive input regarding that.

- Princeton Nurseries

Ms. Payne stated that the Princeton Nurseries transaction has closed, which was a huge accomplishment for both the Farmland Preservation Program and Green Acres Program. It was a 1,900-acre transaction, with about 850 acres preserved under the Farmland Preservation Program and about 1,050 acres preserved for wildlife habitat and parks and recreation. Many partners made this a reality in addition to the State agencies. Mercer, Monmouth and Burlington Counties, Upper Freehold Township and North Hanover Township were all financial partners, and Monmouth County Conservation Foundation also played a role. Mr. Knox stated that the closing actually took two days to complete. They met one day for 10 to 11 hours to go through all the documents for a pre-closing and then met the next day to actually do the closing, which took an additional 6 to 8 hours. Ms. Jones stated she thought there were 98 deeds that were recorded. She thanked Mr. Knox and Ms. Winzinger and the entire acquisition staff for making it happen.

- Quaker Valley Farms (denHollander) Decision

Ms. Payne stated that the SADC's request for summary judgment on the motion regarding Quaker Valley Farms (QVF) was approved by the Court. The Court issued summary judgment in favor of the SADC, finding that QVF had destroyed at least 14 acres of prime soil and in doing so violated the deed of easement.



There was immediate reaction from the agriculture community regarding whether this meant that hoop houses cannot be erected on a preserved farm. Clearly that is not what this means and within two days an advisory was sent out to the agricultural community to clarify that. This court case was about physical destruction of soils and it is confined to that. The case is now in the remedy phase. Staff will discuss this further in closed session. This is a big accomplishment for the program to win that case so decidedly.

- On-Farm Direct Marketing AMP

Ms. Payne stated that the On-Farm Direct Marketing AMP has been redrafted based on the many comments the SADC received and sent back to the working group. The working group will meet on October 4th to review it.

- Solar Rule

Ms. Payne stated that the solar rule that the Committee approved at its last meeting was published in the NJ Register on September 17<sup>th</sup>. The 60-day comment period expires November 16<sup>th</sup>. These are the rules that will guide the development of solar facilities on preserved farmland.

## **COMMUNICATIONS**

Ms. Payne reminded the Committee to take home the various articles provided in the meeting binders. She indicated that there was correspondence received regarding the outstanding job that SADC Northern Acquisition Coordinator Stefanie Miller did regarding the Race Farms closing in Blirstown Township. Also included in the packet is a letter from Secretary Fisher to Nick Cassetta. Mr. Cassetta was the Administrator of the Atlantic County Agriculture Development Board. He retired after 38 years of service and will be missed. Ms. Payne also referred the Committee to the SADC Staff Contacts by Topic Area listing, showing the various functional sections of the SADC and the staff responsible for those areas. Also provided was the SADC Organizational Chart for the Committee's reference.

## **PUBLIC COMMENT**

Tracy Carluccio, Deputy Director of the Delaware Riverkeepers' Network, addressed the Committee regarding the Quaker Valley Farms (denHollander) decision and related issues. She provided the Committee with copies of a letter that they are submitting today. She thanked the SADC for its diligent work and

the State of New Jersey for its excellent prosecution of this matter. She stated that it was a matter of public importance for the taxpayer that the State stood up for the monies that have been invested in those soils and also for the future of farmland. It sets a really important precedent. She is here today representing the Delaware Riverkeepers Network because they understand there is remedial action that is yet to be taken. There was in the ruling a statement that a conference would happen and they understand that perhaps that conference did happen. They want to have some sort of public process if the SADC could work that out for input from the public in terms of not only their opinions but concerns that have arisen on the public level and also any technical assistance that can be provided. She has a few suggestions and she has sent an email already regarding that to Ms. Payne, and those suggestions are also attached at the end of the letter she is providing to the Committee today.

Ms. Carluccio stated that she came today to emphasize that they think QVF should be required to do everything and anything possible to make the public and that farmland whole. There needs to be real restitution made, not a half-way measure, and that will take time and a lot of expertise. They are advocating for a full, as much as possible, renovation of that property. The prime soils were rated so high, 28.21 out of 30 possible points. So, there is a loss there of very important soils. It made that farm very valuable to the State and the public. She quoted the Rutgers School of Environmental and Biological Sciences as saying "the characteristics of the land that made it ideal for farming have been stripped away. These qualities took 20,000 years to naturally form through geologic events and now require remediation to return the land to its prior state." She felt that was a very important statement that it needs to be brought back to where it was, not just think about how to have Mr. denHollander take some measures.

Ms. Carluccio stated that over the years they have submitted many letters and documents for the record with the SADC about QVF and Garden State Growers and the very important reports that have been done by Rutgers and put on the record and used by the court. However, the public, as evidenced by over 80 organizations and individuals that signed a letter that was submitted to the SADC in 2008, were also very interested. That is why we are advocating for some public process and sunlight on this process.

Ms. Carluccio stated that she is also putting on the record today a couple of aerial photographs that have been taken of the soil destruction on the property, which shows that the entire field (she marked it with a red circle on the photo) was denuded and excavated. Also from 2008, she attached a photo of an earth-moving machine working on the 20-acre property and also a compaction machine. The compaction machine is compacting the soil under where the hoop houses were going. They feel in order to work out a fair remedy you have to have a really

good picture of what was lost. It is important to know that the entire field, even the areas underneath the partially completed structures, were compacted and soil was excavated from those areas. They feel this argues for the renovation of the entire parcel and the removal of all structures on the property. She stated that one of the reports from Rutgers states that the compaction of soil by doing away with the pores in the soil causes long-term damage and is contrary to the concept of agricultural sustainability. Also in that report it says that this kind of soil destruction cannot be tolerated on preserved farmland and is the antithesis of environmental stewardship and agricultural sustainability.

Ms. Carluccio stated she also attached, related to this compaction of soil, a memo from Chris Smith that was submitted to the SADC a few years back by Mr. John Peterson, who served on the Hunterdon CADB. That memo explains that deliberate soil compaction eliminates the pore-based soil functions and it permanently alters the soil's ability to function as nature designed. However, he points out that there are very special techniques to be used, that are called reconstitution of order, to retain what is left there and bring back properties of the soils to improved function. They really support these concepts of restoring the soil, removing the structures and looking at important features of the soils to be used as the plan for how to renovate is put into place. In their memo they call for long-term monitoring and maintenance, and Mr. Smith in his memo makes it very clear as to why that is so important. It will require a long-term project. They also want to put on the record that Mr. denHollander has escaped what they feel is equitable penalty. In the past NJDEP when they found him violating environmental laws only gave him a slap on the wrist. She stated that she has put information about that in the letter to the Committee but basically he only got a \$32,000 fine, when the law would have allowed more than \$2 million for the destruction of environmental features on Garden State Growers property. She stated that they don't expect that the SADC would do anything like that. This is certainly a more robust analysis that will be done because you actually want to remedy and restore those soils but they really do not want to see that kind of thing repeated. The ongoing problems on this property are to the point now that even last month reports were made to the NJDEP based on air pollution and run-off problems. We feel that these ongoing problems there show that we really need to have a lot of oversight because we do not have a lot of faith in Mr. denHollander to carry it out on his own. We, as an organization, are concerned about what has happened to the aquifer and the community there as they suffer day in and day out with these ongoing activities. Their major concern is the proximity to the Locketone Creek, which actually has some springs right on the property and is right next to and flows from that land, is a Category 1 stream and has very special features. It also provides drinking water downstream on to the Delaware River to 2.9 million people and 500,000 people through the D&R Canal who drink the water that is partially contributed by the Locketone Creek. These issues should

also be considered in terms of impact. She stated that they also point out that the destruction of farmland adjacent to a stream has impacts on the base flow of the stream; it reduces healthy base flow and increases storm water runoff and flooding and causes problems in terms of ecosystem viability. They would like the SADC to also consider those impacts when considering the importance of a comprehensive restoration program.

Chairman Fisher arrived at this point in time and presided over the meeting.

### **NEW BUSINESS**

#### **A. Eight Year Farmland Preservation Program – Renewals, Terminations and Withdrawals**

Ms. Payne referred the Committee to the Eight Year Program Summary Report showing two terminations of eight year programs -- the Fusco Farm in Upper Freehold Township, Monmouth County, and the Infante Farm in Millstone Township, Monmouth County. There were no renewals or withdrawals of eight year programs. The summary is for informational purposes and no Committee action was needed.

#### **B. Resolution for Final Approval: FY2009 Planning Incentive Grant (PIG) Program**

1. **Final Approval of a Municipal PIG Program and Plan**
  - a. Franklin Township, Hunterdon County

Mr. Brill referred the Committee to Resolution FY2013R9(1) for a request by Franklin Township, Hunterdon County, for final approval of its Planning Incentive Grant application, including the comprehensive farmland preservation plan and project area summary. He reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(1) granting final approval to the Franklin Township, Hunterdon County Planning Incentive Grant Application, including the Comprehensive Farmland Preservation Plan and Project Area Summary, as presented and discussed, subject to any conditions of said Resolution. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(1) is attached to and is a part of these minutes.)

#### **C. Resolution for Preliminary Approval – State Acquisition Program**

1. Wade Farm, Union Township, Hunterdon County

Ms. Winzinger referred the Committee to Resolution FY2013R9(2) for a request for preliminary approval of an "Other" farm in the Highlands Preservation Area, for the Linden Associates VI farm (Chris and Robert Wade), located in Union Township, Hunterdon County. The property is not within, but is in proximity to, the County Agriculture Development Area and both the county and municipal PIG project areas. The property is located within the NJ State Plan-designated Environmental Sensitive Area (PA5) and also within the Highlands Preservation Area's "High" Agriculture Priority Area (Schedule "C"). The SADC adopted the FY2006 Highlands Preservation Appropriation Expenditure Policy-Amended, which approves the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding. This property is a candidate for this funding source. Staff recommendation is to grant preliminary approval.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(2) granting preliminary approval to the Linden Associates VI (Chris and Robert Wade) farm, SADC # 10-0208DE, known as Block 12, Lot 1.01, Union Township, Hunterdon County, approximately 11.3 Net Acres, as presented and discussed and subject to any conditions of said Resolution. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(2) is attached to and is a part of these minutes.)

#### **D. Resolutions for Final Approval – Municipal Planning Incentive Grant Program**

SADC Staff referred the Committee to four requests for final approval under the Municipal Planning Incentive Grant program. She reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Requa and seconded by Mr. Germano to approve Resolution FY2013R9(3) through Resolution FY2013R9(6) granting final approval to the following applications, as presented and discussed, subject to any conditions of said Resolutions:

1. Dale and Diana Makatura and Sandra Search (Maplewood Farm)  
(Resolution FY2013R9(3)), SADC# 10-0322-PG  
Block 7, Lot 6, Kingwood Township, Hunterdon County, 110 Net Acres  
State cost share grant of \$5,700.00 per acre for an estimated total of \$627,000.00 (60% of the certified market value and 57% of the purchase price and estimated total cost). The SADC will utilize any remaining federal grant funds (estimated at \$22,000.00) from the USDA, NRCS under the FY11 Federal Farm and Ranch Lands Protection Program to offset SADC grant needs for this property.

Discussion: The property includes a 4-acre nonseverable exception for an existing single-family residence and farmstead. The Hunterdon Land Trust (HLT) submitted this

parcel application to the FY 2011 USDA, NRCS Federal Farm and Ranch Lands Protection Program and it has been determined that this property qualifies for federal funding. The landowner has agreed to the additional restrictions involved with using federal funding, including a 4.67% maximum impervious coverage restriction (approximately 5.13 acres available for impervious cover) on the lands being preserved outside of the exception area.

2. Pariso Family Trust (Resolution FY2013R9(4)), SADC #18-0202-PG  
Block 14001, Lot 27, Montgomery Township, Somerset County, approximately 12 Net Acres  
State cost share grant of \$11,400.00 per acre for an estimated total of \$136,800.00 (60% of the certified market value and 60% of the purchase price).

Discussion: The property includes a 1.5-acre nonseverable exception for an existing single-family residence and a future garage apartment. Montgomery Township has requested a ten percent impervious cover restriction be added to the Deed of Easement for the protection of water recharge and view shed, which equals approximately 1.2 acres of land available for the construction of agricultural and other related infrastructure permitted on the property outside of the exception area.

3. Ben Sorbello (Resolution Fy2013R9(5)), SADC # 08-0148-PG  
Block 49, Lot 2; Block 50, Lot 2, Woolwich Twp., Glo. County, 80.56 Acres  
State cost share grant of \$8,640.00 per acre for an estimated total of \$696,000.00 (60% of the certified market value and 60% of the purchase price and estimated total cost).

Discussion: The property has a one-acre nonseverable exception for, and restricted to, one single-family residence.

4. Tracie Vandergracht (Resolution FY2013R9(6)), SADC #08-0149-PG  
Block 55, Lot 3, Woodwich Township, Gloucester County, 18.8 Acres  
State cost share grant of \$6,361.54 per acre for an estimated total of \$119,597.00 (41.4% of the certified market value and 41.4% of the purchase price and estimated total cost.) Should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase as per NJAC 2:76-6.11.

Discussion: The property includes a one-acre nonseverable exception for a single-family residence. Based on the current grant need for this property there is a potential \$54,115.00 grant shortfall. Gloucester County inadvertently did not include the additional funding needed to cover the \$54,115.00 shortfall in "SADC" funding. The Gloucester CADB has assured SADC staff that the CADB and the County Board of

Chosen Freeholders have agreed to increase their cost share to 38.6% of the easement value or an estimated \$111,923.00 to cover this shortfall. Should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase on the Vandegracht farm, as outlined in said resolution.

The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(3) through Resolution FY2013R9(6) is attached to and is a part of these minutes.)

**E. Resolution for Final Approval: County Planning Incentive Grant Program**

Ms. Winzinger referred the Committee to nine requests for final approval under the County Planning Incentive Grant Program. She reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Ms. Brodhecker and seconded by Mr. Requa to approve Resolution FY2013R9(7) and Resolution FY2013R9(8) granting final approval to the following applications, as presented and discussed, and subject to any conditions of said resolutions:

1. Bezr Homes LLC/NAR Farm (Resolution FY2013R9(7)), SADC #08-0132-PG Block 1102, Lots 1, 2.01, 2.05, 3, 3.02, 5, 7; East Greenwich Township, Gloucester County, 114 acres  
State cost share equaling the amount of the final Federal Farm and Ranch Lands Protection Program grant estimated to be approximately \$999,500.00. The SADC grant will be funded and limited to federal grant monies available and no additional SADC grant funds can be sought for this property.

Discussion: The property includes a nonseverable exception of one acre restricted to one future single-family residence. At the County's request, the SADC submitted a parcel application to the USDA, NRCS Federal Farm and Ranch Lands Protection Program. The owners have agreed to the additional restrictions associated with the use of federal funding, including a 6.33% impervious cover restriction equal to approximately 7.15 acres of land available for the construction of agricultural and other related infrastructure permitted on the property outside of the exception area.

2. Daniel C. and Diane F. Cruzan (Resolution FY2013R9(8)). SADC #06-0087-PG Block 11, Lot 6, Hopewell Township, Cumberland County, 93 Acres  
State cost share of \$4,050.00 per acre (64.29% of the certified market value and purchase price). Competitive Grant funds will be utilized for this property.

Discussion: The property has one single-family residence on the land to be preserved and one 2.2 acre severable exception for a future single-family residence.

The motion was approved. (Mr. Waltman was absent for the vote.) A copy of Resolution FY2013R9(7) and Resolution FY2013R9(8) is attached to and is a part of these minutes.)

**Note: Ms. Brodhecker recused herself from any discussion/action pertaining to the following landowners to avoid the appearance of a conflict of interest. Ms. Brodhecker is the Chairperson of the Sussex County Agriculture Development Board.**

It was moved by Mr. Danser and seconded by Mr. Germano to approve Resolution FY2013R9(9) through Resolution FY2013R9(15) granting final approval to the following applications, as presented and discussed, and subject to any conditions of said resolutions:

1. David Lane (Resolution FY2013R9(9)), SADC # 19-0021-PG  
Block 138, Lot 4.01, Wantage Township, Sussex County, 125 Net Acres  
State cost share grant of \$2,500.00 per acre (71.43% of the certified market value) for a total grant of approximately \$321,875.00. Base grant funds will be utilized for this property

Discussion: The property has one existing single-family residence, zero residences used for agricultural labor, no exceptions and no pre-existing nonagricultural uses. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 128.75 acres will be utilized to calculate the SADC grant need.

2. Judith Keyes (Resolution FY2013R9(10)), SADC # 19-0024-PG  
Block 1.02, Lot 14, Wantage Township, Sussex County, 43 Net Acres  
State cost share of \$1,920.00 per acre (73.85% of the certified market value) for a total grant of approximately \$84,483.07. Base grant funds will be utilized for this property.

Discussion: The property has zero single family residences, zero residences used for agricultural labor, and no pre-existing nonagricultural uses in the area to be preserved outside of the exception area. There is a one-acre nonseverable exception for one future single-family residence. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 44.002 acres will be utilized to calculate the SADC grant need.



3. Mario Mazza/MC Land Trust of Frankford (Resolution FY2013R9(11)), SADC #19-0027-PG  
Block 29, Lot 17, Frankford Township, Sussex County, 104 Net Acres  
State cost share grant of \$3,160.00 per acre (68.70% of the certified market value) for a total grant of approximately \$337,522.76. Base grant funds will be utilized for this property.

Discussion: The property has one existing single-family residence, zero residences used for agricultural labor, and no exceptions or pre-existing nonagricultural uses. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 106.811 acres will be utilized to calculate the SADC grant need.

The motion was approved. (Ms. Brodhecker recused herself from the vote. Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(9) through Resolution FH2013R9(11) is attached to and is a part of these minutes.)

Remaining Requests for Final Approval – County PIG Program:

It was moved by Mr. Danser and seconded by Mr. Germano to approve Resolution FY2013R9(12) through Resolution FY2013R9(15) granting final approval to the following applications, as presented and discussed and subject to an amendment to language in Resolution FY2013R9(14) for Lustgarten # 3 as discussed, and subject to any conditions of said Resolutions:

1. Frank & Ella Mae Battipaglia (Resolution FY2013R9(12)), SADC #16-0001-PG  
Block 15101, Lot 16, West Milford Township, Passaic County, 45 Acres  
State cost share grant at \$14,400.00 per acre (60% of the certified market value and purchase price) for a total of approximately \$667,440.00. Base grant funds will be utilized for this property.

Discussion: The property contains one single-family residence and one apartment for agricultural labor. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 46.35 acres will be utilized to calculate the grant need.

2. Kenneth Lustgarten - # 1(Resolution FY2013R9(13)), SADC #13-0429-PG  
Block 34, Lot 27, Upper Freehold Township, Monmouth County, 89 Net Acres  
State cost share grant of \$8,400.00 per acre (60% of the certified market value) for a total grant need of approximately \$770,028.00. The SADC approves a one acre nonseverable exception and a nine-acre severable exception. The nine-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both a pond within the severable

exception area and Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC. The county has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 91.67 acres will be utilized to calculate the grant need. Base grant funds will be utilized for this property.

Discussion: The property has a 1-acre nonseverable exception area for a future single-family residence and a 9-acre severable exception area to accommodate Monmouth County's Lahaway Creek Greenway with access via the severable exception area on Farm #2. The 9-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both the pond within the severable exception area and Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC. Monmouth County has informed the SADC that it plans to eventually connect the 9-acre open space area with lands the County is planning to acquire in fee in conjunction with the preservation of the Lustgarten # 2 farm through the SADC State Acquisition program.

3. Kenneth Lustgarten #3(aka 6A) (Resolution FY2013R9(14)), SADC#13-0439-PG Lustgarten # 3 (6A) equals 65 Acres. Lustgarten 3 and 4 are contingent on a subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into respective lots prior to closing. State cost share grant of \$9,300.00 per acre (60% of the certified market value) for a total grant need of approximately \$622,635.00. The condition of certification that the subdivision of the property be completed prior to final approval along with the irrigation easement (approved by the SADC) in place on Lustgarten 4, Lot 6B prior to final review, was extended to the time of closing document submission. Base grant funds will be utilized for this property. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 66.95 acres will be utilized to calculate the grant need.

Discussion: Lustgarten # 3 and 4 are contingent on a subdivision of Block 32, Lot 6 prior to closing. The property has zero existing single-family residences, zero residences used for agricultural labor in the area to be preserved outside the exception area and no pre-existing nonagricultural uses. It has a 1-acre nonseverable exception area around an existing residence and a 7-acre severable exception area limited to one future single-family residence. The property currently utilizes a pond located on Lustgarten 4 for irrigation purposes. There will be an irrigation easement (approved by the SADC) in place at the time of closing on Lustgarten 4 to provide water access to this property.

Mr. Danser stated that the seventh "whereas" said the property has zero existing single-family residences, and the eighth "whereas" says the property has a 1-acre nonseverable exception around the existing single-family residence. Ms. Winzinger stated that when

we say the property, we mean outside of the exception area. Mr. Knox stated that the seventh "whereas" is correct as is because we are referring to the area to be preserved "outside the exception area." Mr. Danser stated that the property cannot have a nonseverable exception because if the property is outside the area it wouldn't have one. He stated that staff is saying that the property, by definition, is outside the exception area so you cannot have it both ways. Mr. Knox stated that staff would correct the language in the resolution.

4. Kenneth Lustgarten #4 (aka 6B) (Resolution FY2013R9(15)), SADC#13-0440-PG

Lustgarten #4 (6B) equals 74 Acres. State cost share grant of \$8,400.00 per acre (60% of the certified market value) for a total grant need of approximately \$640,248.00. The condition of certification that the subdivision of the property be completed prior to final approval along with the irrigation easement (approved by the SADC) in place on Lustgarten 4, Lot 6B prior to final review, was extended to the time of closing document submission. Base grant funds in the amount of \$107,337.00 and \$532,911.00 from competitive grant funds will be utilized for this property. Lustgarten 3 and 4 are contingent on a subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into respective lots prior to closing.

Discussion: Lustgarten # 3 and 4 are contingent on a subdivision of Block 32, Lot 6, prior to closing. The property has a one-acre nonseverable exception area for a future single-family residence. The County has requested to encumber an additional three percent buffer for possible final surveyed acreage increases; therefore, 76.22 acres will be utilized to calculate the grant need.

The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(12 through Resolution FY2013R9(15) is attached to and is a part of these minutes.)

**F. Resolutions for Final Approval: Nonprofit Grant Program**

Mr. Knox referred the Committee to two requests for final approval under the Nonprofit Grant Program. He reviewed the specifics with the Committee and stated that staff recommendation is to grant final approval.

It was moved by Mr. Danser and seconded by Mr. Germano to approve Resolution FY2013R9(16) and Resolution FY2013R9(17) granting final approval to the following applications as presented and discussed. subject to any conditions of said Resolutions:

1. NJ Conservation Foundation/Joyce Farm (Resolution FY2013R9(16))  
SADC #17-0015-NP  
Block 11, Lots 6, 6.02, Mannington Township, Salem County, 55 Acres  
Cost share grant not to exceed \$2,625.00 per acre (total of approximately \$144,375.00, based on 55 acres), to the NJ Conservation Foundation (NJCF) for the development easement acquisition on this property, subject to availability of funds. The SADC approves the use of NJCF federal funding for the preservation of this farm, which will include an impervious cover limitation of 8.33% and other restrictions required under the federal program.

Discussion: The property includes a 1.35-acre nonseverable exception area around the homestead. The landowners has agreed to the additional restrictions associated with the use of federal funding, including an 8.33% maximum impervious cover restriction (approximately 4.5 acres available for impervious coverage including agricultural-related structures) on the lands being preserved outside of the exception area.

2. Monmouth Conservation Foundation/Conover Farm (Resolution FY2013R9(17))  
SADC #13-0011-NP  
Block 772, Lot 3, Wall Township, Monmouth County, 33 Net Acres  
Cost share grant not to exceed \$7,000.00 per acre (total of approximately \$231,000.00 based on 33 acres) to the Monmouth Conservation Foundation for the development easement acquisition on this property, subject to availability of funds.

Discussion: The property has two 1-acre nonseverable exceptions -- one for an existing single-family residence and one for a future single-family residence. It has a 35 x 60 foot area for the parking of trucks and trailers outside of the exception area that is not associated with the agricultural production on the farm. This area will be recognized as a nonagricultural use.

The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(16) and Resolution Fy2013R9(17) is attached to and is a part of these minutes.)

#### **G. Resolutions for Final Approval – State Acquisition Program**

SADC staff referred the Committee to three applications for final approval. Staff reviewed the specifics with the Committee and stated that their recommendation is to grant final approval to the applications as presented and discussed.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(18) through Resolution FY2013R9(20) granting final approval to the

following applications, with the amendment as discussed below for the Anthony Farm conservation easement, and subject to any conditions of said resolutions:

1. Kenneth Lustgarten # 2 (Resolution Fy2013R9(18)), SADC #13-0071-DE Block 34, Lots 25, 26, Upper Freehold Township, Monmouth County, 75 Acres Acquisition of the development easement at a value of \$14,500.00 per acre for a total of approximately \$1,087,500.00 (SADC net cost after Monmouth County contribution will be \$815,625.00). SADC final approval is contingent upon Monmouth County contributing \$3,625.00 per acre toward the acquisition of the development easement. The SADC approves a one-acre nonseverable exception and an 11-acre severable exception. The 11-acre exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC.

Discussion: The owner has requested a one-acre nonseverable exception for a future single-family residence and also an 11-acre severable exception, to be accessed from the adjacent Meirs Road, to accommodate Monmouth County's Lahaway Creek Greenway. This exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the property. The irrigation easement must be approved by the SADC. Monmouth County will be acquiring the severable exception area for its Lahaway Creek Greenway via an allocation based on the SADC certified Before Value of \$22,000.00 per acre.

2. Karmondi Farm LLC (Resolution FY2013R19)), SADC #10-0198-DE Block 1, Lot 6.01, Holland Township, Hunterdon County, 77 net Easement Acres Direct acquisition of the development easement at a value of \$6,000.00 per acre for a total of approximately \$462,000.00. The SADC approves the use of funding pursuant to the SADC FY2006 Highlands Preservation Appropriation Expenditure Policy-Amended, which authorizes the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding.

Discussion: The property is situated in the Highlands Preservation Area. The landowner is requesting a three-acre nonseverable exception for a future residence. Ms. Winzinger indicated that this is a family situation and the landowners may want to move their exception prior to closing. After speaking with one of their family members the landowners may be interested in moving the exception area up to the road frontage as they are interested in a farm stand and they wanted to have the house and the farm stand together. Ms. Winzinger stated she would like to wrap that into the final approval -- that it could be either/or, depending on how it plays out. It just came up very recently. Mr. Germano indicated that staff would need an amendment wrapped into this final approval authorizing a possible change in the location of the exception area. Ms. Winzinger stated

she would like to leave it like it is for now but she would like to have permission that if they were to change it, staff could just change the location of the exception area. Mr. Danser and Mr. Germano felt that it needed to be reflected in the resolution.

3. Anthony Estate (Resolution FY2013R9(20)), SADC #17-0237-DE Block 11, Lot 50 (U. Pittsgrove Twp.); Block 2, Lots 1, 1.02, 49, 56 (Elmer Borough), Salem County, 118.5 Acres  
Acquisition of the development easement at a value of \$4,800.00 per acre for a total of approximately \$487,200.00. Should the landowner request the SADC purchase an easement on Block 2, Lots 49 and 56, in the event the fee simple transaction does not take place as contracted with the landowner, Elmer Borough and/or Salem County, the SADC would revise the application again to include this acreage and purchase it at \$4,800.00 per acre, bringing the farmland easement acreage back to approximately 118.5 acres.

Discussion: The SADC certified the development easement value on this property at \$4,800.00 per acre based on current zoning and environmental conditions. After certification the landowner expressed the desire to pursue a fee simple open space transaction with the Borough of Elmer for Block 2, Lots 49 and 56, adjacent to existing athletic fields. The landowner has requested that the area of Block 2, Lot 56 that is directly adjacent to farmland contain a recorded 150-foot conservation easement with sufficient landscaping to buffer the adjacent farmland. Salem County and Elmer Borough are coordinating all approvals and funding in order to purchase Block 2, Lots 49 and 56 (approximately 17 acres) at the SADC certified "Before" value of \$9,100.00 per acre. The application was modified to exclude Block 2, Lots 49 and 56, resulting in approximately 101.5 acres of farmland to be preserved. The SADC review appraiser indicated there would be no change in the per-acre value for the amended application.

Mr. Germano stated that regarding the fourth "whereas" on page two of the resolution related to the 150-foot conservation easement, all it says is that the landowners requested a buffer; it isn't a contingency. If the open space acquisition occurs, the resolution should be amended to say that it is a condition of this approval and that the documents have some binding obligation on the Township's part to install that buffer. Mr. Danser asked if a condition can be placed on some other piece of property. Mr. Germano stated that we can put a condition on our closing to ensure that it is in place. Ms. Winzinger stated that the landowners have also made it very clear that they will not close without the buffer and the landscaping.

Ms. Payne stated that the question is timing regarding the landowner conditioning the sale of the property to the Borough and the locals with this buffer area being established. The question is when does it need to be established? Ms. Roberts stated the agricultural buffer would be a recorded document so staff would work with the Borough and the County to draft that. Staff still has to coordinate with Green Acres because the open

space grant from Green Acres is to the County, and the County must step into title on that property, even though it is intended to transfer it out to the Borough at a same-day closing. Regarding Mr. Germano's point as to when that buffer would be placed on the property, the SADC review appraiser feels that it doesn't affect value because so much of it is near the wetlands area to the rear so we will have to work with Green Acres on the mechanics. Ms. Jones asked has the property, on the Green Acres side, been valued and has it been valued with that easement? Ms. Roberts stated it has been valued but not with the easement. However, she talked to Curt Gellerman from Green Acres and he stated that as long as the SADC's review appraiser feels it doesn't have an effect that should be sufficient. Ms. Jones stated that she felt it was important, for Green Acres' certified market value, to know that there is this buffer there. She felt it should be memorialized on their side. She wanted to make sure that the Green Acres appraisal has the certified market value that includes the buffer.

Mr. Germano stated that the resolution then would need to be amended to add a "Be It Further Resolved" section to address the point that a 150-foot buffer easement be included on the public parcel. Ms. Payne stated that staff can take the language from the "Whereas, the Landowner has requested that the area of Block 2, Lot 56 that is directly adjacent to farmland contain a recorded 150' conservation easement with sufficient landscaping to buffer the adjacent farmland (Schedule A)"; that language will be mirrored in the further be it resolved section as a condition of this approval. Ms. Jones stated she wanted to make sure there isn't an impact on Green Acres' certified market value. She would not want anything to stop the progress toward closing. She stated she would get back to staff this afternoon regarding that issue.

The motion was approved. (Mr. Siegel abstained from the vote. Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(18) through FY2013R9(20) is attached to and is a part of these minutes.)

#### **H. County Planning Incentive Grant Program Pre-Green Light Approvals (Eligibility Review and Waiver)**

SADC staff referred the Committee to three applications for pre-green light approval under the County Planning Incentive Grant Program. Staff indicated that they do a preliminary approval in-house, and don't normally come to the Committee if the quality score has exceeded 70% of the average quality score in a county during the past three fiscal years. Some counties, Camden and Bergen County, which are before the Committee today with these three applications, didn't have any quality score history. This is really not a waiver of the quality score; it's a pre-preliminary approval. Staff reviewed the specifics with the Committee as outlined in the resolutions and stated that their recommendation is to grant pre-green light approval to the applications as presented and discussed.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(21) through Resolution FY2013R9(23) authorizing SADC staff to approve the following applications in order to finalize formal preliminary approvals as per N.J.A.C. 2:76-17.9, as presented and discussed and subject to any conditions of said Resolutions:

1. Joanne Price, Jennifer Osborne, Elizabeth LaPollo (Resolution FY2013R9(21)), SADC #04-0020-PG  
Block 6312, Lot 1.01, Winslow Township, Camden County, 13 Acres.

Discussion: The property has one 1-acre nonseverable exception around the existing residence.

2. John Pagano (Resolution FY2013R9(22)), SADC #04-0021-PG  
Block 8201, Lot 5, Winslow Township, Camden County, 23 Acres

Discussion: Ms. Roberts stated that the resolution indicates that there is a 3.2-acre severable exception. The attached map indicates it is a nonseverable exception. She believed it should be reflected in the resolution as a nonseverable exception but she will confirm that and make any necessary corrections to the resolution.

3. George H. Demarest LLC (Resolution FY2013R9(23)), SADC #02-0001-PG  
Block 2101, Lot 13, Saddle River Borough, Bergen County, 18 Acres

Discussion: There are no residences, exceptions or pre-existing nonagricultural uses on this property.

The motion was unanimously approved (Mr. Waltman was absent for the vote.). (A copy of Resolution FY2013R9(21) through FY2013R9(23) is attached to and is a part of these minutes.)

- I. **Minimum Standards for Acquisitions (Revised from 7/26/12 SADC Meeting)**
  1. **County PIG Program**
  2. **State Acquisition Program**

Mr. Knox referred the Committee to Resolution FY2013R9(24) Memorializing Standards for Determining Eligible Farms Pursuant to the County Planning Incentive Grant (PIG) Program. He stated that a resolution for this was approved at the Committee's last meeting, but Ms. Ernst, who is the Administrator for the Cape May CADB, suggested that the report was incorrect. Upon further review staff concurred with Ms. Ernst. The database was wrong because it showed that Cape May had not submitted anything for preliminary approval in the last three fiscal years, which the county indicated they did – it was in 2009 but staff received it in 2010. Staff contacted the database staff and asked



them to rerun the information and the numbers are now correct. It changes some of the county scores slightly but should not impact any of the counties because it is going forward for the county and municipal planning incentive grants and it doesn't take effect until January 2013. It may affect state acquisitions somewhat because they go back to this year, but it is so minor that he doesn't feel it will have any effect. He stated that staff recommendation is to approve the revised resolution for the County PIG program as presented and discussed, which corrects the scores from last month.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(24) adopting the revised Average Quality Scores for each county as identified on the attached Schedule "A" for planning incentive grant applications. The SADC adopts the 70 percent average quality score values for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 with the exception of Bergen and Camden Counties, which have no minimum score. The 70 percent of average quality scores for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 shall be effective as of January 1, 2013 and shall apply to an application for the sale of a development easement that is approved by the SADC pursuant to N.J.A.C. 2:76-17.9 prior to December 31, 2013. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(24) is attached to and is a part of these minutes.)

## **2. State Acquisition Program**

It was moved by Mr. Danser and seconded by Ms. Reade to approve Resolution FY2013R9(25), adopting the revised average acres for each county as identified on the attached Schedule "A". The SADC adopts the individual scores for determining a "priority farm" and an "alternate farm" as identified on the attached Schedule "A" for State acquisition programs, pursuant to N.J.A.C. 2:76-8 and 11. The individual scores pursuant to N.J.A.C. 2:76-8 and 11 shall be effective as of July 1, 2012, for all applications that have not had option agreements authorized by that date. The standards established in this resolution and Schedule "A" shall remain in effect through June 30, 2013. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(25) is attached to and is a part of these minutes.)

## **J. FY2013 Nonprofit Grant Program Preliminary Approval**

Mr. Knox referred the Committee to Resolution FY2013R9(26) for a request for preliminary approval of the FY 2013 Nonprofit Grant Program projects. He reviewed the specifics with the Committee and stated that staff recommendation is to grant preliminary approval, as presented and discussed.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(26) granting preliminary approval to the FY 2013 Nonprofit Grant Program's acquisition projects, as presented and discussed, subject to any conditions of said

Resolution. The motion was approved. (Mr. Waltman was absent for the vote.) (A copy of Resolution FY2013R9(26) is attached to and is a part of these minutes.)

**K. FY2013 Appropriation Request**

Ms. Payne referred the Committee to Resolution FY2013R9(27) regarding the FY2013 funding allocation for programs and her memorandum to the Committee dated September 20<sup>th</sup> that provided detailed information on the appropriation request. She reviewed the specifics with the Committee and stated that staff recommendation is to grant approval to the appropriation request as presented and discussed.

Note: Chairman Fisher stepped out of the meeting briefly at this point in time. Vice Chairman Danser presided over the meeting.

It was moved by Mr. Siegel and seconded by Mr. Germano to approve Resolution FY2013R9(27) as follows, authorizing the submission of an appropriation request to the Garden State Preservation Trust and thereafter, to the New Jersey Legislature, totaling \$83,123,699.00, which includes \$73 million in bond funds authorized pursuant to the Green Acres, Farmland, Blue Acres and Historic Preservation Bond Act of 2009, \$10,166,905.00 in reprogrammed funds and \$6,794.00 in lease income from farms the SADC owns in fee simple, as set forth in Exhibit "A".

For the FY2013 County PIG Program, the SADC establishes a Base Grant amount of \$1 million and a maximum \$5 million in Competitive Grant funds any individual county may receive, for a combined maximum total of \$6 million that any county may receive from both its Base Grant and from the Competitive Grant Fund; and

For the FY2013 program year, the SADC allocates \$13.5 million to the County PIG Base Grant Fund and \$25 million to the Competitive Grant Fund for a total County PIG Program allocation of \$38,500,000; and

For the FY2013 program year, the SADC allocates \$16.25 million to the Municipal PIG Program and shall be allocated to the Municipal PIG Program applicants as set forth; and

For the FY2013 program year, the SADC allocates \$4,083,320 to the Non-Profit Grant Program; and

For the FY2013 program year, the SADC allocates \$20,640,379 to the SADC State Acquisition Program; and

The expenditure of funds associated with these appropriations is subject to Legislative approval of appropriations bills, signing of the bills into law and funding availability as approved by the NJ State Treasurer. The motion was approved. (Chairman Fisher and

Mr. Waltman were absent for the vote.) (A copy of Resolution FY2013R9(27) is attached to and is a part of these minutes.)

## **PUBLIC COMMENT**

Chairman Fisher returned to the meeting at this point and presided over the meeting.

Jennifer Gonzalez from the Passaic County Agriculture Development Board stated that there are no new FY2013 allocations for Passaic County because they have not expended their past funds. A lot of that is due to the minimum acreage criteria. She asked that the SADC keep that in mind, that the cost-share allocation and minimum criteria may need to be re-evaluated because with the types of farms and soils that Passaic County has, they really don't fit that criteria. Passaic County would like to spend their money; they are just having trouble fitting into the mold. They currently have three more farms that are going just through the county process because they don't meet the State's standards but they do meet the county's standards. Ms. Payne stated that she understands the dilemma and staff is working closely with Passaic, Bergen and Camden so that staff can get a full understanding and then be able to bring that information to the Committee. It would require changes to the rules, but that is what all this review this year is about, to get to the bottom of the issues.

## **TIME AND PLACE OF NEXT MEETING**

SADC Regular Meeting: Thursday, November 8, 2012, beginning at 9:00 a.m. Location: Health/Agriculture Building, First Floor Auditorium. **Note: There is no October meeting scheduled. The November meeting will be held on the second Thursday of the month due to the holiday season.**

## **CLOSED SESSION**

**Chairman Fisher stepped out of the meeting briefly at this point. Vice Chairman Danser presided over the meeting.**

At 12:53 p.m. Mr. Requa moved the following resolution to go into Closed Session. The motion was seconded by Mr. Germano and unanimously approved.

“Be it resolved, in order to protect the public interest in matters involving minutes, real estate, and attorney-client matters, pursuant to N.J.S.A. 10:4-12, the NJ State Agriculture Development Committee declares the next one-half hour to be private to discuss these matters. The minutes will be available one year from the date of this meeting.”

## **ACTION AS A RESULT OF CLOSED SESSION**

**Note: Acting Chair Purcell presided for the rest of the meeting. (1:53 p.m.)**

### **A. Real Estate Matters - Certification of Values**

It was moved by Mr. Danser and seconded by Ms. Reade to certify the development easement values for the following application, as presented and discussed in closed session:

1. Anthony DiTullio, SADC # 03-0369-PG  
Block 6.01, Lot 6.01, Mansfield Township, Burlington County, 85 Acres

The motion was approved. (Mr. Johnson recused himself from the vote. Mr. Waltman abstained from the vote.) (A copy of the Certification of Value Report is attached to and is a part of the closed session minutes.)

It was moved by Mr. Danser and seconded by Mr. Germano to certify the development easement values for the following applications, as presented and discussed in closed session:

1. George P. and Karen D. Berry, ADC # 06-0133-PG  
Block 78, Lot 17, Hopewell Township, Cumberland County, 36 Acres
2. Neil A. Van DerVeer, SADC # 06-0131-PG  
Block 8, Lot 10.02, Hopewell Township, Cumberland County, 17 Acres
3. John and Irene Raffaghello, SADC # 08-0151-PG  
Block 50, Lot 2.01, Harrison Township, Gloucester County, 18 Acres
4. Angen LLC (Gennaro and Angela Matera), SADC # 14-0110-PG  
Block 6801, Lots 10, 10.01, 10.02, Mt. Olive Twp., Morris County, 24 Acres
5. Clementine Elwell, SADC # 17-0105-PG  
Block 40, Lot 4, Alloway Township, Salem County, 73 Acres
6. Andrew Thomas, SADC # 17-0103-PG  
Block 47, Lot 8.02, Upper Pittsgrove Township, Salem County, 12 Acres
7. Irma Dirisio, SADC # 21-0513-PG  
Block 501, Lot 14; Block 602, Lot 6, Mansfield Twp., Warren County, 67 Acres

The motion was approved. (Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

It was moved by Mr. Germano and seconded by Ms. Reade to certify the development easement values for the following applications, as presented and discussed in closed session:

1. Roy Reinhardt, SADC # 12-0015-PG  
Block 23, Lot 8, Cranbury Township, Middlesex County, 39 Acres
2. Benjamin Konopacki, SADC # 12-0019-PG  
Block 54, Lot 7.01, Monroe Township, Middlesex County, 37 Acres

The motion was approved. (Mr. Schilling and Mr. Danser recused themselves from the vote. Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

It was moved by Mr. Germano and seconded by Mr. Mr. Requa to certify the development easement values for the following application, as presented and discussed in closed session:

1. Lenny and Beth Ann Rera (Journeyman Farm), SADC # 17-0102-PG  
Block 1405, Lot 7.01, Pittsgrove Township, Salem County, 33 Acres

The motion was approved. (Ms. Reade recused herself from the vote. Mr. Waltman abstained from the vote.) (A copy of the Certification of Value Report is attached to and is a part of these minutes.)

#### **Municipal Planning Incentive Grant Program**

It was moved by Mr. Siegel and seconded by Mr. Danser to certify the development easement values for the following applications, as presented and discussed in closed session:

1. Estate of Mary W. Dorsi, SADC # 10-0338-PG  
Block 29, Lot 50, Franklin Township, Hunterdon County, 41 Acres
2. Abe Budelman/Sycamores LLC, SADC # 13-0443-PG  
Block 69, Lot 1, Manalapan Township, Monmouth County, 22 Acres

3. P.E. Kramme, Inc./Karl Kramme, SADC # 17-0113-PG  
Block 16, Lot 1, Block 17, Lot 1, Block 18, Lot 14, U. Pittsgrove Twp., Salem  
County, 33 Acres
4. 48 Delaware LLC/Kenneth Bertholf, SADC # 21-0514-PG (**Amended  
Certification of Value**)  
Block 48, Lot 16, Block 48, Lot 24, Knowlton Twp., Warren County, 59.3 Acres

The motion was approved. (Mr. Waltman abstained from the vote.) (Copies of the  
Certification of Value Reports are attached to and are a part of the closed session  
minutes.)

### **Direct Easement Purchase Program**

It was moved by Mr. Siegel and seconded by Mr. Danser to certify the development  
easement values for the following applications, as presented and discussed in closed  
session:

1. Cramer/Robert Ernst, SADC # 06-0053-DE  
Block 9, Lots 3, 4, 5, 6; Block 12, Lot 1, Hopewell Twp., Cum. Co., 232 Acres
2. Cramer/Riverwatch partnership, SADC # 06-0056-DE  
Block 20, Lot 2, Greenwich Township, Cumberland County, 145 Acres
3. Duane and Lois Cruzan, SADC #06-0061-DE  
Block 10, Lots 8, 9, Block 12, Lot 4, Hopewell Twp., Cumberland Co., 102 Acres
4. Westrum Swedesboro LLC, SADC # 08-0016-DE  
Block 45, Lots 9, 9.01, Woolwich Township, Gloucester County, 87 Acres
5. NJALT/G & K Droppa, SADC # 17-0242-DE  
Block 10, Lot 2, Lower Alloways Creek Twp., Salem County  
Block 29, Lot 2, Quinton Township, Salem County, 70 Total Acres
6. Cramer/Greenacre Mannington LLC, SADC # 17-0220-DE  
Block 21, Lot 11, Mannington Township, Salem County, 95 Acres
7. Russell and Anna Peterson/ R. Peterson Family Farm LLC. SADC#17-0140-DE  
Block 3, Lot p/o 4, Quinton Township, Salem County, 180.5 Acres
8. Tark, Jr. and Rauch # 2, SADC # 17-0201-DE  
Block 8, Lot 1 p/o and 1.02; Block 17, Lot 16, Quinton Twp., Sal. Co., 125 Acres

9. Joseph V. Vasta/ Vasta Farms Sod, SADC # 17-0179-DE  
Block 255, Lots 4, 15, 26, Carneys Point Twp., Salem County 161 Acres

The motion was approved. (Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

### **Nonprofit Grant Program**

It was moved by Mr. Siegel and seconded by Mr. Danser to certify the development easement values for the following applications, as presented and discussed in closed session:

1. D&R Greenway/Carpenter Farm (10% Rule), Mannington Twp., Sal. Co. 38.5 Net Acres, SADC # 17-0040-NP
2. Dyck/Lamington Conservancy (B13, L12), SADC # 18-0004-NP  
Block 13, Lot 12.01 and 12.02, Bedminster Township, Somerset Co., 24 Acres

The motion was approved. (Mr. Waltman abstained from the vote.) (Copies of the Certification of Value Reports are attached to and are a part of the closed session minutes.)

It was moved by Mr. Danser and seconded by Mr. Siegel to certify the development easement value for the following application, as presented and discussed in closed session:

1. D&R Greenway/Carpenter III Farm (10% Rule), Mannington Twp., Sal. Co. 29 Net Acres

The motion was approved. (Ms. Reade recused herself from the vote. Mr. Waltman abstained from the vote.) (A copy of the Certification of Value Report is attached to and is a part of the closed session minutes.)

### **B. Requests for Final Approval**

1. NJCF/Dyck Farm, Bedminster Township, Somerset County

It was moved by Mr. Siegel and seconded by Mr. Danser by to approve Resolution FY2013R9(28) granting final approval to the following application, as presented and discussed, subject to any conditions of said resolution:

NJCF/Dyck Farm, SADC #18-0004-NP  
Block 13, Lots 12, 12.01, 12.02, Bedminster Township, Somerset County,  
33 Acres  
Cost share grant not to exceed \$20,250.00 per acre (total of  
approximately \$486,000.00 based on 24.411 acres) to Lamington  
Conservancy for the development easement acquisition on the  
property, subject to availability of funds in its FY2009  
appropriation.

The motion was approved. (Mr. Waltman abstained from the vote.) (A copy of  
Resolution FY2013R9(28) is attached to and is a part of these minutes.)

2. **Bertholf Farm, Knowlton Township, Warren County (Amended Final  
Approval)**

Ms. Winzinger stated that this is an amended final approval recognizing the removal of  
one two-acre severable exception area, recognizing a new ADC certified easement value,  
as discussed today in closed session, and approving a new cost share based on the new  
certified easement value.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution  
FY2013R9(29) granting amended final approval to the following landowner, as presented  
and discussed, subject to any conditions of said resolution:

48 Delaware LLC/Kenneth Bertholf, SADC #21-0514-PG  
Block 47, Lot 16; Block 48, Lot 24, Knowlton Township, Warren County, 60.2  
Acres  
The SADC amends the exception areas, certified easement value and the cost  
share of the April 27, 2012 final approval. Amended State cost share of  
\$3,550.00 per acre for an estimated total of \$213,000.00 (66.98% of the certified  
market value and estimated total cost).

The motion was approved. (Mr. Waltman abstained from the vote.) (A copy of  
Resolution FY2013R9(29) is attached to and is a part of these minutes.)

3. **Diamond Developers at Burke Farm LLC, Manalapan Township, Monmouth  
County**

Mr. Knox stated that the ethics issue involved regarding this application has been  
resolved. Staff will delete reference to Schedule "C" in the second WHEREAS from the  
bottom on Page 1 due to the fact that the document has not been made public as yet. In  
this case staff is making reference to the previous resolution that the Committee approved



this case staff is making reference to the previous resolution that the Committee approved at its December 8, 2011 meeting. Those conditions and terms will apply with the exception of the financing. At that point the County was going to use base funds but because other applications have come in since and utilized the base grant funds, the County will be utilizing competitive grant funds for this acquisition. On page two of the resolution in the Now therefore Be It Resolved paragraph, the correct acreage is 98.9 acres, not 96 acres, due to utilizing a three percent buffer to calculate the grant need.

It was moved by Mr. Germano and seconded by Mr. Danser to approve Resolution FY2013R9(30) granting final approval to the following landowner, as presented and discussed, with the above noted amendments to remove the "Schedule C" language on page one of said Resolution and to change the acreage from 96 acres to 98.9 acres on page 2 of said Resolution, subject to any other conditions of said Resolution:

Diamond Developers at Burke Farm LLC, SADC #13-0427-PG  
Block 69, Lots 8.01 and 9, Manalapan Township, Monmouth County, 96 Net  
Acres

State cost share of \$7,200.00 per acre (60% of the certified market value and purchase price) for a total grant of approximately \$712,020.00. The SADC approves the use of federal funding, if available, which will include an impervious coverage restriction of 8%. Competitive grant funds will be utilized for this property.

Discussion: The landowner has agreed to the additional restrictions involved with using federal funding, including an impervious coverage restriction of 8%, equal to approximately 7.68 acres of land available for agricultural buildings on the land being preserved outside of the exception area, should federal funding be secured.

The motion was approved. (Mr. Siegel and Mr. Waltman abstained from the vote.) (A copy of Resolution FY2013R9(30) is attached to and is a part of these minutes.)

#### **PUBLIC COMMENT**

None

#### **ADJOURNMENT**

There being no further business, it was moved by Mr. Danser and seconded by Mr. Germano and unanimously approved to adjourn the meeting at 2:19 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Susan E. Payne".

Susan E. Payne, Executive Director  
State Agriculture Development Committee

Attachments

S:\minutes\2012\REG Sept 27 2012.docx

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(1)  
FINAL APPROVAL

of the

FRANKLIN TOWNSHIP, HUNTERDON COUNTY  
PLANNING INCENTIVE GRANT APPLICATION INCLUDING THE COMPREHENSIVE  
FARMLAND PRESERVATION PLAN AND PROJECT AREA SUMMARY

2009 PLANNING ROUND

September 27, 2012

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm;
3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and
4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland preservation plan and a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.4, the SADC specified that a municipal comprehensive farmland preservation plan shall, at a minimum, include the following components:

1. The adopted farmland preservation plan element of the municipal master plan;
2. A map and description of the municipality's agricultural resource base including, at a minimum, the proposed farmland preservation project areas;
3. A description of the land use planning context for the municipality's farmland preservation initiatives including identification and detailed map of the county's adopted Agricultural Development Area (ADA) within the municipality, consistency of the municipality's farmland preservation program with county and other farmland preservation program initiatives and consistency with municipal, regional and State land use planning and conservation efforts;
4. A description of the municipality's past and future farmland preservation program activities, including program goals and objectives, including a summary of available municipal funding and approved funding policies in relation to the municipality's one-, five- and ten-year preservation projections;
5. A discussion of the actions the municipality has taken, or plans to take, to promote agricultural economic development in order to sustain the agricultural industry;
6. Other farmland preservation techniques being utilized or considered by the municipality;
7. A description of the policies, guidelines or standards used by the municipality in conducting its farmland preservation efforts, including any minimum eligibility criteria or standards used by the municipality for solicitation and approval of farmland preservation program applications in relation to SADC minimum eligibility criteria as described at N.J.A.C. 2:76-6.20, adopted ranking criteria in relation to SADC ranking factors at N.J.A.C. 2:76-6.16, and any other policies, guidelines or standards that affect application evaluation or selection;
8. A description of municipal staff and/or consultants used to facilitate the preservation of farms; and
9. Any other information as deemed appropriate by the municipality; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.5, the SADC required the municipality to prepare a project area summary containing the following information for each project area:

1. An inventory showing the number of farms or properties, and their individual and aggregate acreage, for targeted farms, farmland preservation applications with final approvals, preserved farms, lands enrolled in an eight-year farmland preservation program and preserved open space compatible with agriculture;
2. Aggregate size of the entire project area;
3. Density of the project area;

4. Soil productivity of the targeted farms;
5. An estimate of the cost of purchasing development easements on the targeted farms in the designated project area;
6. A multi-year plan for the purchase of development easements on the targeted farms in the project area, indicating the municipality's and, if appropriate, any other funding partner's share of the estimated purchase price, including an account of the estimated percentage of leveraged State funds and the time period of installment purchase agreements, where appropriate; and

WHEREAS, on May 24, 2007, the SADC adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to supplement the new rules at N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, the *Guidelines* emphasize that these Municipal Comprehensive Farmland Preservation Plans should be developed in consultation with the agricultural community including the municipal Agricultural Advisory Committee, municipal Planning Board, CADB, county Planning Board and the county Board of Agriculture, and where appropriate, in conjunction with surrounding municipalities and the County Comprehensive Farmland Preservation Plan, with at least two public meetings including a required public hearing prior to Planning Board adoption as an element of the municipal master plan; and

WHEREAS, SADC staff have worked in partnership with municipal representatives to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(a), the SADC received 37 municipal planning incentive grant applications by the December 17, 2007 deadline (since December 15, 2007 fell on a Saturday), consisting of a copy of the municipality's draft comprehensive farmland preservation plan, annual application and all applicable project area summaries, as summarized in the attached Schedule A; and

WHEREAS, these 37 applications identified 87 project areas in 7 counties and targeted 1,865 farms and 88,596 acres at an estimated total cost of \$1,641,000,000, with a ten-year preservation goal of 71,853 acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipality forwarded its application to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, on May 22, 2008, the SADC granted conditional preliminary approval to all 37 municipal planning incentive grant applications received for the 2009A Municipal Planning Incentive Grant planning round; and

WHEREAS, the conditions of preliminary approval for Franklin Township were as follows:

1. SADC determination that each designated project area is complete and technically accurate.
2. SADC receipt of evidence of the adoption of the Comprehensive Farmland Preservation Plan by the municipal planning board after a properly noticed public hearing.
3. SADC receipt of an electronic and paper copy of the approved Comprehensive Farmland Preservation Plan; and

WHEREAS, SADC staff have since determined that Franklin Township has satisfied all requirements of the conditional preliminary approval; and

WHEREAS, to date \$750,000 of FY09 funding and an additional \$500,000 of FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Franklin Township Planning Incentive Grant application submitted under the FY09 program planning round as summarized in the attached Schedule B:

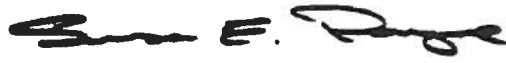
BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and SADC Resolution #FY08R5(44); and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to the municipality; and

BE IT FURTHER RESOLVED, that the SADC will continue to assist municipalities with planning for agricultural retention, the promotion of natural resource conservation efforts, county and municipal coordination, and agricultural economic development and in strengthening of Right to Farm protections; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

9/27/12  
Date



\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

2009 COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	10-Year Total Cost	10-Year SADC Cost	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
<b>Burlington</b>	4	207	22,804	\$100,000,000	\$9,577	111,806	1,000	5,000	10,000	\$85,766,400	\$51,883,200	4.0	\$19,000	No Set Amount
<b>Camden</b>	5	57	3,466	\$30,842,500	\$8,888	15,071	762	2,369	3,470	\$30,842,470	\$18,544,235	2.0	\$7,600	No Set Amount
<b>Cape May</b>	6	159	13,171	\$357,257,911	\$27,124	16,065	299	1,097	1,976	\$53,596,095	\$32,157,657	1.0	\$4,400	No Set Amount
<b>Gloucester</b>	11	26	1,485	\$20,911,849	\$14,085	112,929	1,000	5,000	10,000	\$140,850,000	\$84,510,000	4.0	\$10,400	No Set Amount
Franklin	5	259	5,464	\$33,027,000	\$6,300	10,152	828	2,662	5,613	\$35,361,900	\$22,732,650	1.0	\$0,076	No Set Amount
Woolwich	3	74	4,071	\$45,600,000	\$19,800	5,139	415	2,070	4,134	\$81,853,200	\$49,111,920	5.0	\$0,280	Up to \$0,280
<b>Hunterdon</b>	7	89	7,816	\$72,011,230	\$16,000	177,835	1,500	7,500	15,000	\$240,000,000	\$144,000,000	3.0	\$7,060	\$2,290
Alexandria	4	13	2,448	\$22,000,000	\$9,000	3,640	250	750	1,500	\$13,500,000	\$8,100,000	4.0	\$0,314	No Set Amount
Delaware	2	25	1,669	\$21,845,000	\$14,000	23,707	500	2,500	10,000	\$140,000,000	\$84,000,000	6.0	\$0,540	\$0,540
East Amwell	1	14	1,364	\$15,000,000	\$11,000	13,523	136	682	1,364	\$15,004,000	\$9,002,400	4.0	\$0,315	\$0,350
Franklin	1	15	1,516	\$21,591,818	\$14,243	10,664	161	533	822	\$11,707,746	\$7,024,648	5.0	\$0,275	\$0,275
Holland	4	28	1,928	\$192,800,000	\$10,000	11,335	250	1,250	2,500	\$25,000,000	\$15,000,000	2.0	\$0,079	\$0,079
Kingwood	1	34	2,476	\$24,760,000	\$10,000	12,645	227	1,136	2,476	\$24,760,000	\$14,856,000	3.0	\$0,211	\$0,106
Raritan	4	17	1,284	\$27,400,000	\$22,635	6,111	100	300	600	\$13,580,700	\$8,148,420	2.0	\$0,646	No Set Amount
Readington	1	42	2,330	\$44,270,000	\$19,000	15,759	200	1,000	2,000	\$38,000,000	\$22,800,000	2.0	\$0,570	\$0,500
Tewksbury	3	3	409	\$9,700,000	\$23,687	4,557	100	300	1,000	\$23,687,000	\$14,212,200	5.0	\$0,425	No Set Amount
West Amwell	1	8	757	\$9,088,440	\$12,000	10,440	100	500	757	\$9,084,000	\$5,450,400	6.0	\$0,315	No Set Amount
<b>Mercer</b>	7	34	3,004	\$127,816,617	\$42,560	17,725	100	500	1,000	\$42,560,000	\$25,536,000	3.0	\$13,300	No Set Amount
Hopewell	1	11	958	\$28,734,000	\$30,000	10,761	96	383	479	\$14,370,000	\$8,622,000	3.0	\$1,255	No Set Amount
<b>Middlesex</b>	5	129	5,345	\$199,865,590	\$41,300	20,619	225	1,125	2,250	\$92,925,000	\$55,755,000	3.0	\$30,000	No Set Amount
<b>Monmouth</b>	5	144	14,220	\$453,809,000	\$31,918	59,146	1,200	5,000	8,000	\$255,343,440	\$153,206,064	1.5	\$17,900	No Set Amount
Collis Neck	1	6	293	\$14,000,000	\$43,278	19,023	97	300	600	\$25,966,800	\$15,580,080	2.5	\$0,354	No Set Amount
Holmdel	1	12	564	\$26,117,148	\$46,307	2,568	10	70	338	\$15,651,766	\$9,391,060	2.5	\$1,145	No Set Amount
Howell	3	13	560	\$12,845,840	\$22,939	12,866	127	370	453	\$10,383,338	\$6,230,003	2.0	\$1,396	\$0,700
Manalapan	1	36	1,560	\$31,100,000	\$19,936	9,223	156	780	1,560	\$31,100,160	\$18,660,096	2.0	\$1,200	No Set Amount
Marlboro	3	20	719	\$35,950,000	\$50,000	4,053	42	202	387	\$19,350,000	\$11,610,000	2.0	\$0,625	No Set Amount
Millstone	4	62	4,038	\$121,140,000	\$30,000	12,359	716	1,116	1,716	\$51,480,000	\$30,888,000	6.0	\$0,830	No Set Amount
Upper Freehold	1	207	10,390	\$207,800,000	\$20,000	30,368	550	1,000	1,500	\$30,000,000	\$18,000,000	4.0	\$0,328	No Set Amount
<b>Morris</b>	3	96	6,901	\$203,800,332	\$29,532	169,342	542	2,709	5,418	\$160,004,376	\$96,002,626	3.0	\$44,000	\$11,000
<b>Ocean</b>	6	160	3,359	\$78,000,730	\$24,962	21,136	387	901	3,402	\$84,919,193	\$50,951,516	1.2	\$10,000	No Set Amount
<b>Passaic</b>	1	5	116	\$4,645,600	\$40,000	6,415	100	500	1,000	\$40,000,000	\$24,000,000	1.0	\$5,200	\$0,780
<b>Salem</b>	3	173	6,949	\$50,847,700	\$7,317	80,125	2,600	13,000	26,000	\$190,248,780	\$118,524,380	2.0	\$0,900	\$0,900
Alloway	1	7	384	\$3,072,000	\$8,000	5,055	38	192	384	\$3,072,000	\$1,881,600	2.0	\$0,020	No Set Amount
Pilesgrove	3	44	3,970	\$62,314,000	\$15,697	7,297	179	827	1,506	\$23,639,662	\$14,183,809	3.0	\$0,145	\$0,145
Pittsgrove	2	89	3,180	\$23,850,000	\$7,500	7,093	435	1,997	3,814	\$28,605,000	\$17,735,100	3.0	\$0,178	No Set Amount



2009 COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	10-Year Total Cost	10-Year SADC Cost	Dedicated Tax \$0.0/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Upper Pittsgrove	3	11	459	\$3,440,400	\$7,500	25,082	700	3,500	7,000	\$52,500,000	\$32,550,000	2.0	\$0.070	\$0.070
<b>Somerset</b>	13	440	18,333	\$209,139,753	\$11,407	87,695	1,000	5,000	10,000	\$114,074,600	\$68,444,760	3.0	\$18,340	No Set Amount
Bedminster	1	72	5,427	\$162,810,000	\$30,000	10,111	500	3,000	5,500	\$165,000,000	\$99,000,000	2.0	\$0.522	No Set Amount
Bernards	1	29	702	\$55,300,000	\$75,000	3,798	185	265	270	\$20,250,000	\$12,150,000	4.0	\$3,030	No Set Amount
Branchburg	1	23	737	\$40,500,000	\$55,000	1,873	154	266	737	\$40,535,000	\$24,321,000	5.0	\$1,500	No Set Amount
Franklin	2	25	1,100	\$42,600,000	\$31,254	17,422	130	650	1,100	\$34,378,960	\$20,627,376	5.0	\$4,000	No Set Amount
Hillsborough	3	36	1,686	\$33,761,000	\$20,000	3,860	100	500	1,000	\$20,000,000	\$12,000,000	4.1	\$1,480	\$0.300
Monterey	1	26	1,250	\$37,550,000	\$30,000	20,646	115	385	500	\$15,000,000	\$9,000,000	4.0	\$1,700	No Set Amount
<b>Sussex</b>	10	292	14,050	\$83,105,914	\$6,110	176,195	2,848	13,240	26,480	\$161,793,065	\$104,728,532	2.0	\$3,965	\$3,600
<b>Warren</b>	7	300	31,267	\$167,470,562	\$5,356	148,582	1,625	8,125	16,250	\$87,035,163	\$58,142,581	6.0	\$7,800	\$4,500
Franklin	4	104	6,142	\$50,207,180	\$8,980	9,455	250	1,204	2,299	\$20,645,020	\$12,391,610	6.5	\$0,270	No Set Amount
Freylinghuysen	7	82	3,511	\$22,821,500	\$6,500	9,354	100	500	1,000	\$6,500,000	\$4,150,000	2.0	\$0,055	\$0,055
Greenwich	1	8	1,223	\$24,460,000	\$20,000	3,454	120	480	1,189	\$23,780,000	\$14,268,000	4.0	\$0,237	\$0,130
Harmony	3	152	5,454	\$43,632,000	\$8,000	12,409	100	500	1,000	\$8,000,000	\$4,900,000	5.0	\$0,247	\$0,247
Hope	3	92	1,800	\$29,682,000	\$6,000	5,384	200	900	1,800	\$10,800,000	\$7,020,000	5.0	\$0,045	No Set Amount
Knowlton	2	61	3,460	\$27,900,000	\$8,053	13,355	100	500	1,000	\$8,053,000	\$4,926,500	2.0	\$0,051	\$0,102
Pohatcong	4	105	3,313	\$33,100,000	\$10,000	5,306	1,015	1,763	1,955	\$19,550,000	\$11,730,000	5.0	\$0,155	\$0,155
<b>County Totals (15)</b>	<b>93</b>	<b>2,311</b>	<b>152,286</b>	<b>\$2,159,525,288</b>		<b>1,220,686</b>	<b>14,988</b>	<b>71,066</b>	<b>140,246</b>	<b>\$1,779,958,562</b>	<b>\$1,086,386,551</b>		<b>\$199.87</b>	
<b>Municipal Totals (37)</b>	<b>87</b>	<b>1,865</b>	<b>88,596</b>	<b>\$1,641,769,326</b>		<b>389,627</b>	<b>9,462</b>	<b>35,333</b>	<b>71,853</b>	<b>\$1,130,149,272</b>	<b>\$682,254,871</b>		<b>\$24.88</b>	

Note: In many cases County and Municipal project areas overlap. Also, identified farms may appear on both County and Municipal target farm lists.  
Date: 2/8/12

Schedule B

MUNICIPAL PLANNING INCENTIVE GRANT  
 Final Approval Application  
 (2009 Round)  
 September 2012

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue	Annual Tax for Farm Preservation
Franklin	Hunterdon	Franklin Project Area	15	1,516	\$21,591,818	\$14,243	200	1,000	2,000	5.0	\$275,000	\$275,000
Total		1	15	1,516	\$21,591,818							
September 2012 MUN. PIG (2009 Round) FINAL APPROVAL TOTALS												
		1	15	1,516	\$21,591,818		200	1,000	2,000			

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(2)

SADC EASEMENT ACQUISITION  
PRELIMINARY APPROVAL  
of an  
"OTHER" FARM  
IN THE HIGHLANDS PRESERVATION AREA

September 27, 2012

Subject Farm: Linden Associates VI (Wade, Chris & Robert)  
Block 12, Lot 1.01  
Union Township, Hunterdon County  
SADC ID #:10-0208DE  
Approximately 11.3 Net Acres (as per Deed)

WHEREAS, pursuant to N.J.A.C. 2:76-11.3, an owner of farmland may offer to sell to the State Agriculture Development Committee ("SADC") a development easement on the farmland; and

WHEREAS, on June 10, 2012 the SADC received an SADC easement acquisition application from Linden Associates for Property identified as Block 12, Lot 1.01, Union Township, Hunterdon County, totaling approximately 11.3 net acres as shown on Schedule A; and

WHEREAS, prior to June 10, 2012, Linden Associates applied to the Highlands Development Credit Bank for purchase of Highlands Development Credits on Block 12, Lot 1.01 under the Bank's Initial Purchase Program; and

WHEREAS, to be eligible for the Initial Purchase Program a property owner must have applied for preservation in a preservation program administered by the State or a local government unit and been rejected or deemed ineligible for participation based on the requisite program's eligibility criteria; and

WHEREAS, the landowner has owned the farm since December 29, 1988 and is therefore eligible for the appraisal to consider 1/1/04 zoning; and

WHEREAS, staff evaluated this application for the sale of development easement pursuant to 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 July 28, 2011 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, staff finds that the Property, with a quality score of 57.70 and 11.3 net acres, does not meet the SADC's Hunterdon County minimum ranking criteria for the "Priority" or "Alternate" categories which requires a quality score of at least 45 combined with at least 34 acres, therefore this farm is categorized as an "other" farm requiring SADC preliminary approval; and

WHEREAS, the Property meets the minimum eligibility criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, the Property is not within, but in proximity to, the County Agriculture Development Area and both the County and Municipal Planning Incentive Grant project areas (Schedule B); and

WHEREAS, the Property is located within the New Jersey State Plan-designated Environmentally Sensitive Area (PA5) and also within the Highlands Preservation Area's "High" Agriculture Priority Area (Schedule C); and

WHEREAS, this farm has no current residences or structures; and

WHEREAS, the applicant has requested a 1-acre non-severable exception area for a future single family residence; and

WHEREAS, the farm has approximately 77% Prime and 16% Statewide soils, and approximately 55% is cropland harvested, which at the time of application is in field corn, ( Schedule D); and

WHEREAS, on March 23, 2006 the SADC adopted the FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which approves the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding. The Property is a candidate for this funding source; and

WHEREAS, at this time there is approximately \$2.3 million of Highlands funding available; and

WHEREAS, pursuant to N.J.A.C. 2:76-11.6 (b) 1.i., there are no "Priority" or "Alternate" Ranked applications at this time in the Highlands Preservation Area which have not already been accepted for processing and have funding earmarked; and

NOW THEREFORE BE IT RESOLVED that the SADC grants preliminary approval to the Property for an easement acquisition and authorizes staff to proceed with the following:


1. Enter into a 120 day option agreement.
2. Secure two independent appraisals to estimate the fair market value of the Property.

3. Review the two independent appraisals and recommend a certified fair market easement value of the property to the SADC.

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12

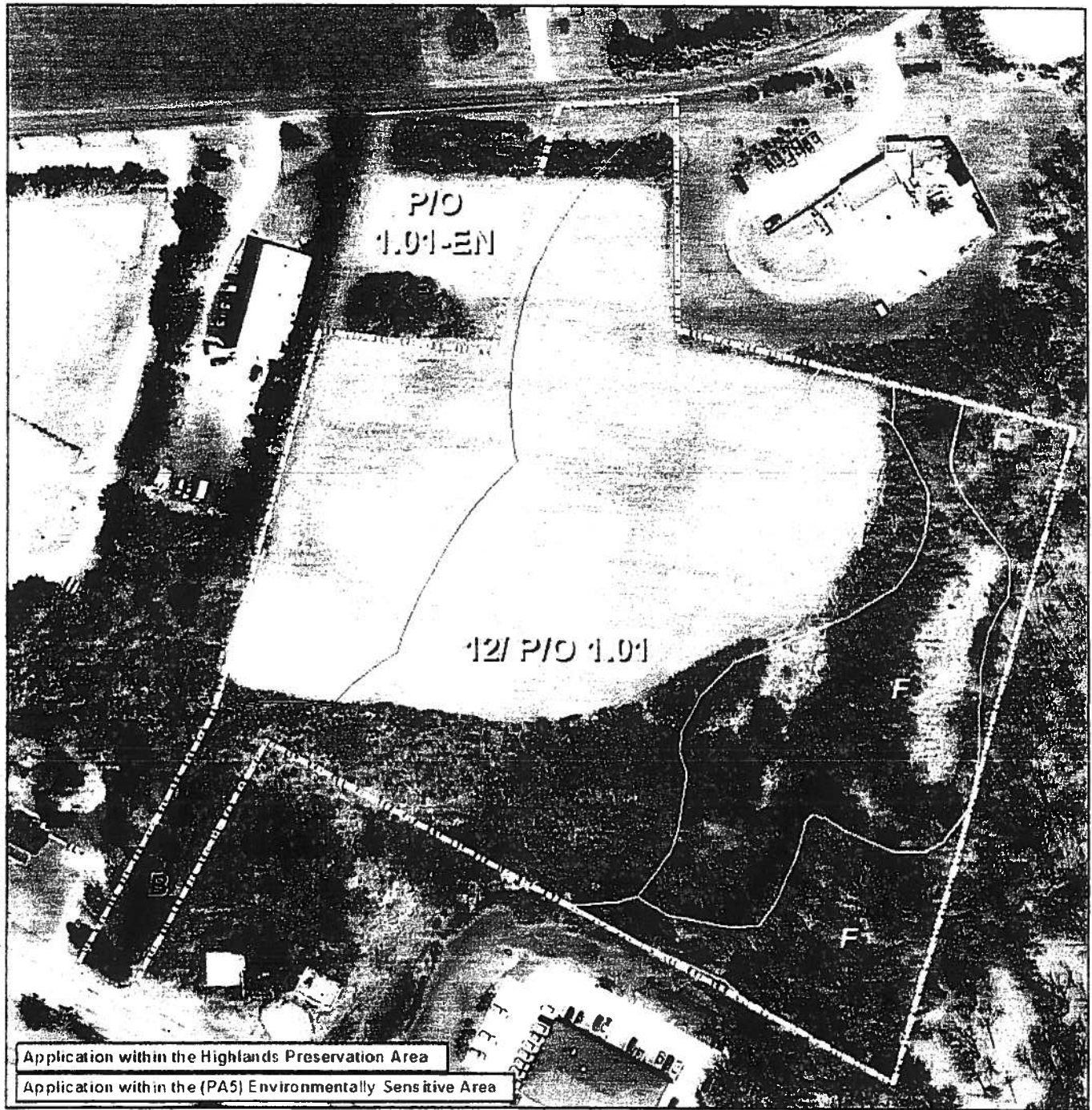
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT



Application within the Highlands Preservation Area  
 Application within the (PA5) Environmentally Sensitive Area

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

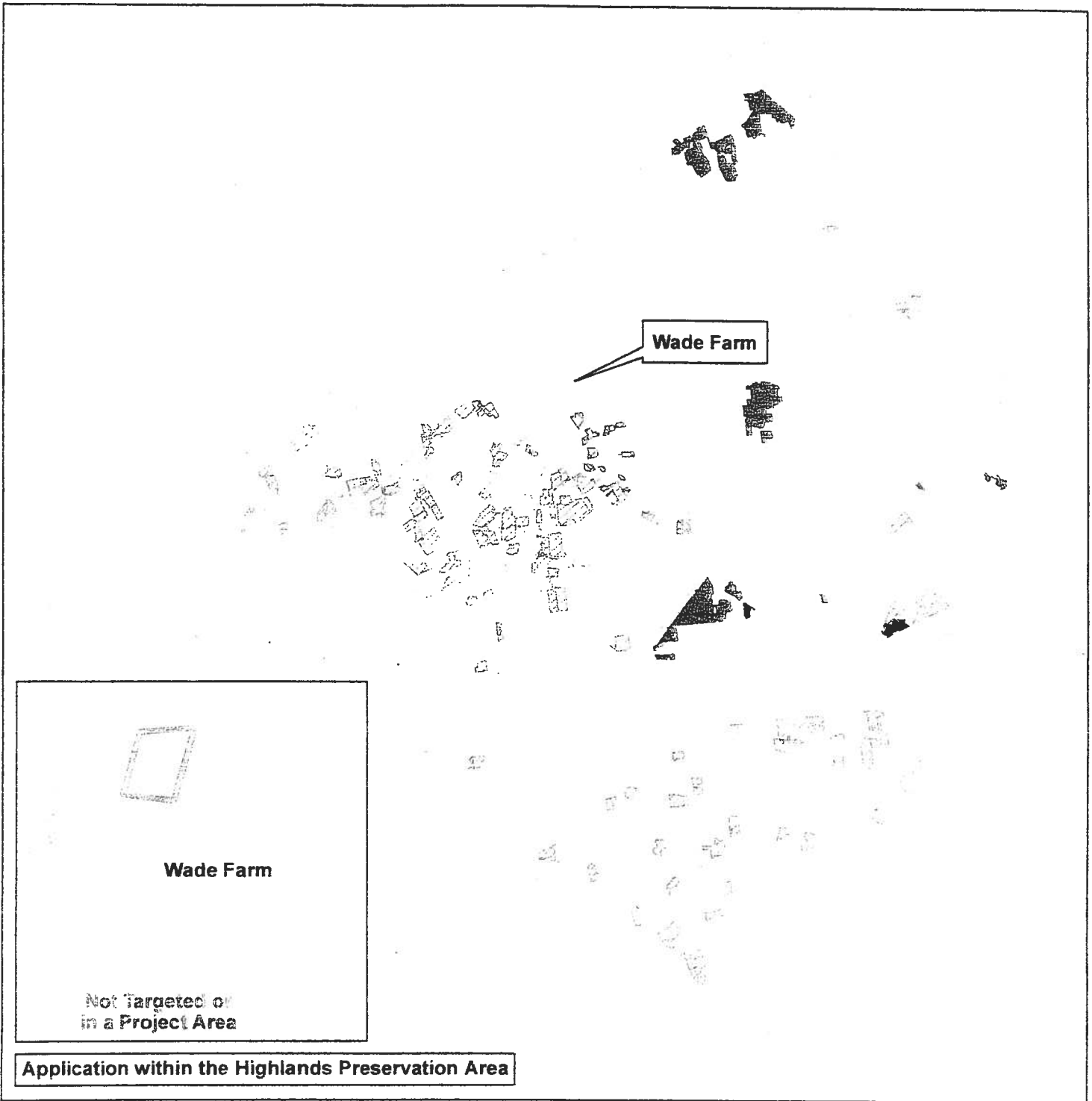
Chris Wade  
 Block 12 P/O Lot 1.01 (11.31 ac)  
 & P/O Lot 1.01-EN (non-severable exception - 1.0 ac)  
 Gross Total = 12.31 ac  
 Union Twp., Hunterdon County

Map Symbols	
[Symbol]	Wetlands
[Symbol]	Highlands Preservation Area
[Symbol]	Environmentally Sensitive Area
[Symbol]	Other Land Use
[Symbol]	Parcel Boundary
[Symbol]	Water
[Symbol]	Other

0 100 200 300 400 Feet

DISCLAIMER: This map of the wetlands was prepared from the best available data. The accuracy of the map is dependent on the quality of the data. The data was developed for planning purposes. The accuracy and precision of the GIS data contained in this map is not guaranteed. The user assumes all liability for any and all uses of the data. The user agrees to hold the State of New Jersey and the Department of Environmental Protection harmless for any and all uses of the data. The user agrees to hold the State of New Jersey and the Department of Environmental Protection harmless for any and all uses of the data.

# County Agricultural Development and Planning Areas



x:\counties\huncol\projects\wade\_ADA.mxd

**Application within the Highlands Preservation Area**

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Chris Wade  
 Block 12 P/O Lot 1.01 (11.31 ac)  
 & P/O Lot 1.01-EN (non-severable exception - 1.0 ac)  
 Gross Total = 12.31 ac  
 Union Twp., Hunterdon County



**Property in Question**

- Exception Area
- County Target Farms
- Municipal Target Farms
- Municipal P/O Project Area
- County P/O Project Area
- ADA (Date from April 5, 2011)
- Overlap of County PA Over ADA
- Proposed ADA Chemon

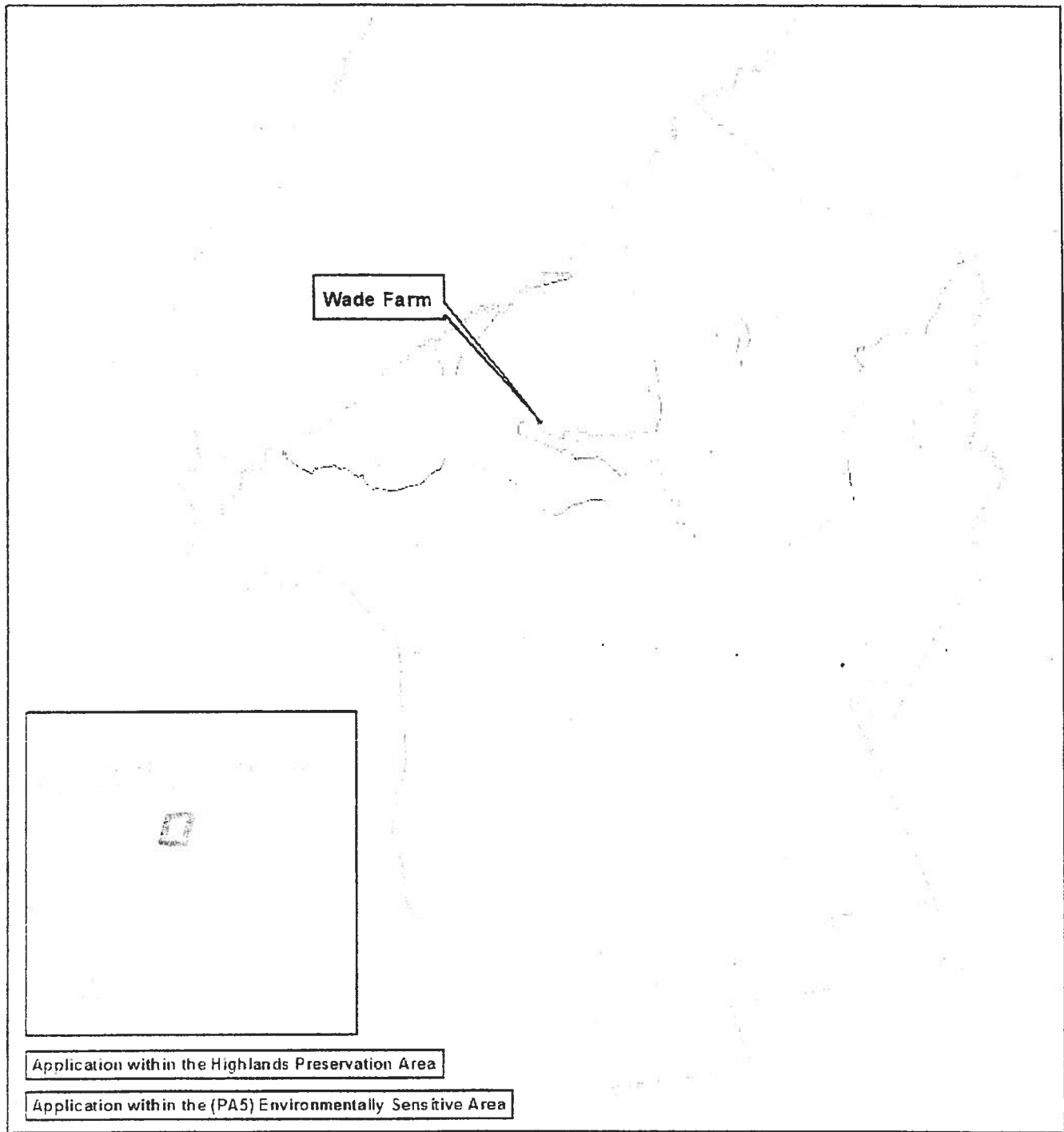
**Base Map**

- County Boundary
- Municipal Boundary
- Adjacent State Boundary
- Preserve Area
- Highlands Planning Area
- Highlands Preservation Area

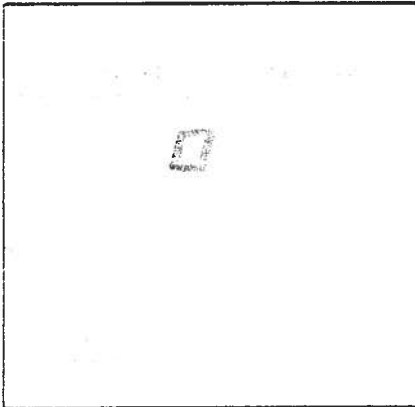


**DISCLAIMER** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and 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.

# Wade Farm



Wade Farm



Application within the Highlands Preservation Area

Application within the (PA5) Environmentally Sensitive Area

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

Chris Wade  
 Block 12 P/O Lot 1 01 (11.31 ac)  
 & P/O Lot 1 01-EN (non-severable exception - 1.0 ac)  
 Gross Total = 12.31 ac  
 Union Twp., Hunterdon County

**PROPERTY LOCATION**

- Wade Farm
- Highlands Planning Area
- Farmland Preservation Area
- County Boundary
- Municipal Boundary



DISCLAIMER: Any use of the product shown on this accuracy and precision shall be the user's responsibility. The user shall be responsible for the accuracy and precision of the data used in the product and shall be responsible for the accuracy and precision of the data used in the product. The user shall be responsible for the accuracy and precision of the data used in the product. The user shall be responsible for the accuracy and precision of the data used in the product.



S. [Signature]

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Hunterdon Union Twp. 1025  
APPLICANT Linden Associates VI (Wade, Chris & Robert)

PRIORITIZATION SCORE

SOILS:	Other	7.64% *	0	=	.00
	Prime	76.68% *	.15	=	11.50
	Statewide	15.68% *	.1	=	1.57

SOIL SCORE: 13.07

TILLABLE SOILS:	Cropland Harvested	54% *	.15	=	8.10
	Woodlands	46% *	0	=	.00

TILLABLE SOILS SCORE: 8.10

BOUNDARIES AND BUFFERS:	Farmland (Unrestricted)	31% *	.06	=	1.86
	Streams and Wetlands	32% *	.18	=	5.76
	Residential Development	19% *	0	=	.00
	Commercial	18% *	0	=	.00

BOUNDARIES AND BUFFERS SCORE: 7.62

CONTIGUOUS PROPERTIES / DENSITY:	Wade	Restricted Farm or Current Application			2
	Clinton-FGW	Restricted Farm or Current Application			2
	Clinton-FGW	Restricted Farm or Current Application			2

DENSITY SCORE: 6.00

LOCAL COMMITMENT: 100% \* 19 = 19.00

LOCAL COMMITMENT SCORE: 19.00

SIZE: SIZE SCORE: .76

IMMIMENCE OF CHANGE: SADC Impact factor = 3.15

IMMINENCE OF CHANGE SCORE: 3.15

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

**TOTAL SCORE: 57.70**



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12R9(3)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO  
KINGWOOD TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Dale & Diana Makatura and Sandra Search (Maplewood Farm)  
Kingwood Township, Hunterdon County

N.J.A.C. 2:76-17A

SADC ID# 10-0322-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Kingwood Township, which included the Maplewood Farm, identified as Block 7, Lot 6, Kingwood Township, Hunterdon County, totaling approximately 110 net easement acres hereinafter referred to as "Property" ( Schedule A); and

WHEREAS, the SADC granted final approval to Kingwood Township's Farmland Preservation PIG Plan on December 10, 2009 and to the FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, the Property includes a 4-acre non-severable exception for the existing single family residence and farmstead; and

WHEREAS, the farm contains 100% prime and statewide soils and the agricultural production at the time of application is corn and permanent pasture; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on October 20, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$9,500/ acre for the development easement for the Property on June 28, 2012, based on current zoning and environmental regulations as of September 2011; and

WHEREAS, the Township has contracted with the landowner at \$10,000 per acre for the development easement, which is equal to the higher of the two appraisals; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Kingwood Township has expended \$540,130.40 of its SADC grant funds on the preservation of the Felix Farm (Schedule B); and

WHEREAS, the Township has no other active projects pending against this balance; and

WHEREAS, the Hunterdon Land Trust (HLT) submitted a parcel application to the FY11 United States Department of Agriculture, Natural Resources Conservation Service Federal Farm and Ranch Lands Protection Program (FRPP) ; and

WHEREAS, HLT informed the SADC that the NRCS determined that the Property and Landowner qualified for FRPP grant funds; and; and

WHEREAS, for the purposes of this resolution HLT has requested the FRPP grant to be estimated at approximately \$440,000 (approximately \$4,000 per acre) in total FRPP funds; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the FRPP Grant, including a 4.67% maximum impervious coverage restriction (approximately 5.13 acres available for impervious cover) on the lands being preserved outside of the exception area; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 4, 2012 the Kingwood Township Committee approved the application and a commitment of funding for the additional \$500/acre agreed to with the landowner; and

WHEREAS, the Hunterdon County Agriculture Development Board approved the application on September 13, 2012 and will secure a commitment of funding on October 2, 2012 from the Hunterdon County Board of Chosen Freeholders for the required local match (\$1,900/acre or 20% of CMV) should the anticipated FRPP grant not cover its entire cost share on the easement purchase; and

WHEREAS, to best leverage available funding the Township has informed the SADC they will use the FRPP grants funds to cover the entire local cost share (County and Municipality) with any remaining FRPP grant funds to be utilized to reduce the needed SADC cost share, hence, reducing the overall expenditure of Kingwood Township's PIG grant funds; and

WHEREAS, should alternate FRPP funding become available from other funding years or through other qualified entities such as the SADC, a Non-Profit organization or County it may be utilized if such funding benefits the easement acquisition and/or the successful use of FRPP funding; and

WHEREAS, the cost share breakdown is approximately as follows:

**Cost share breakdown prior to FRPP Grant:**

	<u>Total</u>
SADC	\$627,000 (57% of purchase price & 60% of CMV or \$5,700/acre)
Hunterdon County	\$209,000 (19% of purchase price & 20% of CMV or \$1,900/acre)
Kingwood Twp	\$264,000 (24% of purchase or \$2,400/acre) <i>includes \$500/acre above CMV</i>
Total Easement Purchase	<b>\$1,100,000</b> (\$10,000/acre)

**Cost share breakdown after \$440,000 FRPP Grant is applied:**

	<u>Total</u>	<u>FRPP \$</u>	<u>New Cost Share</u>
SADC	\$627,000 (\$5,700/acre)	\$ 22,000	\$605,000 (\$5,500/acre)
Hunterdon County	\$209,000 (\$1,900/acre)	\$209,000	\$0 (\$0/acre)
Kingwood Township	\$264,000 (\$2,400/acre)	\$209,000	\$55,000 (\$500/acre)
FRPP Grant			\$440,000 (\$4,000/acre)
	<b>\$1,100,000</b>	<b>\$440,000</b>	<b>\$1,100,000</b> (\$10,000/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Kingwood Township for the purchase of a development easement on the Maplewood Farm by Hunterdon County, comprising approximately 110 acres, at a State cost share of \$5,700/acre for an estimated total of \$627,000 (60% of certified market value and 57% of the purchase price and estimated total cost - Schedule B) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that the SADC will utilize any remaining FRPP grant funds (estimated \$22,000) from the United States Department of Agriculture, Natural Resources Conservation Service under the FY11 Federal Farm and Ranch Lands Protection Program to offset SADC grant needs on the Property; and

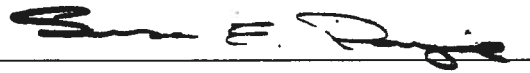
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement on the approved application shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Hunterdon County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

# Preserved Farms and Active Applications Within Two Miles

x:\counties\hunco\projects\Maplewood11\_2mile.mxd



Application within the (PA4) Rural Area and the (PA4B) Rural Environmentally Sensitive Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Makatura, Dale & Diane / Maplewood Farm  
Block 4 Lot(s) P/O 7 (108.11 ac) & P/O 7-EN (non-severable exception - 4.0 ac)  
Total = 112.11 ac  
Kingwood Twp., Hunterdon County



**Farmland Preservation Program**

- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Preserved Easements
- Active Applications
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned O/S & Recreation Easement
- Federal Land

**Base Map**

- County Boundary
- Municipal Boundary

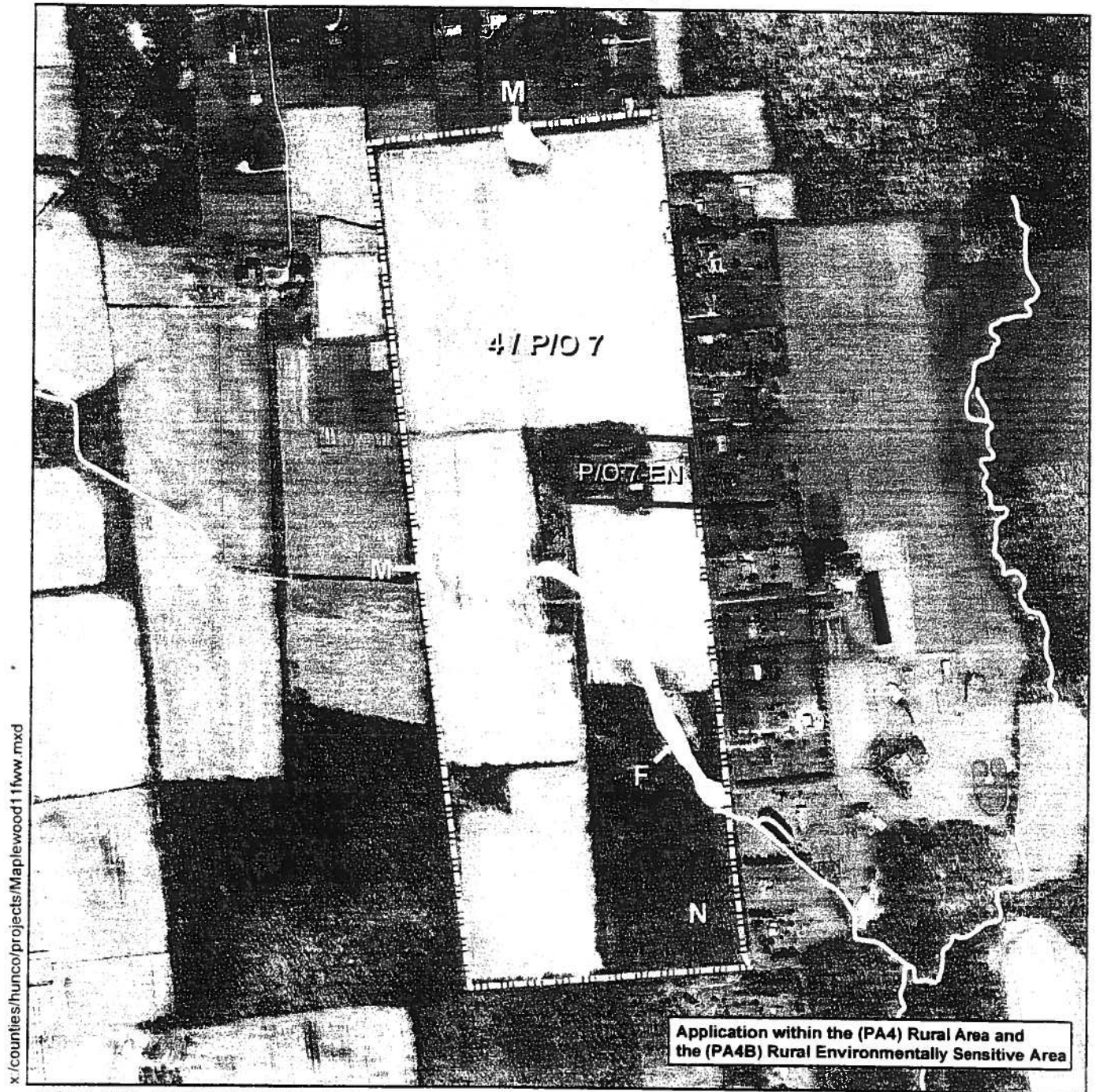


**NOTE:**  
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

**Sources:**  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
NJ/OT/OGIS 2007/2008 Digital Aerial Image  
Date: 9/29/2011



# Schedule A



x:\counties\hunco\projects\Maplewood11fwv.mxd

Application within the (PA4) Rural Area and the (PA4B) Rural Environmentally Sensitive Area

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

Makatura, Dale & Diane / Maplewood Farm  
Block 4 Lot(s) P/O 7 (108.11 ac) & P/O 7-EN (non-severable exception - 4.0 ac)  
Total = 112.11 ac  
Kingwood Twp., Hunterdon County

500 250 0 500 1,000 Feet



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned D/B & Recreation Easement
	Federal Land

**Wetlands Legend:**

F	Freshwater Wetlands
L	Linear Wetlands
M	Wetlands Modified for Agriculture
T	Tidal Wetlands
N	Non-Wetlands
B	300' Buffer
W	Water

**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:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/IGIS 2007/2008 DigitalAerial Image

Date: 9/29/2011



Schedule D

Municipal Planning Incentive Grant  
Kingwood Township, Hunterdon County

Farm	SADC ID#	Acres	SADC Certified & Approved Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Assessment Consideration	SADC		Federal Grant		579 - 07 PPF		FY09		FY11		Cum		Balance
							Cost Basis	Cost Share	Total Federal Grant	SADC Federal Grant	Encumbered	Expended	Balance	Balance	Approp	Expnd	Encumbered		
Felix Felix ancillary costs	0-0281-PG	169.970	9,000.00	9,000.00	5,400.00	1,528,730.00	1,528,730.00	917,838.00	645,898.00	387,531.60	530,306.40	530,306.40	219,693.60	500,000.00	1,250,000.00	540,130.40	637,000.00	82,869.60	
Maplewood	10-0322-PG	110.000	9,500.00	10,000.00	5,700.00	1,100,000.00	1,045,000.00	627,000.00	440,000.00	22,000.00	627,000.00								
Total Pending	1	110.000						627,000.00											
Total Encumbered																			
Close/Expended	1	169.970										540,130.40				540,130.40	637,000.00		82,869.60
Total																			

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Maplewood Farm (Makatura, Dale & Diana / Sandra Search )  
10- 0322-PG  
No Value Selected PIG EP - Municipal 2007 Rule  
110 Acres

Block 7	Lot 6	Kingwood Twp.	Hunterdon County
<b>SOILS:</b>		Prime	87% * .15 = 13.05
		Statewide	13% * .1 = 1.30
			<b>SOIL SCORE: 14.35</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	75% * .15 = 11.25
		Woodlands	25% * 0 = .00
			<b>TILLABLE SOILS SCORE: 11.25</b>
<b>FARM USE:</b>	Corn-Cash Grain		86 acres rotating field crops: Corn, Soy etc
	Other		15 acres permanent pasture

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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st four (4) acres for for exisiting improvements  
Exception is not to be severed from Premises
  - c. Additional Restrictions:
    1. 4.67% impervious cover max (approx 5.3 acres) pursuant to Federal Farm and Ranch Land Protection Program
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013 R9(4)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONTGOMERY TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Pariso Family Trust

Montgomery Township, Somerset County

N.J.A.C. 2:76-17A

SADC ID# 18-0202-PG

September 27, 2012

WHEREAS, on August 11, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Montgomery Township, which included the Pariso Family Trust Farm, identified as Block 14001, Lot 27, Montgomery Township, Somerset County; totaling approximately 12 net easement acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the SADC granted final approval to Montgomery Township's Farmland Preservation PIG Plan on January 28, 2010 and the FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, the Property includes a 1.5-acre non-severable exception for an existing single family residence and a future garage apartment; and

WHEREAS, the farm contains 100% prime and statewide soils and the agricultural production at the time of application is Christmas Trees and horticulture specialties; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on September 13, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$19,000/ acre for the development easement for the Property on June 28, 2012, based on current zoning and environmental regulations as of April 2012; and

WHEREAS, the Township has contracted with the landowner at the Certified Fair Market Value of \$19,000 per acre for the development easement; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Montgomery Township has expended \$704,167.20 of its SADC grant funds on the preservation of the Rossmassler Property (Schedule B); and

WHEREAS, the Township has one other active project pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, on September 6, 2012 the Montgomery Township Committee approved the application and a funding commitment for up to approximately \$3,800/acre; and

WHEREAS, Montgomery Township requested a 10% impervious cover restriction be added to the Deed of Easement for the protection of water recharge and view shed, which equal to approximately 1.2 acres of land available for the construction of agricultural and other related infrastructure permitted on the Property outside of the exception area; and

WHEREAS, the impervious cover definition utilized for farms receiving Federal Farm and Ranch Lands Protection Program (FRPP) will be utilized (Schedule C); and

WHEREAS, the Somerset County Agriculture Development Board approved the application on September 4, 2012 and secured a commitment of funding for an estimated \$3,400/acre from the Somerset County Board of Chosen Freeholders for the required local match on September 26, 2012; and

WHEREAS, the cost share breakdown is approximately as follows:

	<u>Total</u>
SADC	\$136,800 (60% of purchase price or \$11,400/acre)
Somerset County	\$ 45,600 (20% of purchase price or \$3,800/acre)
<u>Montgomery Twp</u>	<u>\$ 45,600 (20% of purchase price or \$3,800/acre)</u>
Total Easement Purchase	<b>\$228,000 (\$19,000/acre)</b>

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Montgomery Township for the purchase of a development easement on the Property by Somerset County, comprising approximately 12 acres, at a State cost share of \$11,400/acre for an estimated total of \$136,800 (60% of certified market value and 60% of the purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Somerset County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

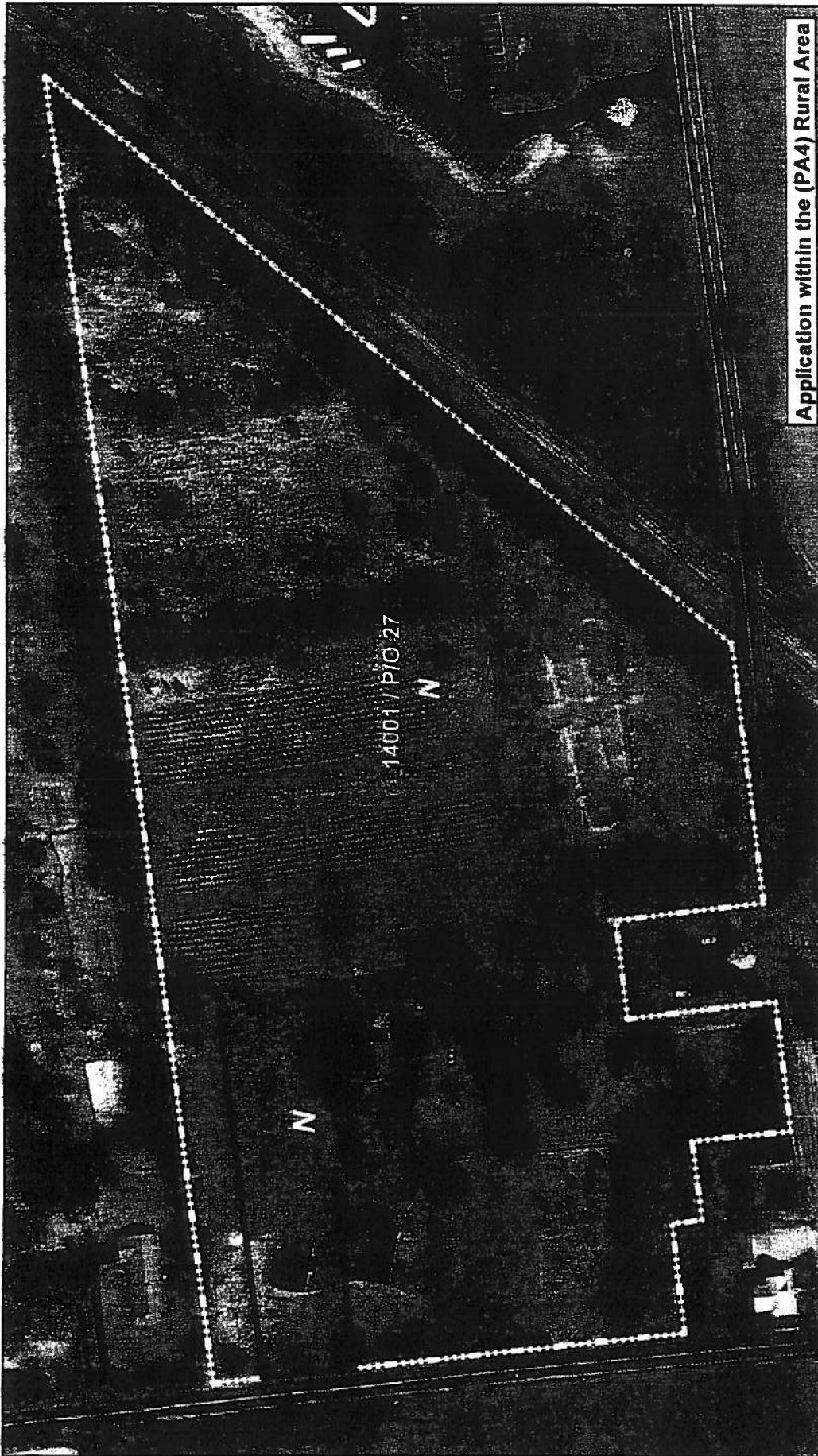
9/27/12  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT



Application within the (PA4) Rural Area

- Property in Question  
 Et - (non-severable) Exception  
 Es - (Reverable) Exception  
 Wetlands Boundaries  
 Municipal, County and Non-Profit  
 Prescribed Open Space  
 State Owned Conservation Easement  
 State Owned OIB & Recreation Easement



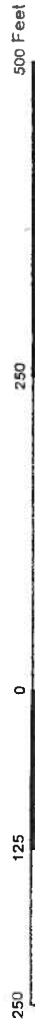
- Wetlands Legend:  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 W - Water

Source:  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOTISGIS 2007/2008 DigitalAerial Image

Date: 6/18/2011

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

Pariso, Jean & Jesse (Family Trust)  
 Block 14001 P/O Lot 27 (11.64 ac)  
 & P/O Lot 27-EN (non-severable exception 1.5 ac)  
 Gross Total - 13.14 ac.  
 Montgomery Twp. Somerset 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 any other files in this folder are not guaranteed. Users 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.

Schedule B

Municipal Planning Incentive Grant  
Montgomery Township, Somerset County

Farm	Acres	SADC		SADC Grant/Per Acre	Easement Consideration	Cost Basis	Cost Share	579 - 07 FPF			733 - GSPT		Cum Approp	Cum Expend	Cum Encumbered	Balance
		Certified Per Acre	Negotiated & Approved Per Acre					Encumbered	Expended	Balance	Encumbered	FY11				
Rossmassler	55.954	22,000.00	25,500.00	13,200.00	1,360,323.00	1,173,612.00	704,167.20	704,167.20	704,167.20	45,832.80	90,967.20	500,000.00	1,250,000.00	704,167.20	136,800.00	409,032.80
Partso	12.000	19,000.00	19,000.00	11,400.00	228,000.00	228,000.00	136,800.00	45,832.80	0.00	0.00	90,967.20	409,032.80				
Howard	90.000															
<b>Total Pending</b>							<b>136,800.00</b>				<b>90,967.20</b>				<b>136,800.00</b>	
<b>Total Encumbered</b>																
<b>Closed/Expended</b>	<b>97.954</b>							<b>45,832.80</b>	<b>704,167.20</b>					<b>704,167.20</b>		
<b>Total</b>																
<b>Reprogram Out</b>																

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Pariso, Jean & Jesse (Family Trust)  
18- 0202-PG  
FY 2009 PIG EP - Municipal 2007 Rule  
12 Acres

Block 14001	Lot 27	Montgomery Twp.	Somerset County		
<b>SOILS:</b>		Prime	4% * .15	=	.60
		Statewide	96% * .1	=	9.60
				<b>SOIL SCORE:</b>	<b>10.20</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	78% * .15	=	11.70
		Woodlands	22% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	<b>11.70</b>
<b>FARM USE:</b>	Christmas Trees		12 acres		
	Horticulture Specialties		acres		flowers

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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.5) acres for existing single family residence and future garage apartment
    - Exception is not to be severed from Premises
    - Exception is to be restricted to two single family residential unit(s)
  - c. Additional Restrictions:
    1. 1.5 acre exception area is to be restricted to one single family residence and one future ancillary apartment unit.
    2. Township initiated 10% impervious cover restriction to be defined by the use of standard definitions, language and interpretations provided through the Federal Farm and Ranch Lands Protection Program (FRPP).
    3. "Impervious surface, for purposes of the Deed of Easement, is defined as any structure or surface that prevents the infiltration of precipitation into the land. Examples of impervious surface include, but are not limited to, pavement, sidewalks, permanent driveways, machine compacted soil, compacted stone areas, roof tops, barns, sheds, houses, garages, commercial buildings, agricultural buildings, hoop houses, greenhouses, plastic or other impermeable ground cover, and foundations. This term shall not include seasonal structures or ground covers that remain in place for no more than ten months per calendar year, unimproved farm lanes, or areas in field-based crop production. Conservation practices listed in the United States Department of Agriculture's Natural Resources Conservation Service Field Office Technical Guide are not considered impervious surface when implemented according to the practice standard."
  - 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



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R5(5)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WOOLWICH TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Ben Sorbello  
Woolwich Township, Gloucester County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 08-0148-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Woolwich Township, which included the Sorbello Farm, identified as Block 49, Lot 2, and Block 50, Lot 2, Woolwich Township, Gloucester County, totaling approximately 80.56 acres hereinafter referred to as "Property" ( Schedule A); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Woolwich Township's PIG plan on May 29, 2009 and the FY2013 PIG Plan application annual update on May 24, 2012 ; and

WHEREAS, the Property includes a one-acre non-severable exception for (and restricted to) one single family residence; and

WHEREAS, the farm's agricultural production at the time of application is vegetables; and

WHEREAS, the Property has a rank score of 72.89 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on July 24, 2010; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on January 25, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$14,400 / acre based on the "current value" date of March 6, 2012 for the development easement for the Property on June 28, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the Township for \$14,400 per acre; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Woolwich Township has expended \$434,403 of its SADC grant funds leaving a cumulative balance of \$815,597 (Schedule B); and

WHEREAS, Woolwich Township has one other project pending against this balance with SADC certified values, the Vandergracht farm; and

WHEREAS, Woolwich Township and Gloucester County shall inform the SADC in regard to its prioritization of pending projects and funding requirements; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Woolwich Township Committee approved the application and its funding commitment for 20% of the easement purchase (estimated \$232,000) on the Sorbello Farm on August 6, 2012, and the Gloucester County Agriculture Development Board approved the application on August 9, 2012 and secured a commitment of funding for 20% of the easement purchase (estimated \$232,000) from the Gloucester County Board of Chosen Freeholders for the required local match on August 8, 2012; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$696,000	(\$8,640/acre or 60%)
Woolwich Twp	\$232,000	(\$2,880/acre or 20%)
<u>Gloucester County</u>	<u>\$232,000</u>	<u>(\$2,880/acre or 20%)</u>
Total	\$1,160,000	(\$14,400/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Woolwich Township for the purchase of a development easement on the Sorbello Farm by Gloucester County, comprising approximately 80.56 acres, at a State cost share of \$8,640 per acre for an estimated total of \$696,000 (60% of certified market value and 60% of purchase price and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Gloucester County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that all survey, title and additional closing documents shall subject to review and approval by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

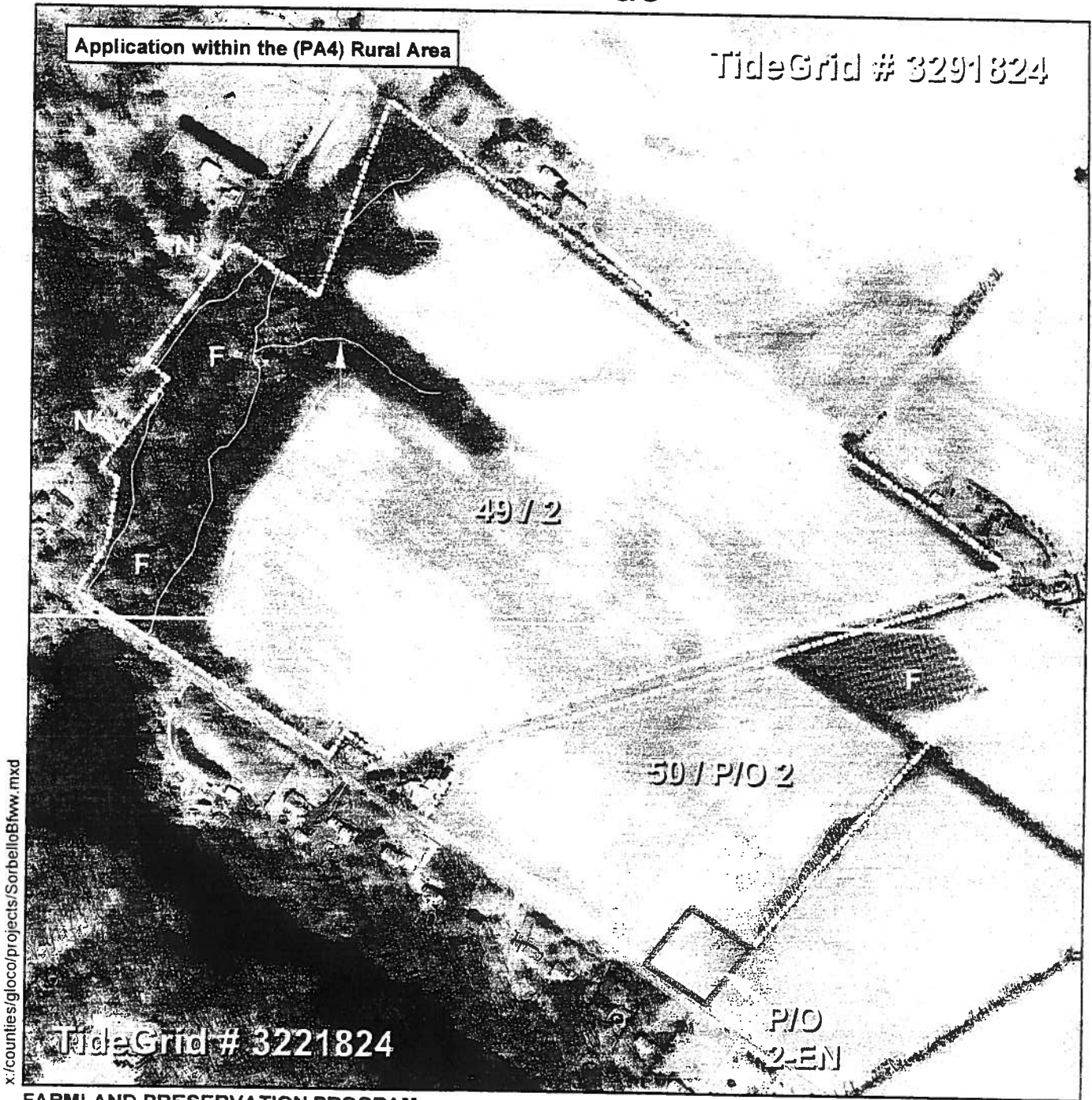
VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands

Application within the (PA4) Rural Area

TideGrid # 3291824



x:\counties\glouc\projects\SorbelloBfww.mxd

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

Sorbello, Benny A  
Block 49 Lot 2 (60.35 ac)  
Block 50 P/O Lot 2 (80.76 ac) & P/O Lot 2-EN (non-severable exception - 1.01 ac)  
Gross Total = 81.76 ac  
Woolwich Twp., Gloucester County



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O&B & Recreation Easement
	Federal Land
	Tidelands Boundaries

**TIDELANDS DISCLAIMER:**  
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4 "Tidelands Claims Maps". These linear 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 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.

**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
W - Weir

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital/Aerial Image

# Schedule B

## Municipal Planning Incentive Grant Woolwich Township, Gloucester County

Farm	SADC ID#	Acres	Pay Acres	SADC		SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC		579 - 07 FPF		733 - GSPT		Cum Approp	Cum Expand	Cum Encumbered	Balance		
				Per Acre	Per Acre					Cost Basis	Cost Share	Encumbered	Expended	Encumbered	Balance					Encumbered	Balance
Eastlack	08-0096-PG	47.540	46.710	15,500.00	15,500.00	9,300.00	60.00%	724,005.00	434,403.00	315,597.00	434,403.00	500,000.00	500,000.00	1,250,000.00	434,403.00	815,597.00	0.00				
Soibello Benny Family	08-0148-PG	80.556		14,400.00	14,400.00	8,640.00	60.00%	1,160,000.00	696,000.00	0.00	380,403.00	380,403.00	119,597.00	119,597.00							
VanderGracht	08-0149-PG	18.800		15,400.00	15,400.00	9,240.00	60.00%	289,520.00	173,712.00		119,597.00	119,597.00	54,115.00	54,115.00							
<b>Total Pending</b>	<b>2</b>	<b>99.356</b>						<b>869,712.00</b>	<b>434,403.00</b>		<b>500,000.00</b>	<b>500,000.00</b>						<b>815,597.00</b>	<b>0.00</b>		
<b>Total Encumbered</b>											<b>434,403.00</b>				<b>434,403.00</b>						
<b>Closed/Expended</b>	<b>1</b>	<b>47.540</b>																	<b>0.00</b>		
<b>Total</b>																					
<b>Reprogram Out</b>																					

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Sorbello, Benny A. (Family LLC)  
08- 0148-PG

FY 2009 PIG EP - Municipal 2007 Rule  
82 Acres

Block 49	Lot 2	Woolwich Twp.	Gloucester County
Block 50	Lot 2	Woolwich Twp.	Gloucester County
<b>SOILS:</b>		Other	14% * 0 = .00
		Prime	76% * .15 = 11.40
		Statewide	10% * .1 = 1.00
			<b>SOIL SCORE: 12.40</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	86% * .15 = 12.90
		Woodlands	14% * 0 = .00
			<b>TILLABLE SOILS SCORE: 12.90</b>
<b>FARM USE:</b>		Vegetable & Melons	80 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for future single family residence
    - Exception is not to be severed from Premises
    - Exception is to be restricted to one single , family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(6)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

WOOLWICH TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Tracie Vandergracht  
Woolwich Township, Gloucester County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 08-0149-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Woolwich Township, which included the Vandergracht Farm, identified as Block 55, Lot 3, Woolwich Township, Gloucester County, totaling approximately 18.8 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Woolwich Township's PIG plan on May 29, 2009 and the FY13 PIG Plan application annual update on May 24, 2012; and

---

WHEREAS, the Property includes a one-acre non-severable exception for a single family residence; and

WHEREAS, the farm's agricultural production at the time of application is pasture, hay production and an equine operation; and

WHEREAS, the equine operation consists of 9 horses which the landowner breeds and/or trains for sale with no other equine service activities occurring on the farm; and

WHEREAS, the Property has a rank score of 69.62 which exceeds 70% of the County's average quality score of 41 as determined by the SADC on July 24, 2010; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on January 27, 2012 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, the SADC certified a value of \$15,400/acre based on the "current value" date of March 6, 2012 for the development easement for the Property on June 28, 2012; and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Woolwich Township has encumbered and/or expended \$1,129,923 of its SADC grant funds leaving a cumulative balance of \$120,077, (Schedule B); and

WHEREAS, the estimated SADC cost share for the Property is \$173, 712; and

WHEREAS, based on the current grant need for the Property is a potential \$54,115 grant shortfall; and

WHEREAS, SADC records show Woolwich Township also has no additional projects in the application or appraisal phase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Woolwich Township Committee approved the application and its funding commitment for 20% of the easement purchase (estimated \$58,000 ) on the Vandergracht Farm on August 6, 2012, and the Gloucester County Agriculture Development Board approved the application on August 9, 2012 and secured a commitment of funding for 20% of the easement purchase (estimated \$58,000) from the Gloucester County Board of Chosen Freeholders for the required local match on August 8, 2012; and

WHEREAS, Gloucester County inadvertently did not include the additional funding needed to cover the \$54,115 shortfall in "SADC" funding; and

WHEREAS, the Gloucester County CADB has assured SADC staff that the CADB and the Gloucester County Board of Chosen Freeholders have agreed to increase their cost share to 38.6% of the easement value or an estimated \$111,923 to cover this shortfall and will solidify this with resolutions; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$119,597	(\$6,361.54/ acre or 41.4%)
Woolwich Twp	\$ 58,000	(\$3,077/ acre or 20%)
<u>Gloucester County</u>	<u>\$111,923</u>	<u>(\$5,936/ acre or 38.6% each)</u>
Total	\$289,520	(\$15,400/ acre)

WHEREAS, should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase as per N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Woolwich Township for the purchase of a development easement on the Vandergracht Farm by Gloucester County, comprising approximately 18.8 acres, at a State cost share of \$6,361.54 per acre for an estimated total of \$119,597 (41.4% of certified market value and 41.4% of purchase price and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule C); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, should additional SADC funds become available, potentially due to an acreage overestimation on the Sorbello Farm, the SADC cost share may increase up to 60% of the easement purchase as per N.J.A.C. 2:76-6.11; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Gloucester County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12  
Date

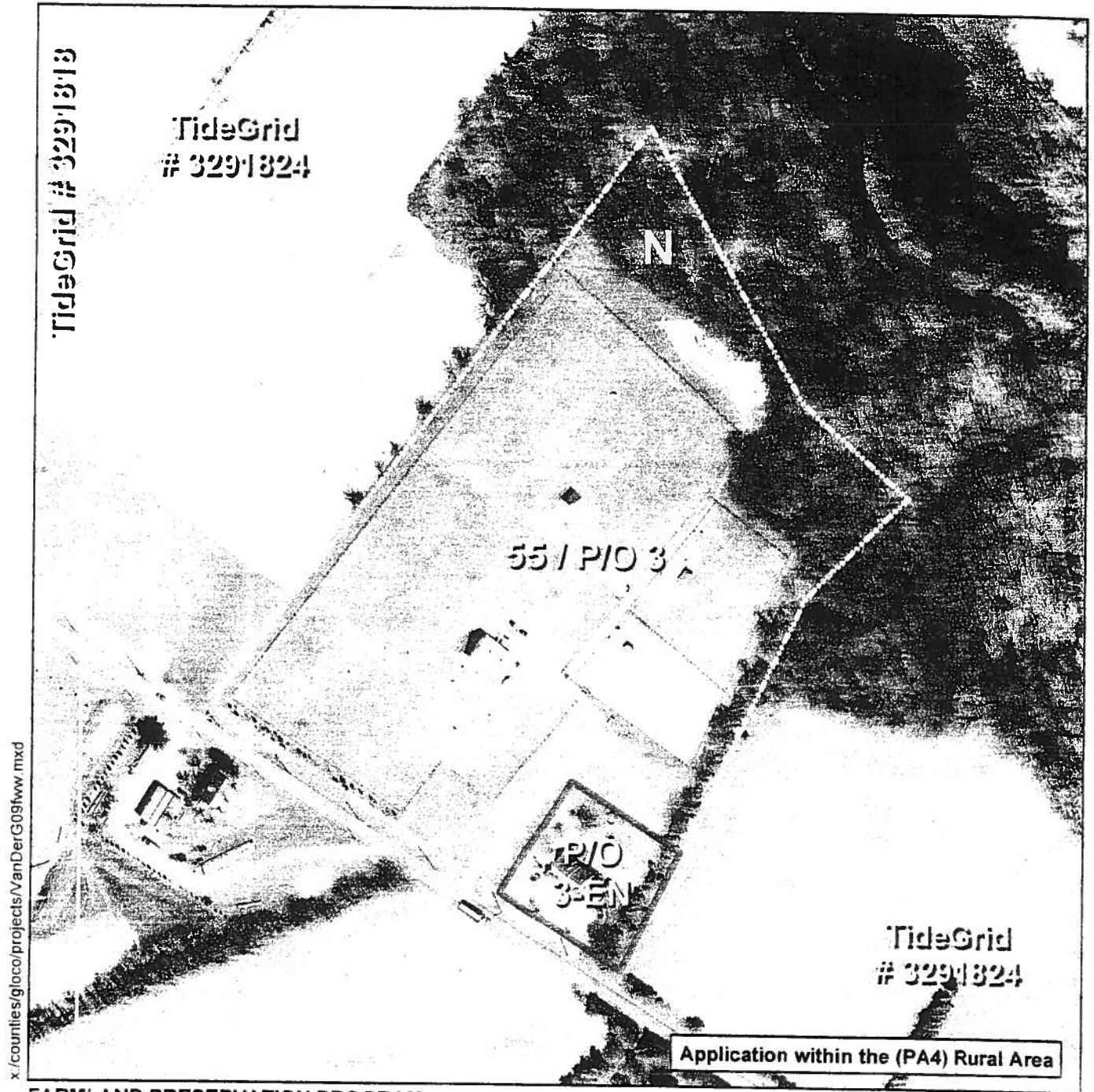


Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands



x:\counties\gloco\projects\VanDerG09fww.mxd

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

VanDerGracht, Tracie  
Block 55 P/O Lot 3 (16.97 ac) & P/O Lot 3-EN (non-severable exception - 1.19 ac)  
Gross Total = 18.17 ac  
Woolwich Twp., Gloucester County



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned DIS & Recreation Easement
	Federal Land
Tidelands Boundaries	



**TIDELANDS DISCLAIMER**  
The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4 "Tidelands Claims Maps." These linear 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 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.

**Wetlands Legend**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
W - Water

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJDOT/IGIS 2007/2008 DigitalAerial Imagery

Date: 6/8/2012

# Schedule B

## Municipal Planning Incentive Grant Woolwich Township, Gloucester County

Farm	SADC ID#	Acres	Pay Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC		578 - 07 FPF		733 - GSPT		Cum Approp	Cum Expend	Cum Encumbered	Balance	
								Cost Basis	Cost Share	Encumbered	Expended	Balance	Encumbered					Balance
Eastlack	08-0096-PG	47.540	46.710	15,500.00	15,500.00	9,300.00	60.00%	724,005.00	434,403.00	434,403.00	500,000.00	750,000.00	1,250,000.00	434,403.00	815,597.00	0.00		
Sorbello, Benny (Family)	08-0148-PG	80.556		14,400.00	14,400.00	8,640.00	60.00%	1,160,000.00	696,000.00	315,597.00	380,403.00	315,597.00	119,597.00					
VanderGracht	08-0149-PG	18.800		15,400.00	15,400.00	9,240.00	60.00%	289,520.00	173,712.00	119,597.00	119,597.00	-54,115.00						
<b>Total Pending</b>	<b>2</b>	<b>99.356</b>							<b>869,712.00</b>	<b>315,597.00</b>	<b>500,000.00</b>	<b>500,000.00</b>		<b>434,403.00</b>	<b>815,597.00</b>	<b>0.00</b>		
<b>Total Encumbered</b>														<b>434,403.00</b>	<b>815,597.00</b>	<b>0.00</b>		
<b>Closed/Expended</b>	<b>1</b>	<b>47.540</b>							<b>434,403.00</b>					<b>434,403.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>Total</b>														<b>434,403.00</b>	<b>815,597.00</b>	<b>0.00</b>		
<b>Reprogram Out</b>																		

7-14-09

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Tracie Vandergracht  
08- 0149-PG  
FY 2009 PIG EP - Municipal 2007 Rule  
17 Acres

Block 55	Lot 3	Woolwich Twp.	Gloucester County
<b>SOILS:</b>			
		Other	10% * 0 = .00
		Prime	90% * .15 = 13.50
			<b>SOIL SCORE: 13.50</b>
<b>TILLABLE SOILS:</b>			
		Cropland Harvested	28% * .15 = 4.20
		Other	22% * 0 = .00
		Permanent Pasture	50% * .02 = 1.00
			<b>TILLABLE SOILS SCORE: 5.20</b>
<b>FARM USE:</b>			
		Hay	5 acres
		Horse & Other Equine	9 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for around existing dwelling
    - Exception is not to be severed from Premises
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(7)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

GLOUCESTER COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
BEZR Homes LLC/NAR Farm ("Owner")  
East Greenwich Township, Gloucester County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 08-0132-PG

September 27, 2012

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Gloucester County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Gloucester County received SADC approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on June 2, 2011 the SADC received an application for the sale of a development easement from Gloucester County for the subject farm identified as Block 1102, Lots, 1, 2.01, 2.05, 3, 3.02, 5 and 7, East Greenwich Township, Gloucester County, totaling approximately 114 net acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the Property is located in Gloucester County's Repaupo-Mantua Creek Project Area; and

WHEREAS, the Property has a rank score of 66.97 which exceeds 41, which is 70% of the County's average quality score as determined by the SADC on June 22, 2010; and

WHEREAS, the Property includes a non-severable exception approximately 1 acre in size, restricted to one future single family residence; and

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

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 17, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on June 28, 2012 the SADC certified a development easement value of \$28,000 per acre based on zoning and environmental regulations in place as of October 3, 2011; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$28,000 per acre for the development easement for the Property; and

WHEREAS, on July 30, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, to date, all of Gloucester County's base grant and eligible competitive grant funds have been encumbered or expended; and

WHEREAS, at the County's request the SADC submitted a parcel application to the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch Lands Protection Program (FRPP); and

WHEREAS, the Owner agreed to the additional restrictions associated with the use of FRPP grant funding, including a 6.33% impervious cover restriction equal to approximately 7.15 acres of land available for the construction of agricultural and other related infrastructure permitted on the Property outside of the exception area; and

WHEREAS, the NRCS has determined that the Property and the Landowner qualify for FRPP grant funds; and

WHEREAS, the federal appraised current easement value, as of September 2012, is estimated at \$28,000/acre; and

WHEREAS, although the FRPP grant based on 50% of \$28,000/acre could potentially have been up to \$1,596,000 NRCS requested a cap in order to leverage the available FRPP funds across the state; and

WHEREAS, the County and SADC agreed to an FRPP grant of approximately \$999,500; and

WHEREAS, the County intends to utilize the FRPP grant as the entire SADC cost share and cover the funding shortfall with County funds; and

**Cost share breakdown prior to FRPP Grant (based on 114 acres)**

	<u>Total</u>	<u>Funding Available</u>	<u>Shortfall</u>
SADC	\$1,915,200 (60% at \$16,800/acre)	\$0	-\$1,915,200
Gloucester Cty	\$1,276,800 (40% at \$11,200/acre)	\$1,276,800	\$0
Total Easement	\$3,192,000 (\$28,000 / acre)		

**Cost share breakdown with FRPP Grant of \$999,500 (based on 114 acres):**

	<u>Total</u> (before FRPP grant)	<u>FRPP \$</u>	<u>New Cost Share</u> (% of Total)
FRPP Grant		\$999,500	\$999,500 (31.3% at \$8,767.54/acre)
SADC	\$0	\$0	\$0
Gloucester Co.	\$1,276,800	\$0	\$2,192,500 (68.7% at \$19,232.46/acre)
			<b>\$3,192,000      \$28,000/acre</b>

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on December 27, 2011, the East Greenwich Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, the Gloucester County Agriculture Development Board approved the application on April 19, 2012 and secured a resolution granting preliminary approval from the Gloucester County Board of Chosen Freeholders on July 25, 2012; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Gloucester County for the purchase of a development easement on the subject farm, comprising approximately 114 acres, at a State cost share equaling the amount of the final FRPP grant estimated to be approximately \$999,500 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the SADC grant will be funded and limited to FRPP grant monies available and no additional SADC grant funds can be sought for this Property; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands

Application within the (PA4) Rural Area



x:\counties\gloco\projects\bezr\_fw\mxd

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

BEZR Homes LLC/NAR Farms LLC  
Block 1102 Lots 1 (19.4 ac), 2.01 (2.9 ac), 3 (40.8 ac), 3.02 (6.4 ac);  
5 (2.9 ac), 7 (7.9 ac); P/O 2.05 (32.0 ac)  
& P/O 2.05-EN (non-severable exception - 1.0 ac)  
Gross Total = 113.4 ac  
East Greenwich Twp., Gloucester County



- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries
- Municipal County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned DIS & Recreation Easement
- Federal Land
- Tidelands Boundaries



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

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**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/IGIS 2007/2008 Digital Aerial Image

# Schedule B

Gloucester County      New Jersey Farmland Preservation Program      County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

Farm	Municipality	App Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Actual Easement Consideration	Cost Share	Total Federal Grant	SADC		Competitive Grant		Balance subject to availability & approval		
									Federal Grant		Balance			Balance	
									Federal Grant	Share	Expend	Balance		Encumbered at Final	Balance
DIBella, Joseph & Wright,	Woolwich	11,850.00	11,850.00	11,850.00	7,110.00	1,528,863.30	917,317.98	917,317.98	917,317.98	582,682.02	3,000,000.00	3,000,000.00	0.00		
DIBella, Michael & Jane	Woolwich	12,250.00	12,250.00	12,250.00	7,350.00	1,120,213.50	672,128.10	672,128.10	672,128.10	0.00	2,910,553.92	2,910,553.92			
Stili Rin Properties LLC	Manitua	16,000.00	16,000.00	16,000.00	9,600.00	1,481,728.00	894,950.40	894,950.40	894,950.40	0.00	2,015,603.52	2,015,603.52			
Chiuccarello, Matthew	Woolwich	15,000.00	15,000.00	15,000.00	9,000.00	793,500.00	476,100.00	476,100.00	476,100.00	0.00	1,539,503.52	1,539,503.52			
Prove, Gary	Manitua	14,000.00	14,000.00	14,000.00	8,400.00	347,914.00	208,748.40	208,748.40	208,748.40	0.00	1,330,755.12	1,330,755.12			
Heatherwood Farms III, L.L.C.	Woolwich	24,500.00	24,500.00	24,500.00	14,700.00	857,912.00	504,847.20	504,847.20	504,847.20	0.00	825,907.92	825,907.92			
W.W. Heritage Sons, Inc.	Harrison	11,900.00	11,900.00	11,900.00	7,140.00	1,434,069.00	850,441.40	850,441.40	850,441.40	528,219.08	491,685.60	334,222.32	0.00		
Maccherone, Santo J./	South Harrison	28,000.00	28,000.00	28,000.00	8,512.18	3,287,760.00	999,500.00	999,500.00	999,500.00	999,500.00	334,222.32	334,222.32	0.00		
Bezr Homes LLC (Zeck)	East Greenwich														
Waiting for final approvals & funding.															
Ayling, A. & R.	Washington	20,400.00	20,400.00	22,400.00	12,240.00	828,800.00	452,880.00	452,880.00	452,880.00	0.00	121,440.00	121,440.00			
Doyle, Tim and Michelle	Franklin	2,300.00	2,300.00	0.00	1,380.00	0.00	121,440.00	121,440.00	121,440.00	0.00	1,169,530.80	1,169,530.80			
Holtzhauer, Charles & Son	Harrison	21,100.00	21,100.00	0.00	12,660.00	0.00	392,040.00	392,040.00	392,040.00	0.00	666,900.00	666,900.00			
FurFai, John & Terry	Manitua	24,200.00	24,200.00	0.00	14,520.00	0.00	666,900.00	666,900.00	666,900.00	0.00	668,182.50	668,182.50			
Urban, George and Robert	West Deptford	9,500.00	9,500.00	0.00	5,700.00	0.00	919,800.00	919,800.00	919,800.00	0.00	691,200.00	691,200.00			
Stecher, Dave and Al	Woolwich	14,250.00	14,250.00	0.00	8,550.00	0.00	374,400.00	374,400.00	374,400.00	0.00	1,029,600.00	1,029,600.00			
Palane, Alfio & Mary T	Greenwich	12,300.00	12,300.00	0.00	7,300.00	0.00	165,000.00	165,000.00	165,000.00	0.00	302,950.00	302,950.00			
Workman, Marjorie & John	East Greenwich	18,000.00	18,000.00	0.00	10,800.00	0.00	804,888.00	804,888.00	804,888.00	0.00	93,600.00	93,600.00			
Lanza, Noeen	East Greenwich	7,800.00	7,800.00	0.00	4,800.00	0.00	511,200.00	511,200.00	511,200.00	0.00	187,200.00	187,200.00			
Bartholomew, Claire	Harrison	12,500.00	12,500.00	0.00	7,500.00	0.00	259,200.00	259,200.00	259,200.00	0.00	151,200.00	151,200.00			
Fardella	Harrison	22,000.00	22,000.00	0.00	13,200.00	0.00	244,800.00	244,800.00	244,800.00	0.00	122,400.00	122,400.00			
Sorbello et al	Woolwich	5,500.00	5,500.00	0.00	3,650.00	0.00	309,600.00	309,600.00	309,600.00	0.00	36,000.00	36,000.00			
Fare, Charles and Carol	Woolwich	12,000.00	12,000.00	0.00	7,200.00	0.00	72,000.00	72,000.00	72,000.00	0.00	468,000.00	468,000.00			
Maglo, Victor	Woolwich	12,000.00	12,000.00	0.00	7,200.00	0.00	943,200.00	943,200.00	943,200.00	0.00	540,000.00	540,000.00			
Mam Si Devop/Lail Family	East Greenwich	12,000.00	12,000.00	0.00	7,200.00	0.00									
Stelka, William & Helen #1	East Greenwich	12,000.00	12,000.00	0.00	7,200.00	0.00									
Stelka, William & Helen #2	Greenwich	12,000.00	12,000.00	0.00	7,200.00	0.00									
Stelka, William & Helen #3	Greenwich	12,000.00	12,000.00	0.00	7,200.00	0.00									
Stelka, Robert S. & William Jr.	Greenwich	12,000.00	12,000.00	0.00	7,200.00	0.00									
Longley, Edward Jr.	Elk	12,000.00	12,000.00	0.00	7,200.00	0.00									
GEMA LLC	Harrison	12,000.00	12,000.00	0.00	7,200.00	0.00									
Headland, Richard & Cindy	Harrison	12,000.00	12,000.00	0.00	7,200.00	0.00									
Horne, Brian	Harrison	12,000.00	12,000.00	0.00	7,200.00	0.00									
Sorbello, Joseph F. & Shirley	South Harrison	12,000.00	12,000.00	0.00	7,200.00	0.00									
Rizzi, Sam	South Harrison	12,000.00	12,000.00	0.00	7,200.00	0.00									
Petriggolo, Gregory	Woolwich	12,000.00	12,000.00	0.00	7,200.00	0.00									

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Bezr Homes/NAR Farms  
08- 0132-PG  
FY 2011 County PIG Program  
114 Acres

Block 1102	Lot 1	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.01	East Greenwich Twp.	Gloucester County
Block 1102	Lot 2.05	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3	East Greenwich Twp.	Gloucester County
Block 1102	Lot 3.02	East Greenwich Twp.	Gloucester County
Block 1102	Lot 5	East Greenwich Twp.	Gloucester County
Block 1102	Lot 7	East Greenwich Twp.	Gloucester County

<b>SOILS:</b>	Other	4% * 0	=	.00
	Prime	91% * .15	=	13.65
	Statewide	5% * .1	=	.50

**SOIL SCORE: 14.15**

<b>TILLABLE SOILS:</b>	Cropland Harvested	94% * .15	=	14.10
	Wetlands	2% * 0	=	.00
	Woodlands	4% * 0	=	.00

**TILLABLE SOILS SCORE: 14.10**

**FARM USE:** Soybeans-Cash Grain 110 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Future home
    - Exception is not to be severed from Premises
    - Right to Farm language is to be included in Deed of Easement
    - Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(8)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

CUMBERLAND COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Daniel C. and Diane F. Cruzan ("Owner")  
Hopewell Township, Cumberland County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 06-0087-PG  
September 27, 2012

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Cumberland County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of Cumberland County's PIG plan on December 10, 2009 and its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on July 15, 2009, the SADC received an application for the sale of a development easement from Cumberland County for the Cruzan Farm identified as Block 11, Lot 6, Hopewell Township, Cumberland County, totaling approximately 93 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Cumberland County's Shiloh -Hopewell North project Area; and

WHEREAS, the Property has one (1) single family residence on the land to be preserved and one 2.2 acre severable exception for a future single family residence; and

WHEREAS, the Property has a rank score of 61.52 which exceeds 42, which is 70% of the County's average quality score as determined by the SADC on July 23, 2008; and

WHEREAS, the Property is currently in nursery production, soybeans and hay; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on October 21, 2009 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 10, 2009 the SADC certified a development easement value of \$6,300 per acre based on zoning and environmental regulations in place as of October 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted Cumberland County's offer of \$6,300 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on February 11, 2010 the Hopewell Township Committee approved the Owner's application for the sale of a development easement, but is not participating financially in the easement purchase; and

WHEREAS, the Cumberland County Agriculture Development Board approved the application on February 24, 2010 and secured a commitment of funding for \$2,250.00 per acre (35.71% of certified value and the easement purchase) from the Cumberland County Board of Chosen Freeholders for the required local match on April 22, 2010; and

WHEREAS, on July 20, 2012 the County prioritized its farms and submitted its application 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, the entire SADC FY11 County base grant of \$1,500,000 has been encumbered or expended; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) 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, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Cumberland County Agriculture Development Board is requesting \$374,268.60 from the competitive grant, leaving a maximum FY11 Competitive grant eligibility to the county of \$71,012.13 (Schedule C); and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Cumberland County for the purchase of a development easement on the Daniel C. and Diane F. Cruzan Farm, comprising approximately 92.412 acres, at a State cost share of \$4,050.00 per acre (64.29% of certified market value and purchase price) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in (Schedule D); and

BE IT FURTHER RESOLVED, that if additional funds are needed due to an increase in acreage the grant may be adjusted to utilize available base grant funding so long as it does not impact any other applications' encumbrance; and

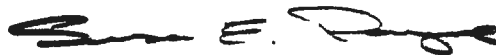
BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

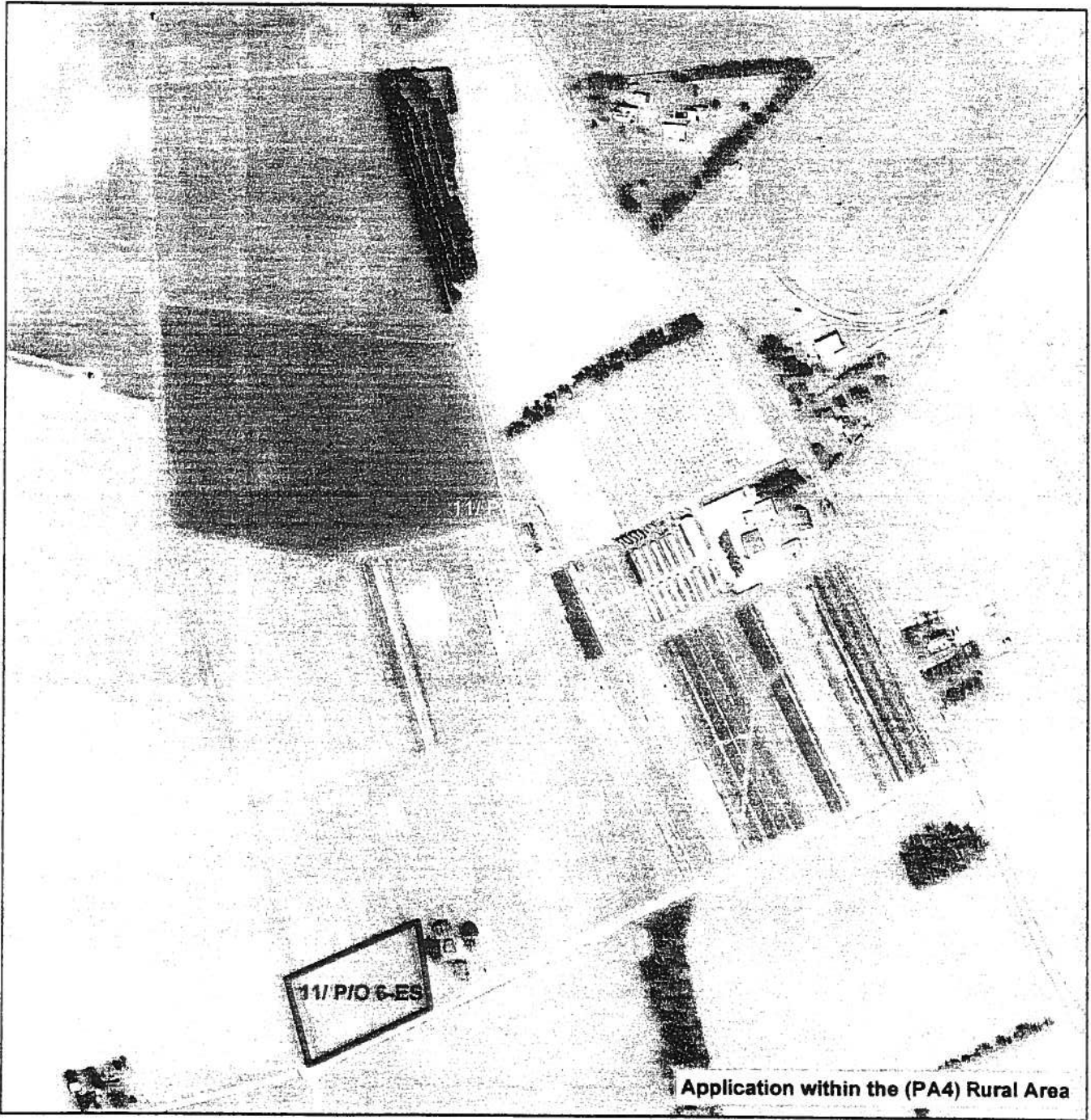
VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands

Schedule A

x:/counties/cumco/projects/cruzan10/ww.mxd



Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Daniel and Diane Cruzan  
Block 11 Lots P/O 6 (94.3 ac) & P/O 6-ES (severable exception - 2.2 ac)  
Gross Total = 96.5 ac  
Hopewell Twp., Cumberland County

500 250 0 500 1,000 Feet

	Property in Question
	EX - (Non-Severable) Exception
	ES - (Severable) Exception
<b>Wetlands Boundaries:</b>	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Federal Land



<b>Wetlands Legend:</b>	
	F - Freshwater Wetlands
	L - Linear Wetlands
	M - Wetlands Modified for Agriculture
	T - Tidal Wetlands
	N - Non-Wetlands
	B - 300' Buffer
	W - Water

**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:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/IGIS 2007/2008 DigitalAerial Image

August 11, 2009

New Jersey Farmland Preservation  
 Competitive Ranking Report  
 Farms Receiving Final Approval September 27, 2012  
 Farms to Utilize Competitive Grant Monies

Schedule B

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Monmouth County	Manalapan Twp.	Diamond Developers @ Burke Farms	96	110	20	40	50	0
Cumberland County	Hopewell Twp.	Cruzan, Daniel C & Diane F.	93	100	0	50	50	0
Monmouth County	Upper Freehold Twp.	Lustgarten Nurseries #4 (Lot 6B)	74	50	0	0	50	0

Schedule C

Farm	Municipality	App Acres	SADC Certified Per Acre	SADC Grant Per Acre	Easement Consideration	SADC Cost Share	Base Grant		Competitive Grant		Cum Expend	Cum Encumbered	Balance subject to availability & approval
							PV Encumbered	Balance	Encumbered at Final	PV Encumbered			
Shimp, Newton B. III	Stow Creek	102	4,500.00	3,100.00	458,617.50	315,936.50	345,836.50	1,184,062.50			3,286,701.57	1,142,286.30	71,012.13
Kacewich, Norman & Lynette	Stow Creek	17.37	8,000.00	4,900.00	135,704.00	75,704.00	75,704.00	1,108,359.50					
Jones, Clifton & Dbrothy	Greenwich	70	4,000.00	2,800.00	274,000.00	189,000.00	189,000.00	939,359.50					
Newton, Thomas	Greenwich	45.3	4,500.00	3,100.00	195,853.50	100,065.50	100,065.50	839,294.00					
Dickinson, Everett et al	Shiloh Boro	40	6,300.00	4,050.00	257,178.60	165,329.10	165,329.10	673,964.90					
Cum City/Kates, Thomas	Lawrence	25	5,200.00	3,500.00	185,145.50	88,924.50	88,924.50	585,948.40					
Coll #1, Kevin A.	Stow Creek	47	4,900.00	3,340.00	224,910.00	153,306.00	153,306.00	431,734.40					
Cum City/Sheppard Anne	Greenwich	71	3,750.00	2,650.00	292,092.20	188,791.30	188,791.30	242,943.10					
Coll #2, Kevin A.	Stow Creek	41	5,100.00	3,450.00	198,900.00	134,550.00	134,550.00	108,393.10					
Adamucci #2, Carmen	Hopewell	48	7,200.00	4,500.00	339,796.80	212,373.00	212,373.00	106,503.40	222,480.00	210,883.30			3,000,000.00
Cumberland Co/Riggins #2	Stow Creek	76.154	3,500.00	2,500.00	266,021.00	190,015.00	190,015.00	190,015.00	190,015.00	190,015.00			2,789,116.70
Ruske, Roger, Margaret & Chr	Fairfield Twp	205	5,500.00	3,650.00	1,131,856.00	648,244.80	648,244.80	1,950,856.90	770,697.50	848,244.80	648,244.80		1,950,856.90
Van Meier, Alfred #1	Hopewell	40	6,700.00	4,250.00	262,465.80	166,489.50	166,489.50	1,784,367.40	175,100.00	166,489.50	166,489.50		1,784,367.40
Van Meier, Alfred #2	Hopewell	41	6,700.00	4,250.00	282,941.00	179,477.50	179,477.50	1,604,889.90	211,788.60	206,216.00	206,216.00		1,604,889.90
Keung Lam Realty	Lawrence	69	4,300.00	2,900.00	297,560.00	208,216.00	208,216.00	1,359,873.90	211,788.60	116,186.40	116,186.40		1,359,873.90
Paladino, Vincent	Deerfield	30	7,000.00	4,400.00	184,842.00	116,186.40	116,186.40	1,282,487.90	135,960.00	116,186.40	116,186.40		1,282,487.90
Baillinger, Frank P. III	Hopewell	70	6,500.00	4,150.00	452,666.50	106,079.96	106,079.96	1,176,407.54	299,215.00	106,079.96	106,079.96		1,176,407.54
Mirich, Michael et al	Hopewell	11	12,100.00	7,260.00	34,560.40	80,760.24	80,760.24	104,785.94	62,255.80	78,643.78	78,643.78		104,785.94
Dewilde Bakker Jr., Abram #1	Shiloh Boro	60	7,000.00	4,400.00	411,425.70	258,610.44	258,610.44	96,959.53	254,185.40	250,783.03	250,783.03		96,959.53
Dewilde Bakker Jr., Abram #2	Shiloh Boro	100	6,000.00	3,900.00	618,000.00	401,700.00	401,700.00	96,959.53	401,700.00	401,700.00	401,700.00		96,959.53
Cum Co/Moons/ham	Greenwich	23.449	6,800.00	4,225.00	155,935.85	96,959.53	96,959.53	0.00					445,280.73
Cruzan, Daniel & Diane	Hopewell	92.412	6,300.00	4,050.00	582,195.60	374,288.60	374,288.60		374,288.60				71,012.13

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Cruzan Farm  
06- 0087-PG  
County PIG Program  
93 Acres

Block 11	Lot 6	Hopewell Twp.	Cumberland County
<b>SOILS:</b>		Prime	95% * .15 = 14.25
		Statewide	5% * .1 = .50
			<b>SOIL SCORE: 14.75</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	99% * .15 = 14.85
		Other	1% * 0 = .00
			<b>TILLABLE SOILS SCORE: 14.85</b>
<b>FARM USE:</b>	Ornament Nursery Products	40 acres	
	Soybeans-Cash Grain	27 acres	
	Hay	25 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.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (2.2) acres for future dwelling
    - Exception is severable
    - Exception is to be restricted to one single family residential unit(s)
  - 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
5. 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
6. Review and approval by the SADC legal counsel for compliance with legal requirements.





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(9)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

SUSSEX COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
David Lane  
Wantage Township, Sussex County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 19-0021-PG  
September 27, 2012

WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Sussex County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the FY2010 plan on November 5, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on July 28, 2011 the SADC received an application for the sale of a development easement from Sussex County for the Lane Farm identified as Block 138 Lot 4.01, Wantage Township, Sussex County, totaling approximately 125 net acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A); and

WHEREAS, the Property is located in Sussex County's Kittatiny Valley East Project area; and

WHEREAS, the Property has one (1) existing single family residence, zero (0) residences used for agricultural labor, no exceptions and no pre-existing non-agricultural uses ; and

WHEREAS, the Property has a rank score of 56.83 which exceeds 70% of the County's average quality score of 35, as determined by the SADC on July 24, 2010; and

WHEREAS, the Property is in field crops and beef production; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on August 25, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on December 8, 2011 the SADC certified a development easement value of \$3,500 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$3,500 per acre for the development easement for the Property on March 12, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 28.57% of the easement purchase or \$1,000 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on July 26, 2012, the Wantage Township Committee approved the Owner's 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(d), the County prioritized its farms and the ranking and submitted the ranking to the SADC on July 20, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, to date Sussex County has encumbered \$218,646.45 in base grant funding for the Tommaso farm leaving a balance of approximately \$1,281,353.55; and; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 128.75 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$321,875.00, leaving a balance of approximately \$959,478.55 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Lane Property, comprising approximately 128.75 acres, at a State cost share of \$2,500 per acre (71.43% of certified market value) for a total grant of approximately \$321,875, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule "C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of \$321,875 from the base grant fund only; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

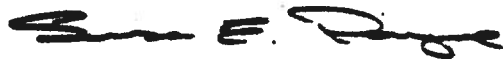
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



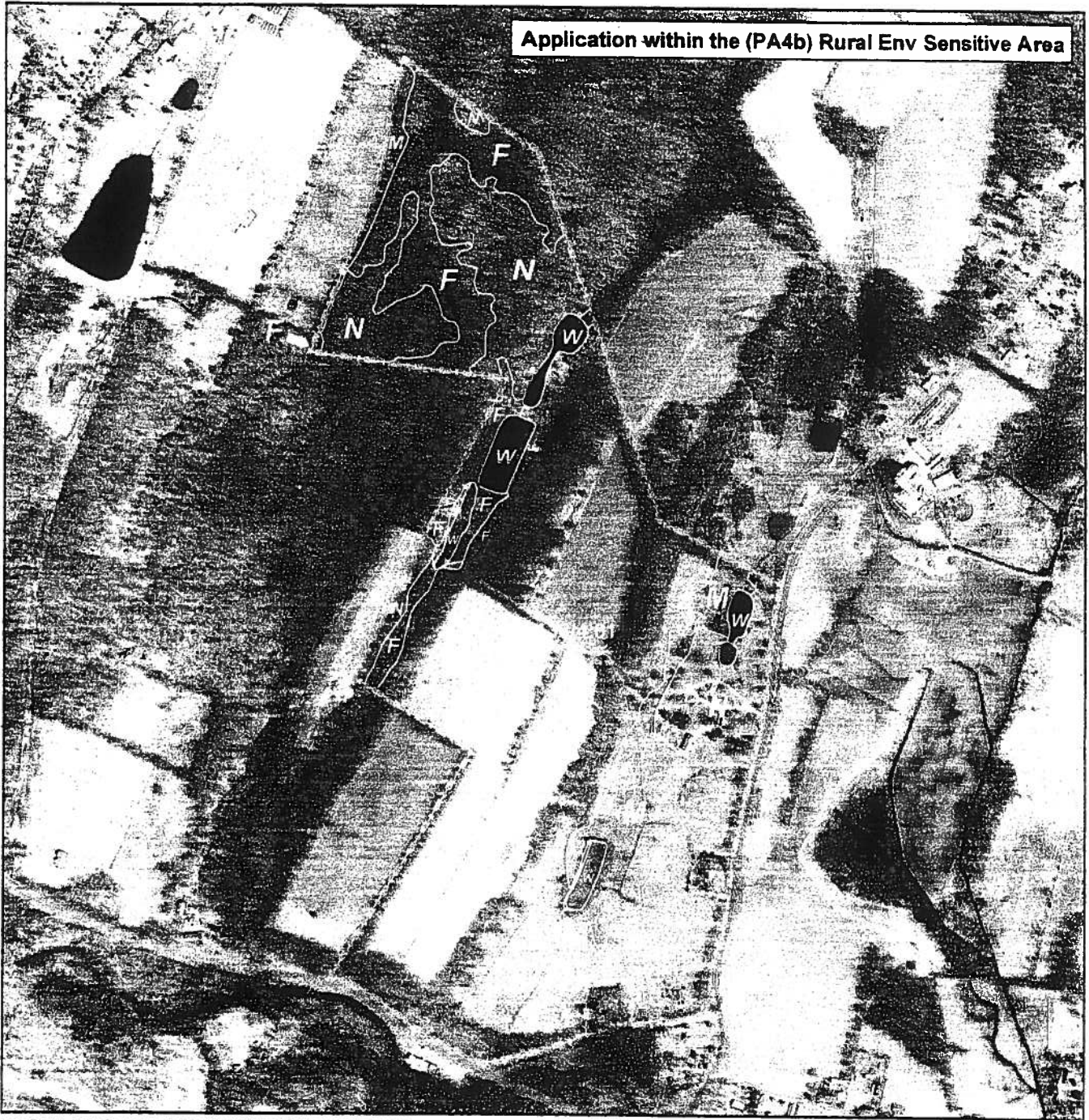
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands

Application within the (PA4b) Rural Env Sensitive Area



x:\counties\susco\projects\lane\_fww.mxd

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

David Lane  
Block 138 Lot 4.01 (126.9 ac)  
Gross Total = 126.9 ac  
Wantage Twp., Sussex County

**Property in Question**

- (Non-Severable) Exception
- (Severable) Exception

**Wetlands Boundaries**

- Municipal, County and Non-Privt Preserved Open Space
- State Owned Conservation Easement
- State Owned OS & Recreation Easement
- Federal Land



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

**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:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 DigitalAerial Image

# Schedule B

Sussex County  
New Jersey Farmland Preservation Program  
Preservation Program  
County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
FY2011 Funding

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC		1,500,000		3,000,000		Balance subject to availability & approval 3,537,472.72
								Cost Basis	Share	Encumbered at Final	Base Grant PV Encumbered	Balance	Competitive Grant Encumbered at Final	
Tomasio, Louis (Pittenger)	Green	47,000	48,410	9,700.00	9,750.00	5,860.00	60.00%	428,458.70	257,075.22	281,746.20	218,646.45	1,281,353.55		
Lane, David	Wantage	125,000	128,750	3,600.00	3,500.00	2,500.00	74.43%	450,835.00	331,875.00	321,675.00	---	958,478.55		
Keyes, Judith Havens	Wantage	42,720	44,001.6	2,600.00	2,500.00	1,920.00	73.85%	114,404.16	64,463.07	64,463.07	---	674,985.46		
McC Land Trust of Frankford	Frankford	103,700	105,811.0	4,600.00	4,600.00	3,160.00	68.70%	491,310.60	337,522.76	337,522.76	---	537,472.72		
Pending GLA or certification														
Gordon, Charles	Hampton	40,000		4,400.00		3,040.00								
Sells, George and Janet	Fredon	152,300												
Jorlisma, Ben & Jan	Lafayette	81,310												
Green, Donna & George	Fredon	39,180												
Klein, Ed J.	Fredon	14,730												
Withdrawn														
Taggart, William & Patricia	Andover	111,000												
Miller, C. Yellow Iris Farm	Green	36,700												
Milum, R.V. Yellow Iris Farm	Green	27,000												
Total Pending		616,540						0.00	1,000,956.05	962,527.28	962,527.28			
Total Encumbered		47,000	48,410					428,458.70	218,646.45	218,646.45				962,527.28
Closed/Expended		47	48					428,459	218,646					
Total														
Reprogram Out														

SCHEDULE C

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Lane, David  
19- 0021-PG  
FY 2011 County PIG Program  
125 Acres

Block 138	Lot 4.01	Wantage Twp.	Sussex County		
<b>SOILS:</b>		Other	100% * 0	=	.00
				<b>SOIL SCORE:</b>	.00
<b>TILLABLE SOILS:</b>		Cropland Harvested	22% * .15	=	3.30
		Other	6% * 0	=	.00
		Permanent Pasture	21% * .02	=	.42
		Wetlands	12% * 0	=	.00
		Woodlands	39% * 0	=	.00
				<b>TILLABLE SOILS SCORE:</b>	3.72
<b>FARM USE:</b>		Field Crop Except Cash Grain	28 acres		
		Beef Cattle Except Feedlots	26 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.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - 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
5. 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
6. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(10)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

SUSSEX COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Judith Keyes  
Wantage Township, Sussex County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 19-0024-PG

September 27, 2012

WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Sussex County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the FY2010 plan on November 5, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, Sussex County received SADC approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on October 19, 2011 the SADC received an application for the sale of a development easement from Sussex County for the Keyes Farm identified as Block 1.02 Lot 14, Wantage Township, Sussex County, totaling approximately 43 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Sussex County's Kittatiny Valley East Project area; and

WHEREAS, the Property has zero (0) existing single family residences, zero (0) residences used for agricultural labor and no non-agricultural uses, in the area to be preserved outside the exception area; and

WHEREAS, there is a one acre non-severable exception for one (1) future single family residence; and

WHEREAS, the Property has a rank score of 58.89 which exceeds 70% of the County's average quality score of 35, as determined by the SADC on June 24, 2010; and

WHEREAS, the Property is currently in field crop and hay production; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 7, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012 the SADC certified a development easement value of \$2,600 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Owner accepted the County's offer of \$2,600 per acre for the development easement for the Property on March 7, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 26.15% of the easement purchase or \$680 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, July 26, 2012 the Wantage Township Committee approved the Owner's 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(d), the County prioritized its farms and the ranking and submitted the ranking on July 20, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, to date Sussex County has requested and the SADC has encumbered \$540,521.45 in base grant funding for the Tommaso and Lane farms, leaving a cumulative balance of \$959,478.55; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$84,483.07, leaving a balance of approximately \$874,995.48 (Schedule B); and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 44.002 acres will be utilized to calculate the SADC grant need; and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and



NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 44.002 acres, at a State cost share of \$1,920 per acre (73.85% of certified market value) for a total grant of approximately \$84,483.07, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule "C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of \$84,483.07 from the base grant fund only; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT

Wetlands



- Property to Classification**
- EN - (Non-Severable) Exception
  - SB - (Severable) Exception
  - Wetlands Boundaries
  - Preserved Open Space
  - State Owned DWS & Recreation Easement
  - Federal Land

- Wetlands Legend:**
- F - Freshwater Wetlands
  - L - Linear Wetlands
  - M - Wetlands Modified for Agriculture
  - N - Non-Wetlands
  - B - 300 Buffer
  - W - Water

**Sources:**  
 NJDEP Freshwater Wetlands Data  
 NJDEP Wetlands Data  
 NJDOT/DGIS 2007/2008 Digital Aerial Image

October 21, 2011

Application within the (PA4) Rural Area

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

Judith H. Keyes  
 Block 1.02 Lots P/O 14 (42.2 ac) & P/O 14-EN (non-severable exception - 1.0 ac)  
 Gross Total = 43.2 ac  
 Wantage Twp., Sussex County



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The user shall be responsible for the accuracy and precision of the data used in the map. The map shall not be used for planning purposes. The geospatial data and precision of the GIS data were developed primarily for planning purposes. The geospatial data and precision of the GIS data were developed primarily for planning purposes. The geospatial data and precision of the GIS data were developed primarily for planning purposes. The geospatial data and precision of the GIS data were developed primarily for planning purposes.

# Schedule B

New Jersey Farmland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.

Sussex County

FY2011 Funding

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	SADC		Encumbered at Final	1,500,000 Base Grant FY		3,000,000 Competitive Grant		Cap Total	Cum Encumbered	Balance subject to availability & approval
								Cost Basis	Cost Share		Encumbered	Encumbered	Encumbered at Final	Balance			
Tomasso, Louis (Bluendorf Lane, David)	Green	27,000	46,410	9,700.00	9,750.00	5,820.00	60.00%	428,458.70	257,075.22	281,746.20	216,646.45	1,281,353.55					
Wantage	Wantage	125,000	126,750	3,500.00	3,500.00	2,500.00	71.43%	450,625.00	321,875.00	321,875.00		959,478.55					
Wantage	Wantage	42,720	44,001.6	2,800.00	2,800.00	1,950.00	73.85%	114,404.16	84,483.07	84,483.07		874,995.48					
McC. I and Trust of Frankford	Frankford	103,700	106,811.0	4,800.00	4,800.00	3,180.00	66.70%	491,330.50	337,522.76	337,522.76		537,472.72					
Pending GLA or certification																	
Gordon, Charles	Hanover	40,000		4,400.00		3,035.00											
Sells, George and Janet	Fredon	152,300															
Ionitima, Bon & Jan	Lalaysville	81,310															
Green, Donna & George	Fredon	59,780															
Klein, M & I	Fredon	117,730															
Withdrawn																	
Jaggard, William & Patricia	Andover	111,000															
Miller, C. Yellowing Farm #2	Green	36,700															
Miller, R. Yellowing Farm #1	Green	27,000															
Total Pending		646,540						0.00	1,000,956.05	962,527.28	962,527.28						
Total Encumbered		47,000	48,410					428,458.70	218,646.45	962,527.28	962,527.28					962,527.28	
Closed/Expended								428,459	218,646								
Total		47	48														
Reprogram Out																	

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Cedar Haven Farm/Keyes  
19- 0024-PG  
FY 2011 County PIG Program  
43 Acres

Block 1.02	Lot 14	Wantage Twp.	Sussex County	
<b>SOILS:</b>		Other	62% * 0	= .00
		Prime	15% * .15	= 2.25
		Unique zero	23% * 0	= .00
				<b>SOIL SCORE: 2.25</b>
<b>TILLABLE SOILS:</b>		Cropland Pastured	30% * .15	= 4.50
		Cropland Harvested	32% * .15	= 4.80
		Wetlands	38% * 0	= .00
				<b>TILLABLE SOILS SCORE: 9.30</b>
<b>FARM USE:</b>	Field Crop Except Cash Grain		27 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Future primary residence  
Exception is not to be severed from Premises  
Right to Farm language is to be included in Deed of Easement  
Exception is to be restricted to one 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(11)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

SUSSEX COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Mario Mazza/MC Land Trust of Frankford  
Frankford Township, Sussex County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 19-0027-PG

September 27, 2012

WHEREAS, on December 17, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Sussex County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the FY2010 plan on November 5, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on October 26, 2011 the SADC received an application for the sale of a development easement from Sussex County for the Mazza Farm identified as Block 29 Lot 17, Frankford Township, Sussex County, totaling approximately 104 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Sussex County's Central Kittatiny Valley Project area; and

WHEREAS, the Property has one (1) existing single family residence, zero (0) residences used for agricultural labor, no exceptions or pre-existing non-agricultural uses; and

WHEREAS, the Property has a rank score of 47.56 which exceeds 70% of the County's average quality score of 35, as determined by the SADC on June 24, 2010; and

WHEREAS, the Property is currently in hay production; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 7, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012 the SADC certified a development easement value of \$4,600 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, on February 29, 2012, the Owner accepted the County's offer of \$4,600 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 31.3% of the easement purchase or \$1,440 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 21, 2012 the Frankford Township Committee approved the Owner's 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(d), the County prioritized its farms and submitted a ranking to the SADC on July 20, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, to date Sussex County has requested and the SADC has encumbered \$625,004.52 in base grant funding for the Tommaso, Lane and Keyes farms, leaving a cumulative balance of \$874,995.48; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 106.811 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$337,522.76, leaving a balance of \$537,472.72 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 106.811 acres, at a State cost share of \$3,160 per acre (68.70% of certified market value) for a total grant of approximately \$337,522.76, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in "Schedule C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of approximately \$337,522.76 from the base grant fund only; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT



# Wetlands

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Application within the (PA4) Rural Area

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

Mario Mazza/MC Land Trust of Frankford, LLC  
Block 29 Lot17 (104.3 ac)  
Gross Total = 104.3 ac  
Frankford Twp., Sussex County



	Property in Question
	E1 - (Non-Reversible) Exception
	E2 - (Reversible) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OES & Restoration Easement
	Federal Land

**Wetlands Legend:**

F	Freshwater Wetlands
L	Linear Wetlands
M	Wetlands Modified for Agriculture
T	Tidal Wetlands
N	Non-Wetlands
B	300' Buffer
W	Water

**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 nonhorizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJ01T/OGIS 2007/2008 DigitalAerial Image

Schedule B

New Jersey Farmland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
 FY2011 Funding

Sussex County

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC		Regulated & Approved Per Acre	SADC Grant		Grant% Per Acre	Cost		1,500,000		3,000,000		Balance subject to availability & approval	
				Per Acre	Per Acre		Per Acre	Per Acre		Encumbered at Final	Encumbered at Final	Encumbered at Final	Encumbered at Final				
				Cost Basis	Cost Share		Encumbered at Final	Encumbered at Final		Encumbered at Final	Encumbered at Final	Encumbered at Final	Encumbered at Final				
Tornasso, Louis (Pittenger)	Green	47,000	48,410	6,700.00	9,750.00	5,820.00	60.00%	428,458.70	257,075.22	281,746.20	216,643.45	1,281,353.55					
Jane, David	Wantage	125,000	128,750	3,500.00	2,500.00	2,500.00	71.43%	450,625.00	331,875.00	321,875.00		959,478.55					
Keyes, Judith Havens	Wantage	42,720	44,001.6	2,500.00	2,500.00	1,920.00	76.8%	113,404.16	84,483.07	84,483.07		874,995.48					
Mazza, M. J and Trust	Frankford	103,700	106,810	4,000.00	4,600.00	3,160.00	68.70%	491,350.60	337,922.76	337,922.76		557,472.72					
Pending GLA or certification																	
Griffin, Charles	Hampden	40,000															
Stall, George and Janet	Frederic	452,300															
Jornisma, Ben & Jan	Leisurelle	81,310				1,040.00											
Green, Duna & George	Frederic	39,280															
Klein, M & J	Frederic	13,730															
Withdrawn																	
Fagant, William & Patricia	Ardoer	111,000															
Miller, C. Yellow Iris Farm 2	Green	36,700															
Miller, R. Yellow Iris Farm 1	Green	27,000															
Total Pending		646,540											962,527.28				
Total Encumbered		47,000	48,410								428,458.70		962,527.28				962,527.28
Closed Expended											428,459						
Total		47	48								218,646						
Reprogram Due																	

State Agriculture Development Committee  
 SADC Final Review: Development Easement Purchase

MC Land Trust of Frankford, LLC  
 19- 0027-PG  
 FY 2011 County PIG Program  
 104 Acres

Block 29	Lot 17	Frankford Twp.	Sussex County	
<b>SOILS:</b>		Other	99% * 0	= .00
		Prime	1% * .15	= .15
				<b>SOIL SCORE: .15</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	36% * .15	= 5.40
		Other	3% * 0	= .00
		Woodlands	61% * 0	= .00
				<b>TILLABLE SOILS SCORE: 5.40</b>
<b>FARM USE:</b>	Field Crop Except Cash Grain		37 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: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(12)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PASSAIC COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Frank & Ella Mae Battipaglia

West Milford Township, Passaic County

SADC ID# 16-0001-PG

September 27, 2012

WHEREAS, in March 2009, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Passaic County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval to Passaic County's original PIG plan on November 6, 2008 and the FY2013 update on May 24, 2012; and

WHEREAS, on April 12, 2010 the SADC received an application for the sale of a development easement from Passaic County for the subject farm identified as Block 15101, Lot 16, West Milford Township, Passaic County, totaling approximately 45 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in both the Passaic County's Passaic County North Project Area and the Highlands Preservation Area; and

WHEREAS, the Property contains one single family residence and one apartment for agricultural labor; and

WHEREAS, the Property is approximately 52% tillable; and

WHEREAS, the Property is currently an equine operation with approximately 21 acres in production as pasture (Schedule B); and

WHEREAS, approximately 10 acres is devoted to equine service (boarding services, riding lessons, competitions); and

WHEREAS, the Property also includes other production activities including breeding and training horses for sale; and

WHEREAS, the equine map (Schedule B) and specialized "*Equine Schedule B*" (draft shown in Schedule C) will be recorded with the Deed of Easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.2 and 17.9(a)7i. the Property had a quality score of 33.66, but as the County had no prior applications to establish a County's Average Quality Score, therefore approval from the SADC was required; and

WHEREAS, on January 26, 2012 the SADC approved the Property (Schedule D); and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2012, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012 the SADC certified a development easement value of \$24,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$500 per acre based on zoning and environmental regulations in place as of the current valuation date 6/30/09; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner offered to sell the development easement to the County for \$24,000 per acre and the County has agreed to purchase the development easement for this amount; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 46.35 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on September 19, 2012 the West Milford Township Committee approved the County's purchase of the development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 4, 2012 the Passaic CADB passed a resolution granting final approval for funding the Property and secured a commitment of funding for \$9,600/acre or 40% of the easement purchase from the Passaic County Board of Chosen Freeholders for the required local match on August 24, 2012; and

WHEREAS, on July 27, 2012 the County prioritized its farms and submitted a request 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, the County has \$2,000,000 available in SADC FY09 (2007 bond fund) base grant funding (Schedule E) as well as \$1,500,000 in FY11 (2009 bond fund) base grant, and has not encumbered any funds to date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Passaic County Agriculture Development Board is requesting \$667,440 from the FY09 base grant, leaving a balance of \$1,332,560 in the FY09 base grant; and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Passaic County for the purchase of a development easement on the Battipaglia Farm, comprising 46.35 acres, at a State cost share of \$14,400 per acre (60% of the certified market value and purchase price) for a total of approximately \$667,440 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule F; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and


BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
<hr/>	
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT





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**Application within the Highlands Preservation Area**

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

Frank and Ellamae Battipaglia  
Block 15101 Lot 16 (45.4 ac)  
Gross Total = 45.4 ac  
West Milford Twp., Passaic County



	Property in Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Soils Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
	Federal Land



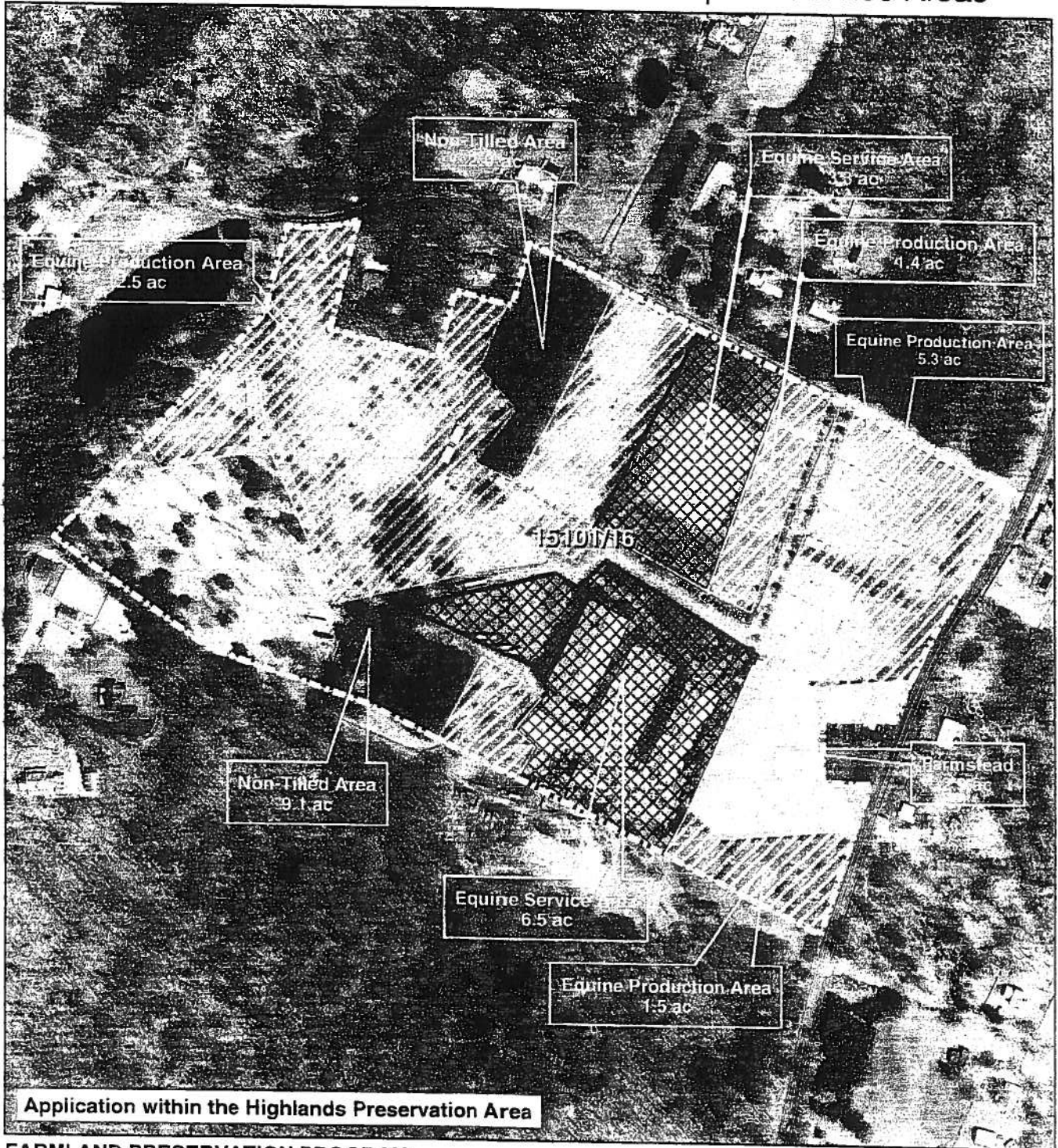
**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and 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:**  
NRCS - SSURGO 2008 Soil Data  
Green Acres Conservation Easement Data  
NJOIT/OGIS 2007/2008 Digital Aerial Image



# Schedule B

## Battipaglia Farm - Equine Production vs. Equine Service Areas



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### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Frank and Ellamae Battipaglia  
Block 15101 Lot 16 (45.4 ac)  
Gross Total = 45.4 ac  
Total Tilled Area = 23.5 ac  
West Milford Twp., Passaic County



	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Equine Production - 21.6 ac
	Non-Tilled Area - 11.1 ac
	Equine Service Area - 9.9 ac
	Farmstead - 2.9 ac



Sources:  
NJOIT/OGIS 2007/2008 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 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.

**SCHEDULE B**

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following uses occur on the Premises:

Horseback riding lessons, boarding, training and schooling horses, in an arena and stalls, as depicted on the survey dated \_\_\_\_\_, prepared by \_\_\_\_\_.

Grantor further certifies that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, the said equine service activities are deemed agricultural uses and are not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor also understands and agrees that if, in the future, equine service activities are no longer "ancillary" as defined above, then the equine service activities will be deemed non-agricultural and will be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on November 7, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on January 26, 2012 the SADC certified a development easement value of \$4,600 per acre based on zoning and environmental regulations in place as of 8/17/11; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, on February 29, 2012, the Owner accepted the County's offer of \$4,600 per acre for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on March 19, 2012 the Sussex CADB passed a resolution granting final approval to the Property and secured a commitment of funding for 31.3% of the easement purchase or \$1,440 per acre from the Sussex County Board of Chosen Freeholders for the required local match on May 9, 2012; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on August 21, 2012 the Frankford Township Committee approved the Owner's 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(d), the County prioritized its farms and submitted a ranking to the SADC on July 20, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, to date Sussex County has requested and the SADC has encumbered \$625,004.52 in base grant funding for the Tommaso, Lane and Keyes farms, leaving a cumulative balance of \$874,995.48; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 106.811 acres will be utilized to calculate the SADC grant need; and

WHEREAS, the Sussex County Agriculture Development Board is requesting \$337,522.76, leaving a balance of \$537,472.72 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 106.811 acres, at a State cost share of \$3,160 per acre (68.70% of certified market value) for a total grant of approximately \$337,522.76, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in "Schedule C"; and

BE IT FURTHER RESOLVED, that the SADC grant will consist of approximately \$337,522.76 from the base grant fund only; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

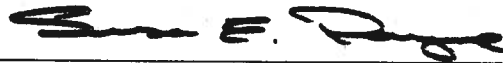
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	RECUSED
Alan A. Danser	YES
James Waltman	ABSENT



# Wetlands

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Application within the (PA4) Rural Area

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

Mario Mazza/MC Land Trust of Frankford, LLC  
 Block 29 Lot17 (104.3 ac)  
 Gross Total = 104.3 ac  
 Frankford Twp., Sussex County



Property in Question	
	EN - (Non-Deverable) Exemption
	ES - (Beverable) Exemption
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned DWS & Restoration Easement
	Federal Land

**Wetlands Legend:**

F	- Freshwater Wetlands
L	- Linear Wetlands
M	- Wetlands Modified for Agriculture
T	- Tidal Wetlands
N	- Non-Wetlands
B	- 300' Buffer
W	- Water

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Sources:  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJ01TIGIS 2007/2008 Digital Aerial Image

Schedule B

Sussex County  
 New Jersey Fairland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
 FY2011 Funding

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC		SADC Grant Per Acre	Grant% Per Acre	SADC		SADC	1,500,000		3,000,000		Cap Total	Cum Encumbered	Balance subject to availability & approval
				Certified Per Acre	Regotiated & Approved Per Acre			Cost Basis	Cost Share		Encumbered at Final	Encumbered at Final	Balance	Balance			
Tomasso, Louis (Pflieger)	Green	47,000	48,410	9,700.00	9,750.00	5,820.00	60.00%	428,458.70	257,075.22	281,746.20	218,645.45	1,261,353.95			4,500,000.00	962,527.28	3,537,472.72
Lane David	Wantage	125,000	128,750	3,500.00	3,500.00	2,400.00	71.43%	450,625.00	321,875.00	321,875.00		959,478.55					
Reyes, Judith Havers	Wantage	43,730	44,000	2,600.00	2,600.00	1,820.00	73.85%	114,404.16	84,463.07	84,463.07		874,995.48					
Mazzamuc, Terri Trusi	Frankford	103,700	106,810	2,600.00	4,600.00	3,160.00	68.70%	491,330.60	337,522.76	337,522.76		537,472.72					
Pending GLA or certification																	
Gordon, Charles	Hampton	40,000															
Sella, George and Janet	Fredon	152,300															
Jarrisma, Ben & Jan	Malaville	81,310															
Green, Dore & George	Fredon	39,780															
Klein, M & I	Fredon	14,730															
Withdrawn																	
Faggart, William & Patricia	Andover	111,000															
Miller, C. Yellow Iris Farm #2	Green	26,700															
Miller, R. Yellow Iris Farm #1	Green	27,000															
Total Pending		646,540						0.00	1,000,956.05	962,527.28	962,527.28						
Total Encumbered		47,000	48,410					428,458.70	218,646.45	218,646.45						962,527.28	
Closed/Expended																	
Total		47	48					428,459	218,646	218,646							
Reprogram Out																	

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

MC Land Trust of Frankford, LLC  
19- 0027-PG  
FY 2011 County PIG Program  
104 Acres

Block 29	Lot 17	Frankford Twp.	Sussex County	
<b>SOILS:</b>		Other	99% * 0	= .00
		Prime	1% * .15	= .15
				<b>SOIL SCORE: .15</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	36% * .15	= 5.40
		Other	3% * 0	= .00
		Woodlands	61% * 0	= .00
				<b>TILLABLE SOILS SCORE: 5.40</b>
<b>FARM USE:</b>	Field Crop Except Cash Grain			37 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: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(12)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

PASSAIC COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Frank & Ella Mae Battipaglia

West Milford Township, Passaic County

SADC ID# 16-0001-PG

September 27, 2012

WHEREAS, in March 2009, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Passaic County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval to Passaic County's original PIG plan on November 6, 2008 and the FY2013 update on May 24, 2012; and

WHEREAS, on April 12, 2010 the SADC received an application for the sale of a development easement from Passaic County for the subject farm identified as Block 15101, Lot 16, West Milford Township, Passaic County, totaling approximately 45 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in both the Passaic County's Passaic County North Project Area and the Highlands Preservation Area; and

WHEREAS, the Property contains one single family residence and one apartment for agricultural labor; and

WHEREAS, the Property is approximately 52% tillable; and

WHEREAS, the Property is currently an equine operation with approximately 21 acres in production as pasture (Schedule B); and

WHEREAS, approximately 10 acres is devoted to equine service (boarding services, riding lessons, competitions); and

WHEREAS, the Property also includes other production activities including breeding and training horses for sale; and

WHEREAS, the equine map (Schedule B) and specialized "Equine Schedule B" (draft shown in Schedule C) will be recorded with the Deed of Easement; and



WHEREAS, pursuant to N.J.A.C. 2:76-17.2 and 17.9(a)7i. the Property had a quality score of 33.66, but as the County had no prior applications to establish a County's Average Quality Score, therefore approval from the SADC was required; and

WHEREAS, on January 26, 2012 the SADC approved the Property (Schedule D); and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on February 13, 2012, it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on July 26, 2012 the SADC certified a development easement value of \$24,000 per acre based on zoning and environmental regulations in place as of 1/1/04 and \$500 per acre based on zoning and environmental regulations in place as of the current valuation date 6/30/09; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner offered to sell the development easement to the County for \$24,000 per acre and the County has agreed to purchase the development easement for this amount; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 46.35 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on September 19, 2012 the West Milford Township Committee approved the County's purchase of the development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on September 4, 2012 the Passaic CADB passed a resolution granting final approval for funding the Property and secured a commitment of funding for \$9,600/acre or 40% of the easement purchase from the Passaic County Board of Chosen Freeholders for the required local match on August 24, 2012; and

WHEREAS, on July 27, 2012 the County prioritized its farms and submitted a request 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, the County has \$2,000,000 available in SADC FY09 (2007 bond fund) base grant funding (Schedule E) as well as \$1,500,000 in FY11 (2009 bond fund) base grant, and has not encumbered any funds to date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14, the Passaic County Agriculture Development Board is requesting \$667,440 from the FY09 base grant, leaving a balance of \$1,332,560 in the FY09 base grant; and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Passaic County for the purchase of a development easement on the Battipaglia Farm, comprising 46.35 acres, at a State cost share of \$14,400 per acre (60% of the certified market value and purchase price) for a total of approximately \$667,440 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule F; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund); and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with the County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
<hr/>	
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT











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Application within the Highlands Preservation Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Frank and Ellamae Battipaglia  
Block 15101 Lot 16 (45.4 ac)  
Gross Total = 45.4 ac  
West Milford Twp., Passaic County



-  Property in Question
-  EN - (Non-Severable) Exception
-  ES - (Severable) Exception
-  Soils Boundaries
-  Municipal, County and Non-Profit Preserved Open Space
-  State Owned Conservation Easement
-  State Owned OIS & Recreation Easement
-  Federal Land

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Sources:  
NRCS - SSURGO 2008 Soil Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital Aerial Image

*Schedule B*  
**Battipaglia Farm - Equine Production vs. Equine Service Areas**



x:/counties/pasco/projects/battipaglia\_equine\_BW.mxd

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

Frank and Ellamae Battipaglia  
 Block 15101 Lot 16 (45.4 ac)  
 Gross Total = 45.4 ac  
 Total Tilled Area = 23.5 ac  
 West Milford Twp., Passaic County



	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Equine Production - 21.6 ac
	Non-Tilled Area - 11.1 ac
	Equine Service Area - 9.9 ac
	Farmstead - 2.9 ac



**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 geoectic 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:**  
 NJOT/OGIS 2007/2008 Digital Aerial Image



## SCHEDULE B

Grantor certifies that at the time of the application to sell the development easement to the Grantee no non-agricultural uses existed. Grantor further certifies that at the time of the execution of this Deed of Easement no non-agricultural uses exist.

Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the following uses occur on the Premises:

Horseback riding lessons, boarding, training and schooling horses, in an arena and stalls, as depicted on the survey dated \_\_\_\_\_, prepared by \_\_\_\_\_.

Grantor further certifies that the above uses (hereinafter "equine service activities") are currently ancillary to equine-related production, including pasturing, horse breeding and hay production. "Ancillary" means that the area of land on which equine service activities are conducted is subordinate, secondary and auxiliary in comparison to the area of the farm devoted to equine production activities. Grantor understands and agrees that because the equine service activities are ancillary to equine-related production, the said equine service activities are deemed agricultural uses and are not currently subject to the restrictions placed on non-agricultural uses in Paragraphs 3 and 4 of the Deed of Easement. The areas occupied by equine service activities and equine production activities are depicted on the attached aerial photograph identified as Schedule B1.

Grantor also understands and agrees that if, in the future, equine service activities are no longer "ancillary" as defined above, then the equine service activities will be deemed non-agricultural and will be subject to the restrictions contained in Paragraphs 3 and 4 of the Deed of Easement.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2012R1(3)

ELIGIBILITY REVIEW AND WAIVER

For

PASSAIC COUNTY PLANNING INCENTIVE GRANT

On the Property of

Battipaglia, Frank & EllaMae / West Milford Equestrian Center

West Milford Township, Passaic County

SADC ID# 16-0001-PG

JANUARY 26, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Passaic County, which included the Battipaglia Farm, identified as Block 15101, Lot 16, West Milford Township, Passaic County, totaling approximately 42 net acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, at this time Passaic County has \$2,000,000 in SADC FY2009 PIG base grant funding and \$1,500,000 in SADC FY2011 base grant funding available and the opportunity to compete for an additional \$3,000,000 in FY2011 competitive grant funds; and

WHEREAS, the Battipaglia Farm is in the Highlands Preservation Area; and

WHEREAS, the Battipaglia Farm hosts a large scale equine facility including breeding, raising horses for sale and pasturing in addition to ancillary activities such as boarding and training; and

WHEREAS, there is one single-family residence on the Property being preserved and the Landowner will be required to read and signed certain acknowledgements stating they fully understand the benefits of an exception area, however, have declined that option; and

WHEREAS, SADC staff has visited the farm and analyzed the equine production area and equine service activities area on the property and has determined that the area used for service activities are ancillary to the area used for production activities on the farm; and

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets all minimum standards and has a quality score of 33.66 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing the standards for determining an "eligible farm" by determining minimum score requirements in the County Planning Incentive Grant Program (PIG); and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years, as determined by the SADC ; and

WHEREAS, since there were no applications during the past three fiscal years to establish average quality scores in Atlantic, Bergen, Camden and Passaic Counties, the SADC will consider on a case by case basis, a waiver of the minimum score criterion pursuant to N.J.A.C. 2:76-17.9(a)7 for applications submitted under the county planning incentive grant program which received preliminary approval in those counties; and

WHEREAS, as per N.J.A.C. 2:76-17.9(a)7 i the Committee may grant a waiver of the minimum score criteria upon a finding that any of the following apply:

(A) The conversion of the farm to non-agricultural use will likely cause a substantial negative impact on the public investment made in farmland preservation within the project area;

(B) The subject property is of exceptionally high agricultural resource value based on soil characteristics; or

(C) The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.

WHEREAS, the County's farmland preservation plan states *"Of the farms in existence since the NJDA's 2004 Farmland Assessment, most (76.6 percent) of Passaic County's farms were located within West Milford Township. With West Milford Township ranking as the County's most farm-rich municipality..." and "...agricultural land acreage has decreased by 33.7 percent in the past twelve years (prior to 2008)."*

WHEREAS, the County's farmland preservation plan recognizes that an equine farm *"is an asset to Passaic County and surrounding communities since they popularize agriculture and foster an understanding of – as well as a respect for – the industry as a whole."*


WHEREAS, SADC staff recommends a waiver for the Battipaglia Farm (aka West Milford Equestrian Center) as it represents a unique and valuable agricultural resource to the surrounding community through the breeding, training and sale of horses as well as the ancillary equine services provided, such as boarding, lessons, training, equine assisted therapy, camps and special events and clinics:

NOW THEREFORE BE IT RESOLVED, pursuant to N.J.A.C. 2:76-17.9(b), the SADC grants eligibility waiver and approval to the Battipaglia Farm; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application is approved and continue an appraisal review and certification pursuant to N.J.A.C. 2:76-17.11; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

1/26/12  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee



VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
Tom Stanuikynas (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Andrew P. Sidamon-Erstoff)	YES
Jane Brodhecker	YES
Alan Danser	YES
Denis C. Germano	ABSENT
Torrey Reade	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
James Waltman	YES

S:\Planning Incentive Grant -2007 rules County\Passaic\Battipaglia\Eligibility Waiver.doc

# Wetlands



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Application within the Highlands Preservation Area

**FARMLAND PRESERVATION PROGRAM**  
 N.J. State Agriculture Development Committee

Frank and Eliamae Battaglia  
 Block 15 Lot 16 145.0 ac  
 Gross Total = 48.2 ac  
 Miss. William Twiss Passaic County



	Property in Question
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database
	2007 Wetlands/Highlands Database



DISCLAIMER: This map was prepared by the State of New Jersey Department of Environmental Protection (NJDEP) and is intended for informational purposes only. It is not intended to be used for legal or other purposes. The State of New Jersey Department of Environmental Protection (NJDEP) is not responsible for any errors or omissions in this map. The State of New Jersey Department of Environmental Protection (NJDEP) is not responsible for any damages, including consequential damages, arising from the use of this map. The State of New Jersey Department of Environmental Protection (NJDEP) is not responsible for any damages, including consequential damages, arising from the use of this map.

**Metadata Legend**

2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database

**Metadata**

2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database  
 2007 Wetlands/Highlands Database

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report

**THIS APPLICATION HAS RECEIVED GREENLIGHT APPROVAL**

GENERAL INFORMATION

COUNTY OF Passaic  
 PROJECT AREA Passaic County North - Passaic County  
 APPLICANT Battapaglia, Frank & Eliana / West Milford Equestrian Farm

West Milford Twp. 1613  
 PLAN APPROVAL DATE 04/26/2011  
 SADC ID # 16- 0001-PF

Blocks and Lots

West Milford Twp. 1613 Block 15101 Lot 16G  
 Gross Acres on Application 41.62  
 41.62 ACRES

Exceptions

Exception Acres on Application 0

NET ACRES

Net Acres on Application 41

RESTRICTIONS NONE

APPLICATION ELIGIBILITY

YES  NO

MINIMUM ELIGIBILITY CRITERIA

YES  NO

- 31.9 % Tillable 23.5 acres Tillable  YES  NO
- 31.9 % Soils Supporting Ag 23.5 acres Supporting Ag  YES  NO
- Development Potential?
  - Additional Development Possible  YES  NO
  - Sufficient Legal Access to Property  YES  NO
  - Additional Development via Development Credits  YES  NO

NOTES: Highlands Preservation Area

SOILS: Other 100.00% \* 0 = 0  
 SOILS SCORE: 0

TILLABLE SOILS: Other 22.00% \* 0 = 0  
 Permanent Pasture 78.00% \* 1.02 = 1.56  
 TILLABLE SOILS SCORE: 1.56

MINIMUM RANK SCORE

YES  NO

County's Average Score on Macro 0  
 75 County's Average Rank Score 0  
 Rank Score of Application as determined by SADC 21.66  
 Rank Score of Application as determined by CADI

APPLICANTS CADI SCORE  
 DID NOT MATCH  
 SADC CALCULATED SCORE

REVIEW  YES  NO

The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agricultural in nature.

Date SADC Granted Waiver for not meeting minimum quality score.

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 GreenLight Approval and Quality Score Report

**HOUSING OPPORTUNITIES**

Existing Single Family Dwellings or Easement: 1  
 Existing Single Family Dwellings on Exception: 0  
 Future Single Family Dwellings on Exception: 0  
 Eligible PDSOs: 0  
 Approved PDSOs: 0

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

Structure	Ag Use	Leased	Notes
Standard Single Family	N	N	
Bar	Y	N	
Stable	Y	N	
Other (Non-Residence)	Y	N	Farm office/workshop/lounge
Other (Non-Residence)	Y	N	indoor riding arena

**TYPE OF AGRICULTURAL OPERATION**

Horse & Other Equine

**SUBDIVISION OF THE PREMISES**

Status	Preliminary	Final Approval	Scale
No Subdivisions are being Considered			

**PRE-EXISTING NON-AG USES OR LEASES ON PREMISE**

Ag Use:  
 None No Pre-Existing Non-Ag Uses Or Leases Considered.

**EASEMENTS AND RIGHT OF WAYS**

<u>Type:</u>	Power Lines
<u>Description:</u>	NJ Power & Light
<u>Affect:</u>	none
<u>Remarks:</u>	
<u>Notes:</u>	for maintenance only
<u>Type:</u>	Gas Lines
<u>Description:</u>	Eastern Propane Corp.
<u>Affect:</u>	none
<u>Remarks:</u>	
<u>Notes:</u>	underground propane tank and lines

**ADDITIONAL CONCERNS/NOTES:**

**STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA**

(Pd) Environmentally Sensitive

<b>HIGHLANDS REGION</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Highland Preservation Area		
Highland Land Use Capability Zone		
<b>FINELANDS REGION</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Passaic West Milford Twp. 1613  
 APPLICANT Battopaglia, Frank & Elia Mae / West Milford Equestrian Farm

PRIORITIZATION SCORE

SOILS:	Other	100%	0	=	.00	
						SOIL SCORE: .00
TILLABLE SOILS:	Other	22%	0	=	.00	
	Permanent Pasture	78%	.02	=	1.56	
						TILLABLE SOILS SCORE: 1.56
BOUNDARIES AND BUFFERS:	Deed Restricted Wildlife Area	27%	.18	=	4.86	
	Residential Development	59%	0	=	.00	
	Streams and Wetlands	14%	.18	=	2.52	
						BOUNDARIES AND BUFFERS SCORE: 7.38
CONTIGUOUS PROPERTIES / DENSITY:	No Points				0	
						DENSITY SCORE: .00
LOCAL COMMITMENT:		100%	12	=	12.00	
						LOCAL COMMITMENT SCORE: 12.00
SIZE:						SIZE SCORE: 9.55
IMMIMENCE OF CHANGE: SADC Impact factor = 3.17						
						IMMINENCE OF CHANGE SCORE: 3.17
COUNTY RANKING:						
EXCEPTIONS:						EXCEPTION SCORE: .00
						<b>TOTAL SCORE: 33.66</b>

Schedule E

Passaic County  
 New Jersey Farmland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
 2,000,000

Farm	Municipality	App Acres	Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	Grant% Per Acre	Cost Basis	Cost Share	Base Grant			Cap Total	Cum Expend	Cum Encumbered	Balance subject to availability & approval
										Encumbered at Final	Encumbered	Expend				
Baitpaglia aka W Millard Equestrian Center	West Milford	45.000	46.350	24,000.00	24,000.00	14,400.00	60.00%	1,112,400.00	667,440.00	667,440.00	667,440.00	667,440.00	5,000,000.00	0.00	667,440.00	4,332,560.00
Total Pending		45.000	46.350						667,440.00		667,440.00			0.00	667,440.00	4,332,560.00
Total Encumbered																
Closed/Expended																
Total																
Reprogram Out																

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Battipaglia, Frank & EllaMae / West Milford Equestrian Farm  
16- 0001-PG  
FY 2009 County PIG Program  
45 Acres

Block 15101	Lot 16Q	West Milford Twp.	Passaic County	
<b>SOILS:</b>		Other	100% * 0	= .00
				<b>SOIL SCORE: .00</b>
<b>TILLABLE SOILS:</b>		Other	22% * 0	= .00
		Permanent Pasture	78% * .02	= 1.56
				<b>TILLABLE SOILS SCORE: 1.56</b>
<b>FARM USE:</b>		Horse & Other Equine	44 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: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - 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:  
Apartment
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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(13)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONMOUTH COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Kenneth Lustgarten #1  
Upper Freehold Township, Monmouth County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 13-0429-PG

September 27, 2012

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Monmouth County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the plan on December 10, 2009 approval of its FY13 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on August 9, 2011, the SADC received an application for the sale of a development easement from Monmouth County for the subject farm hereinafter referred to as "Owner" identified as Block 34, Lot 27, Upper Freehold Township, Monmouth County, totaling approximately 89 net acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Monmouth County's Upper Freehold-Western Millstone Project area; and

WHEREAS, the Property has zero (0) existing single family residences, in the area to be preserved outside of the exception area, zero (0) residences used for agricultural labor, and no pre-existing non-agricultural uses; and

WHEREAS, the Property has a one-acre non-severable exception area for a future single family residence; and

WHEREAS, the Property has a 9-acre severable exception area to accommodate Monmouth County's Lahaway Creek Greenway with access via the severable exception area on Farm #2 (see Project Map); and

WHEREAS, the 9-acre severable exception area is wooded and environmentally constrained and sufficiently buffered from agricultural production areas; and



WHEREAS, the 9-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both a pond within the severable exception area and Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

WHEREAS, Monmouth County has informed the SADC that they plan to eventually connect the 9-acre open space area with lands the County is planning to acquire in fee in conjunction with the preservation of the Lustgarten #2 farm through the SADC State Acquisition program (Schedule B); and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property has a rank score of 81.59 which exceeds 70% of the County's average quality score of 50, as determined by the SADC on July 22, 2010; and

WHEREAS, the Property has 82% soils designated as "Prime" and 12% of the soils designated as "Statewide", with approximately 77% of the farm currently in nursery production trees and shrubs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 27, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 23, 2012 the SADC certified a development easement value of \$14,000 per acre based on current zoning and environmental regulations as of the October 26, 2011 valuation date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the County for \$14,000 per acre; and

WHEREAS, Monmouth County will be acquiring the severable exception area for its Lahaway Creek Greenway via an allocation based on the SADC certified Before Value of \$22,000 per acre; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 91.67 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 21, 2012 the Upper Freehold Township Committee approved the Owner's application for the sale of development easement, and will participate with a 16% cost share (\$2,240 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 6, 2012 the Monmouth CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 14, 2012, the Board of Chosen Freeholders of the County of Monmouth passed a resolution granting final approval along with a commitment of funding for \$3,360/ acre per acre; and

WHEREAS, on June 29, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, the Monmouth County Agriculture Development Board is requesting \$770,028 from its base grant, leaving a cumulative balance of \$729,972 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant;

NOW THEREFORE BE IT RESOLVED, that the SADC approves a one acre nonseverable exception and a 9 acre severable exception. The 9-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access both a pond within the severable exception area and Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

BE IT FURTHER RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Monmouth County for the purchase of a development easement on the Lustgarten #1 Farm, comprising approximately 91.67 acres, at a State cost share of \$8,400 per acre (60.00% of certified market value) for a total grant need of approximately \$770,028 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

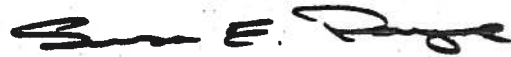
BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.



9/27/12

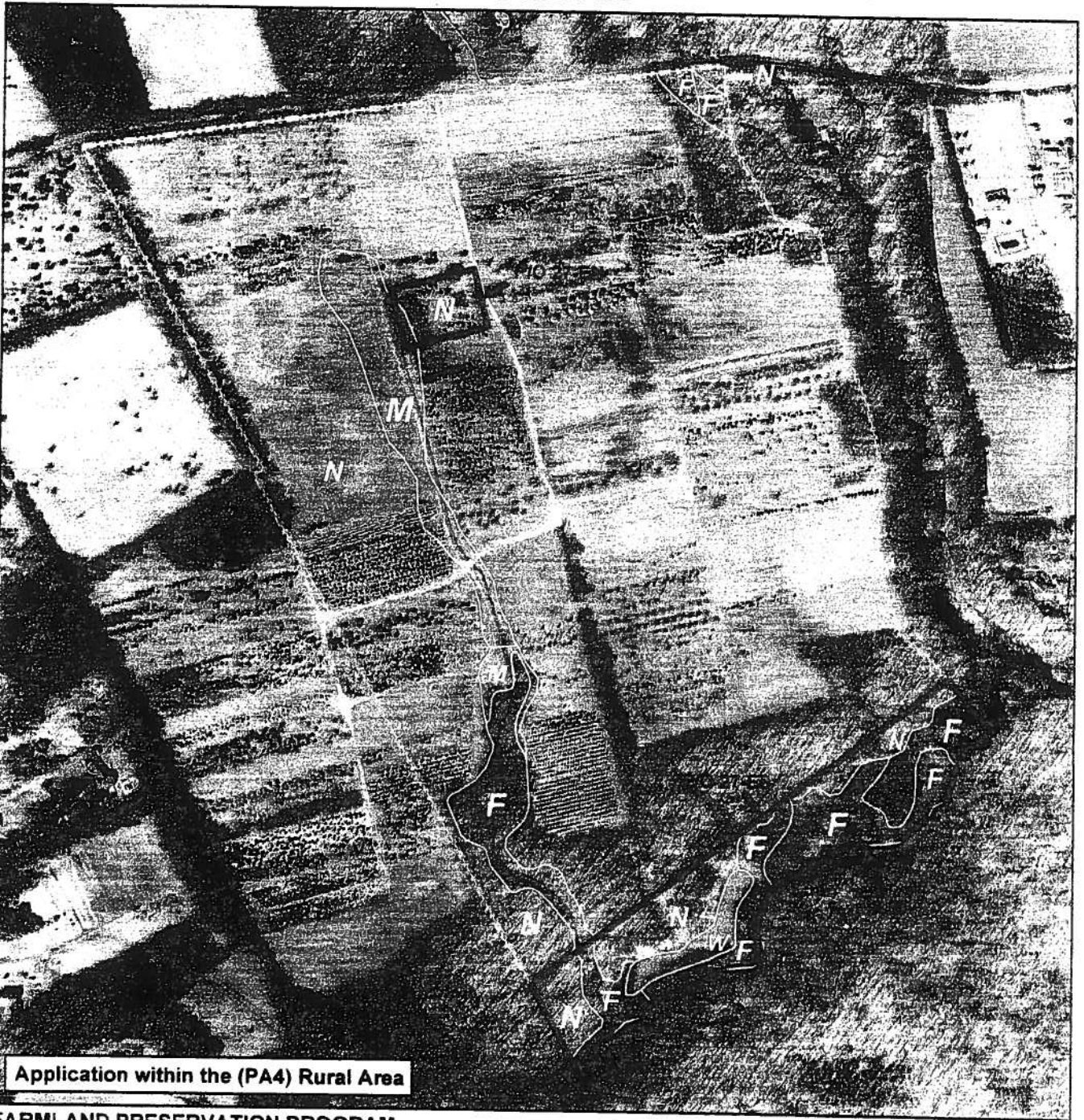
Date

Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands



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Application within the (PA4) Rural Area

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

Lustgarten, Kenneth  
Block 34 Lots P/O 27 (85.8 ac); P/O 27-ES (severable exception - 8.9 ac);  
& P/O 27-EN (non-severable exception - 1.0 ac)  
Gross Total = 95.7 ac  
Upper Freehold Twp., Monmouth County



Property in Question	
	ES - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Federal Land

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

**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:  
NJDEP - Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 DigitalAerial Image



# Lustgarten Farms Project Map



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

Lustgarten Farms Project Map  
 Lustgarten Farm #s 1, 3, 4 to be preserved through County PIG Program  
 Lustgarten Farm #2 to be preserved through SADC State Acquisition Program  
 Upper Freehold Twp., Monmouth County

	Farm and Open Space Program
	Priority 1/2/3/4
	25% Severable Easement
	50% Severable Easement
	Preservation Easements
	Active Agriculture
	Utility, County and Local Government Open Space
	State Critical Open Space Easement
	State Critical Open Space Recreation Easement
	Water Land
	Road Right of Way
	County/County
	Various Sources



**NOTE:**  
 The date, location and boundaries and other features depicted are those of the date shown. The date is as defined by the National Surveying Board of Professional Engineers and Land Surveyors.

Source:  
 1. Farm and Open Space Program  
 2. State Critical Open Space Easement  
 3. State Critical Open Space Recreation Easement  
 4. Various Sources

New Jersey Farmland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
 FY 2011 Funding

Schedule C

Farm	Municipality	App No Buffer Acres	App Plus 3 Percent Acres	SADC Certified Per Acre	Negotiated & Approved Per Acre	SADC Grant Per Acre	SADC		Base Grant		Competitive Grant		Cap Total	Cum Encumbered	Balance subject to availability & approval		
							Cost Basis	Cost Share	Encumbered at Final	Expend	Encumbered at Final	Expend				Balance	
Lusitgarden, Krensingh #1	Upper Freehold	89 000	91 670	14 000 00	14 000 00	8 400 00	1 293 390 00	770 028 00	729 972 00	770 028 00	729 972 00						
Lusitgarden #3 (i of 6A)	Upper Freehold	65 000	66 950	15 500 00	15 500 00	9 300 00	1 037 725 00	622 635 00	107 337 00	622 635 00	107 337 00						
Lusitgarden #4 (Lot 6B)	Upper Freehold	74 000	76 220	14 000 00	14 000 00	8 400 00	1 067 080 00	107 337 00	0 00	622 635 00	0 00	532 911 00	2 467 089 00				
Halka Nurseries, Inc #1	Manalapan	62 000				7 200 00											
Halka Nurseries, Inc #2	Manalapan	64 000				7 200 00											
Halka Nurseries, Inc #3	Manalapan	41 000				7 200 00											
Diamond Developers, Burke	Manalapan	96 000	98 900	12 000 00	12 000 00	7 200 00	1 186 800 00										
Total Final Approval		228 000	234 840	4			3 388 185 00	1 500 000 00	2 032 911 00	1 500 000 00	532 911 00						
Total Pending Approval							1 186 800 00		1 914 480 00								
Total Pending w/o Funding																	
Shortfall																	
Total Encumbered								1 500 000 00		1 500 000 00	532 911 00		4 500 000	2 032 911 00	2 467 089 00		
Closed/Expended								0 00		0 00	0 00			2 032 911 00	0 00	532 911 00	
Total								1 500 000 00	1 202 400 00	1 500 000 00	532 911 00			2 032 911 00	0 00	532 911 00	
Reprogram Out																	

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Lustgarten Farm #1  
13- 0429-PG  
FY 2011 County PIG Program  
89 Acres

Block 34	Lot 27	Upper Freehold Twp.	Monmouth County
<b>SOILS:</b>			
		Other	6% * 0 = .00
		Prime	82% * .15 = 12.30
		Statewide	12% * .1 = 1.20
			<b>SOIL SCORE: 13.50</b>
<b>TILLABLE SOILS:</b>			
		Cropland Harvested	77% * .15 = 11.55
		Wetlands	3% * 0 = .00
		Woodlands	20% * 0 = .00
			<b>TILLABLE SOILS SCORE: 11.55</b>
<b>FARM USE:</b>			
		Ornament Nursery Products	68 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Future residential opportunity  
Exception is not to be severed from Premises
    - 2nd nine (9) acres for To accommodate the County's Lahaway Creek Greenway  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
The Park System will need to grant irrigation easements to the landowner
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(14)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONMOUTH COUNTY

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of

Kenneth Lustgarten #3 (aka 6A)

Upper Freehold Township, Monmouth County

N.J.A.C. 2:76-17 et seq.

SADC ID# 13-0439-PG

September 27, 2012

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Monmouth County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the Monmouth County plan on December 10, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on August 9, 2011 the SADC received two municipal PIG applications for the sale of a development easement from Monmouth County for subject application Lustgarten #3 (6A) 65 acres and Lustgarten #4 (6B) 74 acres. Because of fiscal and programming reasons Upper Freehold Township and Monmouth County determined to switch Lustgarten #3 and #4 from the municipal PIG program to the County PIG program; and

WHEREAS, Lustgarten #3 and #4 are contingent on the subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into the respective Lots prior to closing (Schedule A-1); and

WHEREAS, this application Lustgarten #3 (6A), 65 acres hereafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Monmouth County's Upper Freehold Project area; and

WHEREAS, the Application has zero (0) existing single family residences, zero (0) residences used for agricultural labor, in the area to be preserved outside the exception area, and no pre-existing non-agricultural uses; and

WHEREAS, the Application has a one-acre non-severable exception area for around the existing single family residence and a 7-acre severable exception area limited to one future single family residence; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and



WHEREAS, the Property currently utilizes a pond located on Lustgarten #4 for irrigation purposes. There will be an irrigation easement (approved by the SADC) in place, at time of closing, on Lustgarten #4 (6B) to provide water access to the Property; and

WHEREAS, the Property has a rank score of 76.16 which exceeds 70% of the County's average quality score of 50, as determined by the SADC on July 22, 2010; and

WHEREAS, the Property has 87% soils designated as "Prime" and 6% of the soils designated as "Statewide", with approximately 80% of the farm currently in nursery production trees and shrubs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 13, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 23, 2012 the SADC certified a development easement value of \$15,500 per acre based on current zoning and environmental regulations as of the October 7, 2011 valuation date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the County for \$15,500 per acre; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 66.95 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 21, 2012 the Upper Freehold Township Committee approved the Owner's application for the sale of development easement, and will participate with a 16% cost share (\$2,480 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 6, 2012 the Monmouth CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 14, 2012, the Board of Chosen Freeholders of the County of Monmouth passed a resolution granting final approval along with a commitment of funding for \$3,720/acre per acre; and

WHEREAS, on June 29, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, the Monmouth County Agriculture Development Board is requesting \$622,635 from its base grant, leaving a cumulative balance of \$107,337 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property, therefore the entire estimated SADC grant need will be encumbered from the County's base grant;

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Monmouth County for the purchase of a development easement on the Lustgarten Farm #3 (6A), comprising approximately 66.95 acres, at a State cost share of \$9,300 per acre (60.00% of certified market value) for a total grant need of approximately \$622,635 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED, that the condition of certification, that the subdivision of property be completed prior to final approval along with the irrigation easement (approved by SADC) in place on Lustgarten #4 Lot 6B prior to final review; was extended to the time of closing document submission; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

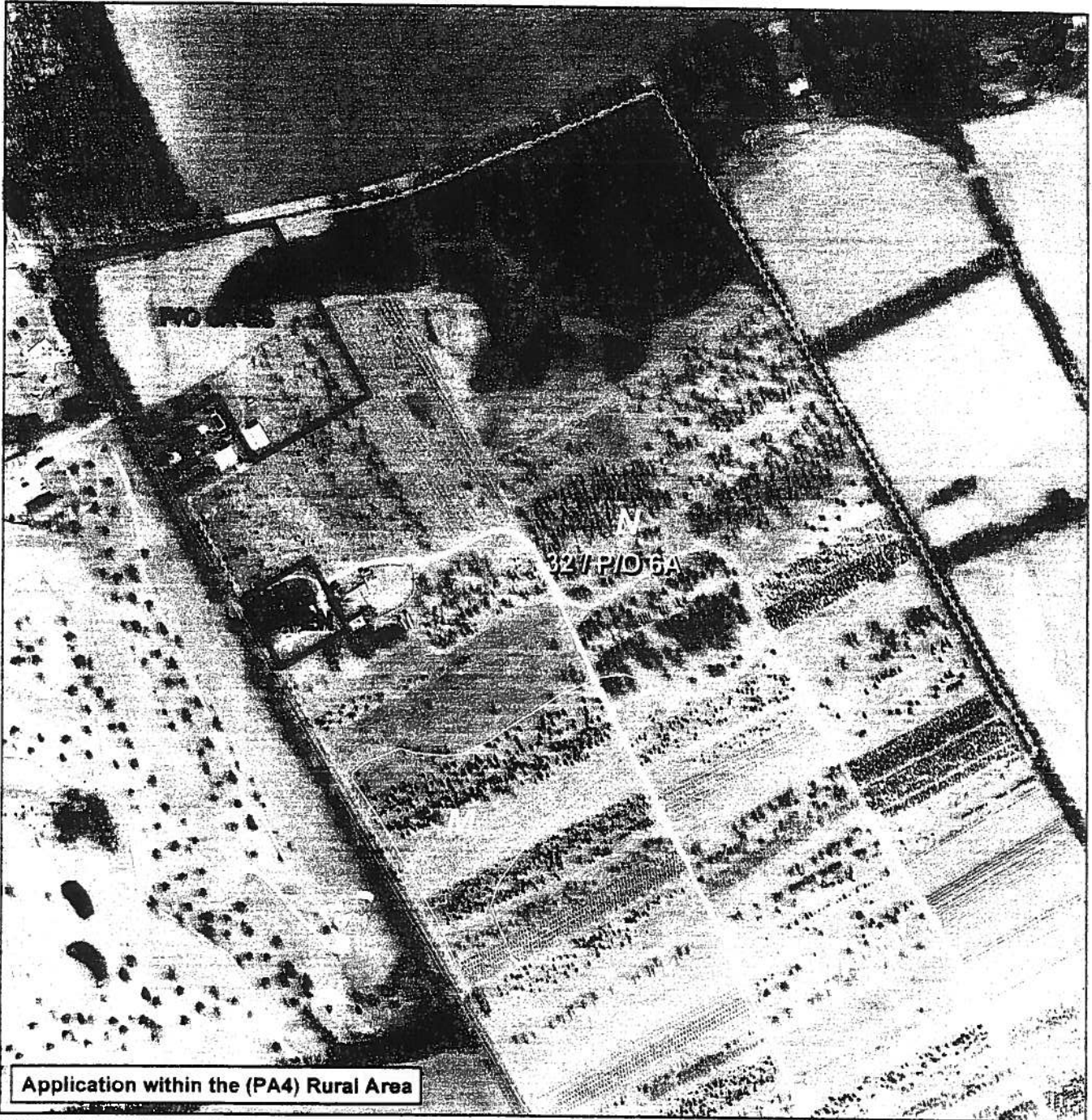
**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands

# Schedule A

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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lustgarten, Kenneth - 6A  
Block 32 Lots P/O 6A (70.8 ac)  
P/O 6A-ES (severable exception - 7.06 ac)  
& P/O 6A-EN (non-severable exception - 1.0 ac)  
Gross Total = 78.86 ac  
Upper Freehold Twp., Monmouth County



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Statistical, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Federal Land



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

**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:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital/Aerial Image

Date: 8/25/2011

# Lustgarten Farms Project Map



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

Lustgarten Farms Project Map  
 Lustgarten Farm #s 1, 3, 4 to be preserved through County PIG Program  
 Lustgarten Farm #2 to be preserved through SADC State Acquisition Program  
 Upper Freehold Twp - Monmouth County

Farmland Preservation Program	
	Project in Question
	SADC State Acquisition Program
	County PIG Program
	Private Landmark
	Other Landmark
	Local Government Property
	State Owned Land
	State Owned Land with Restriction
	Water



**NOTE**  
 This map, copy or any portion thereof, or any data or information contained hereon, is the property of the State of New Jersey. It is to be used only for the purposes stated herein and no other use is permitted without the express written consent of the State of New Jersey.

Scale: 1" = 1000 feet  
 Date: 10/10/00  
 Prepared by: [Name]  
 Checked by: [Name]



Farm	Municipality	App No Buffer	App Plus 3 Percent	SADC Certified	Negotiated & Approved	SADC Grant	SADC		Base Grant		Competitive Grant		Cap Total	Cum Encumbered	Balance subject to availability & approval
							Per Acre	Per Acre	Per Acre	Per Acre	Encumbered at Final	Expend			
Lustgarten Kenneth #1	Upper Freehold	89 000	91 670	14 000 00	14 000 00	8 400 00	1 283 380 00	770 028 00	729 972 00						
Lustgarten #3 (Lot 6A)	Upper Freehold	65 000	66 950	15 500 00	15 500 00	9 300 00	1 037 725 00	622 635 00	107 337 00						
Lustgarten #4 (Lot 6B)	Upper Freehold	74 000	76 220	14 000 00	14 000 00	8 400 00	1 067 080 00	107 337 00	0 00			2 467 089 00			
Halka Nurseries, Inc #1	Manalapan	62 000				7 200 00		446 400 00	0 00						
Halka Nurseries, Inc #2	Manalapan	64 000				7 200 00		460 800 00	0 00						
Halka Nurseries, Inc #3	Manalapan	41 000				7 200 00		295 200 00	0 00						
Dianoid Developers/ Burke	Manalapan	96 000	98 900	12 000 00	12 000 00	7 200 00	1 186 800 00	712 080 00	0 00						
<b>Total Final Approval</b>		<b>228 000</b>	<b>234 840</b>	<b>4</b>			<b>3 388 185 00</b>	<b>2 032 911 00</b>	<b>1 500 000 00</b>		<b>532 911 00</b>		<b>4 500 000</b>	<b>2 032 911 00</b>	<b>2 467 089 00</b>
<b>Total Pending Approval</b>							<b>1 186 800 00</b>	<b>1 914 480 00</b>							
<b>Total Pending w/o Funding</b>															
<b>Shortfall</b>															
<b>Total Encumbered</b>								<b>1 202 400 00</b>		<b>0 00</b>	<b>0 00</b>	<b>0 00</b>		<b>2 032 911 00</b>	<b>0 00</b>
<b>Closed/Expended</b>															
<b>Total</b>										<b>0 00</b>	<b>0 00</b>	<b>0 00</b>		<b>532 911 00</b>	<b>532 911 00</b>
<b>Reprogram Out</b>															

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Lustgarten Nurseries #3 (Lot 6A)  
13- 0439-PG  
FY 2011 County PIG Program  
65 Acres

Block 32	Lot 6A	Upper Freehold Twp.	Monmouth County	
<b>SOILS:</b>		Other	7% * 0	= .00
		Prime	87% * .15	= 13.05
		Statewide	6% * .1	= .60
				<b>SOIL SCORE: 13.65</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	80% * .15	= 12.00
		Woodlands	20% * 0	= .00
				<b>TILLABLE SOILS SCORE: 12.00</b>
<b>FARM USE:</b>	Ornament Nursery Products		52 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st seven (7) acres for merge w/ lot 6.01  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
Exception is to be restricted to one single family residential unit(s)
    - 2nd one (1) acres for existing residence  
Exception is not to be severed from Premises  
Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions:
    1. An irrigation easement will be provided to this lot via Lot 6B
  - d. Additional Conditions:  
This Certification of value is conditioned on the subject property being subdivided as described with the proposed irrigation easement in place on lot 6B prior to SADC Final Approval.
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(15)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

MONMOUTH COUNTY  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
Kenneth Lustgarten #4 (aka 6B)  
Upper Freehold Township, Monmouth County

N.J.A.C. 2:76-17 et seq.  
SADC ID# 13-0440-PG  
September 27, 2012

WHEREAS, on December 15, 2008, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Monmouth County, hereinafter "County" pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of the Monmouth County plan on December 10, 2009 and approval of its FY2013 PIG Plan application annual update on May 24, 2012; and

WHEREAS, on August 9, 2011 the SADC received two municipal PIG applications for the sale of a development easement from Monmouth County for subject application Lustgarten #3 (6A) 65 acres and Lustgarten #4 (6B) 74 acres. Because of fiscal and programming reasons Upper Freehold Township and Monmouth County determined to switch Lustgarten #3 and #4 from the municipal PIG program to the County PIG program; and

WHEREAS, Lustgarten #3 and #4 are contingent on the subdivision of Block 32, Lot 6, Upper Freehold Township, Monmouth County, into the respective Lots prior to closing (Schedule A-1); and

WHEREAS, this application Lustgarten #4 (6A), 74 acres hereafter referred to as "Property" (Schedule A); and

WHEREAS, the Property is located in Monmouth County's Upper Freehold Project area; and

WHEREAS, the Application has zero (0) existing single family residences, zero (0) residences used for agricultural labor, in the area to be preserved outside the exception area, and no pre-existing non-agricultural uses; and

WHEREAS, the Application has a one-acre non-severable exception area for a future single family residence; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and



WHEREAS, the Property has a rank score of 82.24 which exceeds 70% of the County's average quality score of 50, as determined by the SADC on July 22, 2010; and

WHEREAS, the Property has 81% soils designated as "Prime" and 8% of the soils designated as "Statewide", with approximately 99% of the farm currently in nursery production trees and shrubs; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 13, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 23, 2012 the SADC certified a development easement value of \$14,000 per acre based on current zoning and environmental regulations as of the October 7, 2011 valuation date; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the landowner agreed to sell the development easement to the County for \$14,000 per acre; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases, therefore, 76.22 acres will be utilized to calculate the grant need; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on June 21, 2012 the Upper Freehold Township Committee approved the Owner's application for the sale of development easement, and will participate with a 16% cost share (\$2,240 per acre); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 6, 2012 the Monmouth CADB passed a resolution granting final approval for funding the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13 on June 14, 2012, the Board of Chosen Freeholders of the County of Monmouth passed a resolution granting final approval along with a commitment of funding for \$3,360/acre per acre; and

WHEREAS, on June 29, 2012 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. 2:76-17.8, on April 20, 2011 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, there is a balance of \$107,337 remaining from the entire SADC FY11 County base grant of \$1,500,000 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) 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, competitive grant funds shall be awarded by the SADC based on a priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 the Monmouth County Agriculture Development Board is requesting \$107,337 from the base grant, leaving a balance of zero and \$532,911 from the competitive grant, leaving a balance of maximum grant eligibility to the county of \$2,467,089; and

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

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to Monmouth County for the purchase of a development easement on the Lustgarten #4 Farm, comprising approximately 76.22 acres, at a State cost share of \$8,400 per acre (60.00% of certified market value) for a total grant need of approximately \$640,248 pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule D; and

BE IT FURTHER RESOLVED, that the condition of certification, that the subdivision of property be completed prior to final approval along with the irrigation easement (approved by the SADC) in place on Lustgarten #4 Lot 6B prior to final review, was extended to the time of closing document submission; and

BE IT FURTHER RESOLVED, that if additional base grant funds are needed due to an increase in acreage the grant may be adjusted so long as it does not impact any other applications' encumbrance; and

BE IT FURTHER RESOLVED, any unused funds including the 3% buffer, if utilized, encumbered from either the base or competitive grants at the time of final approval shall be returned to their respective sources (competitive or base grant fund) after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date

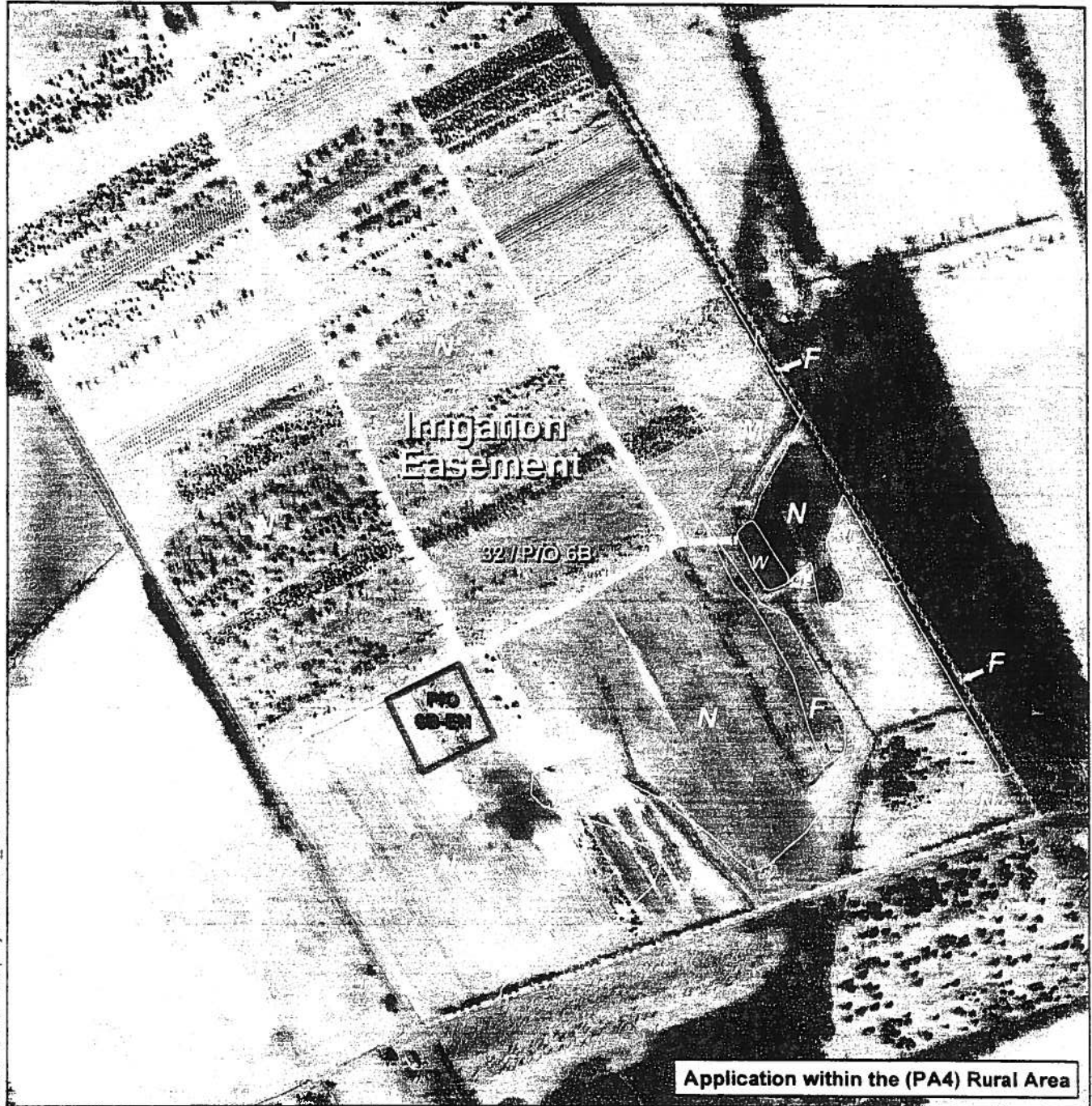


Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Wetlands



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Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Lustgarten, Kenneth - 6B  
Block 32 Lots P/O 6B (76.3 ac),  
P/O & P/O 6B-EN (non-severable exception - 1.0 ac)  
Gross Total = 77.3 ac  
Upper Freehold Twp., Monmouth County



Property In Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement

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

**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:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 DigitalAerial Image

Date: 8/25/2011

# Schedule B

Monmouth County

New Jersey Farmland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
 FY 2011 Funding

Farm	Municipality	App No Buffer	App Plus 3 Percent	SADC Certified	Negotiated & Approved	SADC Grant/Per Acre	SADC		Base Grant		Competitive Grant		Cap Total	Cum Encumbered	Balance subject to availability & approval				
							Acres	Per Acre	Cost Basis	Cost Share	Encumbered at Final	Expend				Balance	Encumbered at Final	Expend	Balance
							Acres	Per Acre	Per Acre	Per Acre	Per Acre	Per Acre				Per Acre	Per Acre	Per Acre	Per Acre
Lusgarten, Kennel #1	Upper Freehold	89 000	91.670	14 000 00	14 000 00	8 400 00	1 283 380 00	770 028 00	770 028 00	770 028 00	729 972 00								
Lusgarten #3 (Lot 6A)	Upper Freehold	65 000	66.950	15 500 00	15 500 00	9 300 00	1 037 725 00	622 635 00	622 635 00	622 635 00	107 337 00								
Lusgarten #4 (Lot 6B)	Upper Freehold	74 000	75.220	14 000 00	14 000 00	8 400 00	1 067 080 00	640 248 00	107 337 00	532 911 00	2 467 089 00								
Haika Nurseries, Inc #1	Manalapan	62 000				7 200 00		446 400 00			0 00								
Haika Nurseries, Inc #2	Manalapan	64 000				7 200 00		460 800 00			0 00								
Haika Nurseries, Inc #3	Manalapan	41 000				7 200 00		295 200 00			0 00								
Diamond Developers/ Burke	Manalapan	96 000	98 900	12 000 00	12 000 00	7 200 00	1 186 800 00	712 080 00			0 00								
Total Final Approval		228 000	234.840	4			3 386 185 00	2 032 911 00	1 500 000 00	532 911 00	1 500 000 00			4 500 000	2 467 089 00				
Total Pending Approval							1 186 800 00	1 914 480 00											
Total Pending w/o Funding																			
Shortfall																			
Total Encumbered								1 202 400 00	0 00	532 911 00	0 00			2 032 911 00	0 00				
Closed/Expended																532 911 00			
Total																532 911 00			
Reprogram Out																			

As of 8/15/2012

# Schedule C

**New Jersey Farmland Preservation**  
**Competitive Ranking Report**  
**Farms Receiving Final Approval September 27, 2012**  
**Farms to Utilize Competitive Grant Monies**

**FY 2011 Funding**

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Buy Points
Monmouth County	Manalapan Twp.	Diamond Developers @ Burke Farms	96	110	20	40	50	0
Cumberland County	Hopewell Twp.	Cruzan, Daniel C & Diane F.	93	100	0	50	50	0
Monmouth County	Upper Freehold Twp.	Lustgarten Nurseries #4 (Lot 6B)	74	50	0	0	50	0

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Lustgarten Nurseries #4 (Lot 6B)  
13- 0440-PG  
FY 2011 County PIG Program  
74 Acres

Block 32	Lot 6B	Upper Freehold Twp.	Monmouth County	
<b>SOILS:</b>		Other	11% * 0	= .00
		Prime	81% * .15	= 12.15
		Statewide	8% * .1	= .80
				<b>SOIL SCORE: 12.95</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	99% * .15	= 14.85
		Other	1% * 0	= .00
				<b>TILLABLE SOILS SCORE: 14.85</b>
<b>FARM USE:</b>	Ornament Nursery Products		74 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for future single family residence  
Exception is not to be severed from Premises  
Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions:
    1. There will be an irrigation easement in place to benefit Lot 6A
  - d. Additional Conditions:
    - This Certification of value is conditioned on the subject property being subdivided as described with the proposed irrigation easement in place prior to SADC Final Approval.
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(16)

Final Approval and Authorization to  
Execute Deed of Easement, Project Agreement, and Closing Documents  
New Jersey Conservation Foundation - Joyce Farm  
2011 Non Profit Round - SADC #17-0015 NP

September 27, 2012

WHEREAS, on December 20, 2010 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from New Jersey Conservation Foundation ("NJCF") for the Joyce farm identified as Block 11, Lots 6 & 6.02, Mannington Township, Salem County, totaling approximately 55 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the Property includes a 1.35- acre non-severable exception area around the homestead; and

WHEREAS, the farm is approximately 82 percent cropland harvested and was in wheat production at the time of application and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, on April 28, 2011 the SADC granted preliminary approval by Resolution #FY2011R4(7) to NJCF and appropriated \$2,552,000 for the acquisition of development easements on several farms which NJCF had submitted applications for, including the Property; and

WHEREAS, NJCF has received Final Approval for the Fisher, Fox, Conley, Miller and Sorbello farms in the 2011 Round, which will utilize approximately \$1,460,075 of the appropriated funds, leaving a balance of approximately \$1,091,925; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Property has a quality score of 68.14 which is greater than 70% of the County average quality score of 43 as determined on June 24, 2010; and

WHEREAS, the SADC advised NJCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of NJCF's eligible costs and subject to available funds from the \$2,552,000 appropriated in the 2011 Nonprofit round; and



WHEREAS, on July 26, 2012 the SADC certified the easement value of the Property to be \$5,250 per acre based on current zoning (as of June 15, 2012); and

WHEREAS, on July 26, 2012 the SADC informed NJCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of NJCF's eligible costs and subject to available funds from the \$2,552,000 appropriated in the 2011 Nonprofit round; and

WHEREAS, on August 23, 2012 NJCF informed the SADC that it will accept SADC cost share of \$2,625 per acre and NJCF was prepared to move forward with the project; and

WHEREAS, NJCF has stated that the farm is included on NJCF's Federal United States Department of Agriculture, Natural Resources Conservation Service FRPP grant application as a targeted farm and they intend to utilize these Federal Grant funds for their matching grant; and

WHEREAS, the NJCF/Joyce farm is eligible for a 50% Federal grant for \$2,625 per acre based on 50% of the NRCS approved easement value of \$5,250 per acre; and

WHEREAS, the landowner has agreed to the additional restrictions associated with the FRPP Grant, including a 8.33% maximum impervious coverage restriction (approximately 4.5 acres available for impervious coverage including agricultural related structures) on the lands being preserved outside of the exception area; and

WHEREAS, the anticipated cost share participation for the project will be as follows based on 55 acres:

NJCF Federal Funds	\$144,375	\$2,625/acre(50% of \$5,250)
SADC Nonprofit Grant Funds	<u>\$144,375</u>	<u>\$2,625/acre(50% of \$5,250)</u>
Total	\$ 288,750	\$5,250/acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to NJCF for up to 50% of the eligible ancillary costs which will be deducted from its appropriation and subject to the availability of funds; and

WHEREAS, the landowner has read and signed acknowledgements stating that they fully understand the benefits and/or restrictions regarding exception areas, division of the premises and non-agricultural uses;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the New Jersey Conservation Foundation/Joyce Farm easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, that the SADC approves a 1.35- acre non-severable exception around the existing homestead that shall be limited to one single family residence; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$2,625 per acre (total of approximately \$144,375 based on 55 acres) to NJCF for the development easement acquisition on the Joyce farm subject to the availability of funds; and

BE IT FURTHER RESOLVED, the SADC approves the use of NJCF Federal Farm and Ranch Land Protection Program funds for the preservation of the Joyce farm, which will include an impervious coverage limitation of 8.33% and other restrictions required under the Federal Farm and Ranch Land Protection Program; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED that the SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1; and

BE IT FURTHER RESOLVED, the SADC's cost share grant to NJCF for the development easement purchase 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 or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED that the SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute by signature all documents necessary to provide a grant to the NJCF for the acquisition of a development easement on the Property; and

BE IT FURTHER RESOLVED that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12  
Date



\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

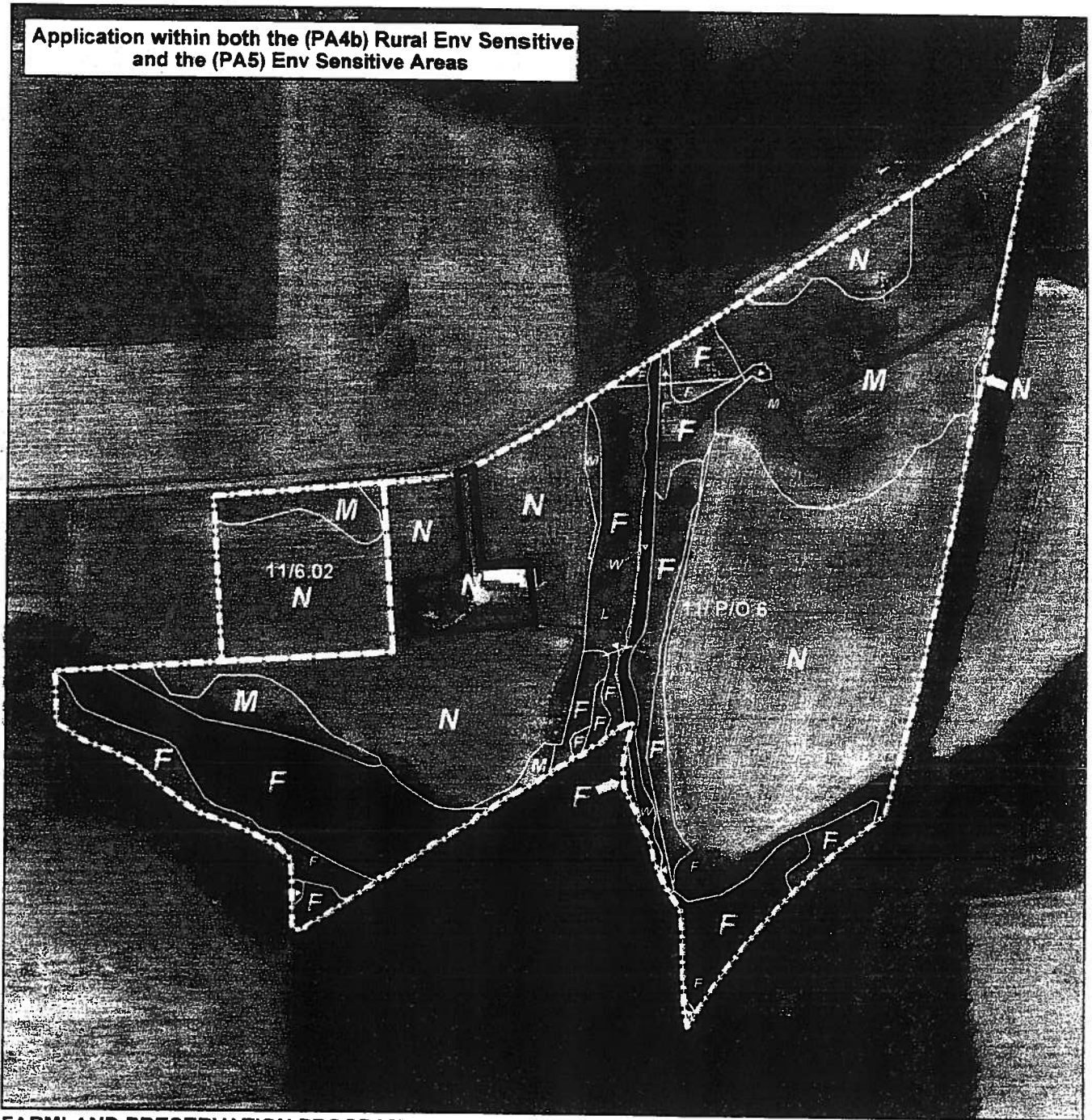
VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Schedule A

Application within both the (PA4b) Rural Env Sensitive and the (PA5) Env Sensitive Areas

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

Charles and Rebecca Joyce/NJCF  
Block 11 Lots P/O 6 (51.0 ac);  
P/O 6-EN (non-severable exception - 1.4 ac); & 6.02 (4.4 ac)  
Gross Total = 56.8 ac  
Upper Pittsgrove Twp., Salem County



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned Oils & Recreation Easement
	Federal Land

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

**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:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 DigitalAerial Image

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

NJCF/Joyce, Charles & Rebecca  
17- 0015-NP  
FY 2011 Easement Purchase - Nonprofit  
55 Acres

Block 11 Lot 6 Upper Pittsgrove Twp. Salem County  
Block 11 Lot 6.02 Upper Pittsgrove Twp. Salem County

<b>SOILS:</b>	Other	2.49% *	0	=	.00
	Statewide	74.77% *	.1	=	7.48
	Unique .125	22.74% *	.125	=	2.84
					<b>SOIL SCORE: 10.32</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	81.75% *	.15	=	12.26
	Wetlands	6.6% *	0	=	.00
	Woodlands	11.65% *	0	=	.00
					<b>TILLABLE SOILS SCORE: 12.26</b>

**FARM USE:** Wheat-Cash Grain 40 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st (1.35) acres for homestead
    - Exception is not to be severable from Premises
    - Right to Farm language is to be included in Deed of Easement
    - Exception is to be restricted to one single family residential unit
  - c. Additional Restrictions:
    1. Fed Funds 8.33% IC limit
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises: No Structures On Premise
  - f. Agricultural Labor Housing Units on Premises: No Ag Labor Housing
6. The SADC's grant for eligible costs ancillary to the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(17)

Final Approval and Authorization to  
Execute Deed of Easement, Project Agreement, and Closing Documents  
Monmouth Conservation Foundation – Conover Farm  
2011 Non Profit Round – SADC #13-0011 NP

September 27, 2012

- WHEREAS, on December 17, 2010 the State Agriculture Development Committee (“SADC”), received a non-profit cost share grant application from the Monmouth Conservation Foundation (MCF) for the Conover farm identified as Block 772, Lot 3, Wall Township, Monmouth County, totaling approximately 33 net acres hereinafter referred to as “Property” and as identified on the attached map Schedule A; and
- WHEREAS, the Conover Farm has two one (1) acre nonseverable exceptions. One for an existing single family residence and one for a future single family residence; and
- WHEREAS, the Property has a 35 x 60 foot area for the parking of trucks and trailers outside of the exception area that is not associated with the agricultural production on the farm. This area will be recognized as a non-agricultural use; and
- WHEREAS, the farm is approximately 75 percent tilled and was in hay production at the time of application and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and
- WHEREAS, on April 28, 2011 the SADC granted preliminary approval by Resolution #FY2011R4(7) to the MCF's application and appropriated \$411,000 for the acquisition of development easements on the Conover Farm which was the only application Monmouth Conservation Foundation submitted for FY2011; and
- WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and
- WHEREAS, the Property has a quality score of 53.10 which is greater than 70% of the County average quality score of 43 as determined by the Committee on July 28, 2011; and
- WHEREAS, on March 22, 2012 the SADC certified the easement value of the Property to be \$14,000 per acre based on current zoning (as of October 2011); and
- WHEREAS, on May 7, 2012 the SADC informed the MCF of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of eligible costs and subject to available funds; and
- WHEREAS, on June 13, 2012 MCF informed the SADC that it will accept SADC cost share of \$7,000 per acre and a total value of \$14,000 per acre; and

WHEREAS, Wall Township by Resolution dated July 11, 2012 has agreed to provide a cost share grant of \$3,500 per acre for MCF easement acquisition on the Conover farm; and

WHEREAS, the Monmouth County Board of Chosen Freeholders by Resolution dated August 23, 2012 has agreed to provide a cost share grant of \$1,750 per acre for MCF easement acquisition on the Conover farm; and

WHEREAS, MCF will contribute \$1,750 per acre of its own funds for the Conover farm easement acquisition; and

WHEREAS, the anticipated cost share participation is (based on 33 acres):

Monmouth Conservation Foundation	\$ 57,750	\$ 1,750/acre (12.5% of \$14,000)
Monmouth County	\$ 57,750	\$ 1,750/acre (12.5% of \$14,000)
Wall Township	\$ 115,500	\$ 3,500/acre (25% of \$14,000)
SADC Nonprofit Grant Funds	\$ 231,000	\$ 7,000/acre (50% of \$14,000)
Total	\$ 462,000	\$14,000/acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to Monmouth Conservation Foundation for up to 50% of the eligible ancillary costs which will be deducted from its 2011 appropriation and subject to the availability of funds; and

WHEREAS, the landowners have read and signed acknowledgements stating that they fully understand the benefits and/or restrictions regarding exception areas, division of the premises and non-agricultural uses;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Monmouth Conservation Foundation for the Conover farm easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, that two one (1) acre nonseverable exceptions. One for an existing single family residence and one for a future single family residence limited to one single family residence each are recognized; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$7,000 per acre (total of approximately \$231,000 based on 33 acres) to Monmouth Conservation Foundation for the development easement acquisition on the Conover farm subject to the availability of funds; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in Schedule B; and


BE IT FURTHER RESOLVED that the SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1; and

BE IT FURTHER RESOLVED, the SADC's cost share grant to Monmouth Conservation Foundation for the development easement purchase 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 or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED that the SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute by signature all documents necessary to provide a grant to the Monmouth Conservation Foundation for the acquisition of a development easement on the Conover farm; and

BE IT FURTHER RESOLVED that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT



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

Jane, Arnold and Vera Conover/MCF  
Block 772 Lots P/O 3 (33.0 ac)  
& P/O 3-EN (non severable exceptions - 1.0 & 1.0 ac)  
Gross Total = 35.0 ac  
Wall Twp., Monmouth County



Property In Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries:	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Federal Land

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

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Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2007/2008 DigitalAerial Image

State Agriculture Development Committee  
 SADC Final Review: Development Easement Purchase

**Schedule B**

MCF/Conover, Arnold & Vera  
 13- 0011-NP  
 FY 2011 Easement Purchase - Nonprofit  
 33 Acres

Block 772	Lot 3	Wall Twp.	Monmouth County
<b>SOILS:</b>			
		Other	25.3% * 0 = .00
		Prime	70.2% * .15 = 10.53
		Statewide	4.5% * .1 = .45
			<b>SOIL SCORE: 10.98</b>
<b>TILLABLE SOILS:</b>			
		Cropland Harvested	74.7% * .15 = 11.21
		Woodlands	25.3% * 0 = .00
			<b>TILLABLE SOILS SCORE: 11.21</b>
<b>FARM USE:</b>			
		Field Crop Except Cash Grain	5 acres
		Corn-Cash Grain	16 acres
		Horse & Other Equine	2 acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. 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:
    - parking of trucks and trailers from neighbors landscaping business on 35 x 60 foot area
  - b. Exceptions:
    - 1st one (1) acres for future flexibility/house  
 Exception is not to be severable from Premises  
 Exception is to be restricted to one single family residential unit
    - 2nd one (1) acres for around house  
 Exception is not to be severable from Premises  
 Exception is to be restricted to one single family residential unit
  - 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 eligible costs ancillary to the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, N.J.A.C. 2:76-12.6 and N/J.A.C. 2:76-16.3 and SADC Policy P-5-A.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2013R9(18)**

**Final Approval and Authorization to Execute Closing Documents  
Authorization to Contract for Professional Services  
SADC Easement Purchase**

**On the Property of  
Kenneth Lustgarten  
September 27, 2012**

Subject Property: Lustgarten Farm #2  
Block 34, Lots 25 & 26  
Upper Freehold Twp., Monmouth County  
SADC ID# 13-0071-DE  
Approximately 75 Acres

WHEREAS, on August 9, 2011, Monmouth County submitted a FY2009 County PIG Program application for a property identified as Block 34, Lots 25 and 26, Upper Freehold Township, Monmouth County, hereinafter "Property," totaling approximately 75 acres, (Schedule A); and

WHEREAS, the Owner has requested a 1-acre non-severable exception area on the Property for a future single family residence; and

WHEREAS, the Owner has also requested an 11-acre severable exception, to be accessed from adjacent Meirs Road, to accommodate Monmouth County's Lahaway Creek Greenway (Schedule A); and

WHEREAS, the 11-acre severable exception area is wooded and environmentally constrained and sufficiently buffered from agricultural production areas; and

WHEREAS, the 11-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

WHEREAS, the Property is currently devoted to ornamental nursery production and has 42% Prime soils and 34% Statewide soils; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(b) on September 27, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17.9(a); and

WHEREAS, Monmouth County submitted appraisals and on April 27, 2012, the SADC certified the development easement value of the Property at \$14,500 per acre based on current zoning and environmental conditions; and

WHEREAS, on May 22, 2012, the Owner accepted the SADC's offer to purchase the development easement on the Property at \$14,500 per acre; and

WHEREAS, the owner has read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, due to Upper Freehold Township's inability to fund the preservation of this farm, on June 12, 2012, the County on behalf of the landowner submitted the application to the SADC's State acquisition program; and

WHEREAS, by resolution #2012-0476 Monmouth County has agreed to contribute 25% of the purchase price (\$3,625 per acre) towards the SADC acquisition of the development easement on the Lustgarten #2 farm; and

WHEREAS, the cost share breakdown is approximately as follows (based on 75 acres):

		<b>Total</b>
SADC	\$10,875 per acre	\$815,625 75%
Monmouth County	\$ 3,625 per acre	<u>\$271,875</u> 25%
		\$1,087,500; and

WHEREAS, Monmouth County will be acquiring the severable exception area for its Lahaway Creek Greenway via an allocation based on the SADC certified Before Value of \$22,000 per acre; 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, staff evaluated this application for the sale of development easement pursuant to 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 July 28, 2011 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 68.55 which exceeds the Priority Quality score for Monmouth County of 62, and the Property's 75 acres exceeds the Priority acreage for Monmouth County of 35 acres, and therefore the Property is categorized a Priority farm; 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 that the SADC grants final approval to the Lustgarten #2 Farm application, for the acquisition of the development easement at a value of \$14,500 per acre for a total of approximately \$1,087,500 (SADC net cost after Monmouth County contribution will be \$815,625) subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC final approval is contingent upon Monmouth County contributing \$3,625 per acre towards the acquisition of the development easement; and

BE IT FURTHER RESOLVED, that the SADC approves a one acre nonseverable exception and a 11 acre severable exception. The 11-acre severable exception area will be subject to the landowner retaining an irrigation easement across the exception area to access Lahaway Creek securing water access for the Property. The irrigation easement must be approved by the SADC; and

BE IT FURTHER RESOLVED, that the SADC's cost share shall be based on the final surveyed acreage of the Property adjusted for proposed road rights of way, other rights of way or easements as determined by the SADC, or streams or water bodies on the boundaries of the Property as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, 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 on the Property; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAIN
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT



# Schedule A



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**Application within the (PA4) Rural Area**

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

Lustgarten, Kenneth #2  
 Block 34 Lots P/O 25 (30.0 ac); P/O 25-ES (severable exception - 11.5 ac);  
 P/O 26 (46.1 ac) & P/O 26-EN (non severable exception - 1.0 ac)  
 Gross Total = 88.6 ac  
 Upper Freehold Twp., Monmouth County

Property in Question:	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries:	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Federal Land



500 250 0 500 1,000 Feet

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

**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:  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital/Aerial Image

Date: 8/16/2011













# SCHEDULE A continued

## Lustgarten Farms Project Map



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

Lustgarten Farms Project Map  
 Lustgarten Farm #s 1 3 4 to be preserved through County PIG Program  
 Lustgarten Farm #2 to be preserved through SADC State Acquisition Program  
 Upper Freehold Twp. Monmouth County

Farmland Preservation Program	
	County Acquisition
	SADC Acquisition
	Severable Exception
	Preserved Landmark
	Other Properties
	County Acquisition
	SADC Acquisition
	Severable Exception
	Preserved Landmark
	Other Properties



**NOTE:**  
 This map, report and all documents, including maps, reports, data and all other materials, are the property of the New Jersey State of Professional Engineers and Land Surveyors.

Date: 10/1/14  
 Prepared by: [Name]  
 Checked by: [Name]  
 Approved by: [Name]

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Lustgarten Farm #2  
State Acquisition  
Easement Purchase - SADC  
75 Acres

Block 34	Lot 25	Upper Freehold Twp.	Monmouth County		
Block 34	Lot 26	Upper Freehold Twp.	Monmouth County		
<b>SOILS:</b>		Other	24% * 0	=	.00
		Prime	42% * .15	=	6.30
		Statewide	34% * .1	=	3.40
					<b>SOIL SCORE: 9.70</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	55% * .15	=	8.25
		Wetlands	8% * 0	=	.00
		Woodlands	37% * 0	=	.00
					<b>TILLABLE SOILS SCORE: 8.25</b>
<b>FARM USE:</b>	Ornament Nursery Products				acres

**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 one (1) acres for To allow for potential future residence  
Exception is not to be severable from Premises  
Right to Farm language is to be included in Deed of Easement  
Exception is to be restricted to one single family residential unit
    - 2nd eleven (11) acres for To accomodate the County's Lahaway Creek Greenway  
Exception is severable  
Right to Farm language is to be included in Deed of Future Lot  
The Park System will need to grant irrigation easements to the landowner
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - 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 #FY2013R9(19)

Final Approval and Authorization to Execute Closing Documents  
Authorization to Contract for Professional Services  
SADC Easement Purchase

On the Property of  
Karmondi Farm LLC

September 27, 2012

Subject Property: Karmondi Farm LLC  
Block 1, Lot 6.01  
Holland Township, Hunterdon County  
SADC ID#: 10-0198-DE  
Approximately 77 Net Easement Acres

WHEREAS, on June 15, 2011, the State Agriculture Development Committee ("SADC") received a development easement sale application from Karmondi Farm LLC, hereinafter "Owner," identified as Block 1, Lot 6.01, Holland Township, Hunterdon County, hereinafter "Property," totaling approximately 77 net easement 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 Property is situated within the Highlands Preservation Area and the Property qualifies for supplemental funding pursuant to SADC FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which authorizes the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding; and

WHEREAS, SADC staff evaluated this application for the sale of development easement pursuant to 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 January 29, 2006 which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, SADC staff determined that the Property does meet the SADC's "Priority" category for Hunterdon County (minimum acreage of 46 and minimum quality score of 58) because it is 77 acres and has a quality score of 64.80; and

WHEREAS, the Owner has requested one 3-acre non-severable exception area for a future single family to be located in the wooded area as shown on Schedule A or in a tillable area of the farm; and

WHEREAS, the SADC sought clarification regarding the LLC qualification for Exemption #1 under the Highland Water Protection and Planning Act for the proposed exception area and future residence and received positive confirmation of the LLC's qualification from the Highlands Water Protection and Planning Council (HWPPC) and the Department of Environmental Protection Agency (DEP) and has provided these responses to the landowner for consideration and guidance when considering construction of the future residence and any improvements to the existing farm lane; and

WHEREAS, the landowners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, the Property is currently devoted to field crops, orchard and vegetable production, has 37.54 percent prime soils and 56 acres of tillable land; and

WHEREAS, on July 26, 2012, the SADC certified the development easement value of the Property at \$6,000 per acre based on January 1, 2004 zoning and environmental conditions and \$1,400 per acre based on current zoning and environmental conditions as of May 17, 2012; and

WHEREAS, on July 30, 2012 the SADC offered to purchase the development easement from the Owner for \$6,000 per acre; and

WHEREAS, on August 16, 2012 the Owner accepted the SADC's offer to purchase the development easement on the Property at the higher value of \$6,000 per acre; 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;

WHEREAS, because all available State Acquisition funding is encumbered or earmarked for other projects at this time, the Property will utilize SADC Highlands funds as per SADC FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended dated March 23, 2006; and

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Property, for the direct acquisition of the development easement at a value of \$6,000 per acre for a total of approximately \$462,000 subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC approves the use of funding pursuant to SADC FY 2006 Highlands Preservation Appropriation Expenditure Policy - Amended, which authorizes the use of Highlands funds to support additional applications in all farmland preservation programs where demand for funding has outstripped otherwise approved SADC funding; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC or Executive Director Susan E. Payne, 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 on the Karmondi Farm; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

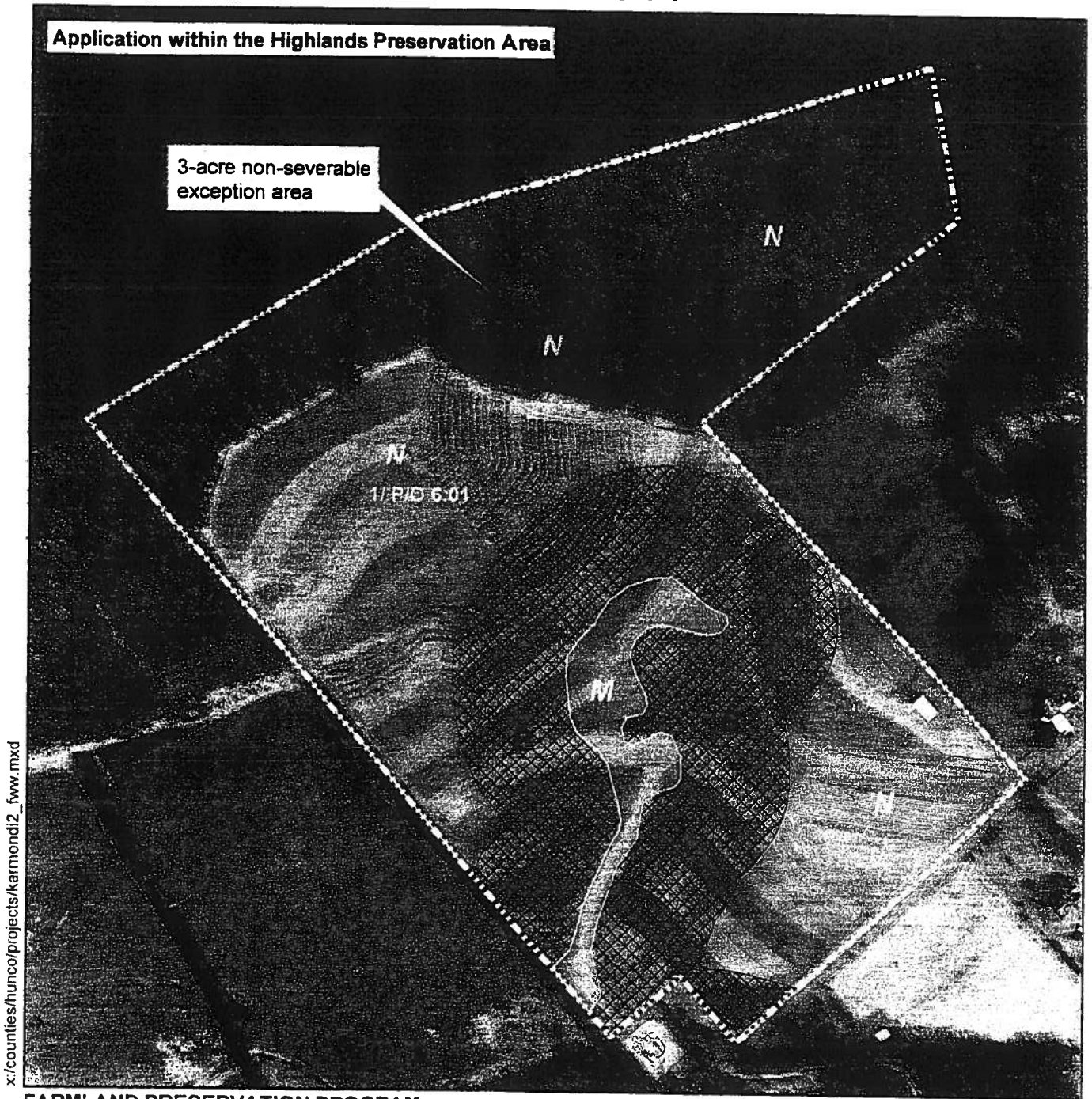
Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAIN
Denis Germano	YES

Peter Johnson  
Torrey Reade  
Jane R. Brodhecker  
Alan A. Danser  
James Waltman

YES  
YES  
YES  
YES  
ABSENT

# Schedule A

Application within the Highlands Preservation Area



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

Karmondi Farm LLC/Ravenburg/Hammerstone  
Block 1 Lots P/O 6.01 (76.5 ac)  
& P/O 6.01-EN (non-severable exception - 3.0 ac)  
Total = 79.6 ac  
Holland Twp., Hunterdon County

**Property in Question**

- EN - (Non-Severable) Exception
- E5 - (Severable) Exception

**Wetlands Boundaries**

- 300 ft Buffered Wetlands

**Municipal, County and Non-Profit Preserved Open Space**

- State Owned Conservation Easement
- State Owned DIS & Recreation Easement
- Federal Land



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

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**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital/Aerial Image



State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Karmondi Farm LLC  
State Acquisition  
Easement Purchase - SADC  
77 Acres

Block 1	Lot 6.01	Holland Twp.	Hunterdon County	
SOILS:		Other	41.5% * 0	= .00
		Prime	37.54% * .15	= 5.63
		Statewide	20.96% * .1	= 2.10
				SOIL SCORE: 7.73
TILLABLE SOILS:		Cropland Harvested	70% * .15	= 10.50
		Woodlands	30% * 0	= .00
				TILLABLE SOILS SCORE: 10.50
FARM USE:		Field Crop Except Cash Grain	6 acres	
		Fruit & Tree Nut NEC	8 acres	
		Vegetable & Melons	16 acres	

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

1. Available funding.
2. The allocation of 0 Residual Dwelling Site Opportunity(ies) 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 three (3) acres for future SFR
    - Exception is not to be severable from Premises
    - Right to Farm language is to be included in Deed of Easement
    - Exception is to be restricted to one single family residential unit
  - 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
5. Review and approval by the Office of the Attorney General for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2013R9(20)**

**Final Approval and Authorization to Execute Closing Documents  
Authorization to Contract for Professional Services  
SADC Easement Purchase**

**On the Property of  
Anthony Estate**

**September 27, 2012**

Subject Property: Anthony Estate  
Block 11, Lot 50  
Upper Pittsgrove Twp., Salem County  
Block 2, Lots 1 & 1.02, 49 and 56  
Elmer Borough, Salem County  
SADC ID # 17-0237-DE  
Approximately 118.5 Acres

WHEREAS, on May 26, 2011, the State Agriculture Development Committee ("SADC") received a development easement sale application from the Anthony Estate, hereinafter "Owner," identified as Block 11, Lot 50, Upper Pittsgrove Twp., Salem County, Block 2, Lots 1 & 1.02, 49 and 56, Elmer Borough, Salem County, hereinafter "Property," totaling approximately 118.5 acres, (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, staff evaluated this application for the sale of development easement pursuant to 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 July 28, 2011, which categorized applications into "Priority", "Alternate" and "Other" groups; and

WHEREAS, the Property has a quality score of 75.38, which exceeds the Priority Quality score for Salem County of 62, and the Property's 118.5 acres exceeds the Priority acreage for Salem County of 95 acres, so therefore the Property is categorized as a Priority farm; and

WHEREAS, the Property is currently devoted to cash grain production and has 85% prime soils; and

WHEREAS, one Residual Dwelling Site Opportunity was allocated to the Property; and

WHEREAS, on April 27, 2012, the SADC certified the development easement value of the Property at \$4,800 per acre based on current zoning and environmental conditions; and

WHEREAS, after certification of the development easement value, the Landowner expressed the desire to pursue a fee simple open space transaction with the Borough of Elmer for Block 2, Lots 49 and 56, adjacent to existing athletic fields; and

WHEREAS, the Landowner has requested that the area of Block 2, Lot 56 that is directly adjacent to farmland contain a recorded 150' conservation easement with sufficient landscaping to buffer the adjacent farmland (Schedule A); and

WHEREAS, Salem County and Elmer Borough representatives are coordinating all approvals and funding in order to purchase Block 2, Lots 49 and 56 (approximately 17 acres) at the SADC certified "Before" value of \$9,100 per acres; and

WHEREAS, the application was modified to exclude Block 2, Lots 49 and 56, resulting in approximately 101.5 acres of farmland to be preserved; and

WHEREAS, the SADC review appraiser indicated there would be no change in the per acre value for the amended application; and

WHEREAS, the modified application continues to exceed SADC's "Priority" farm criteria with a revised quality score of 73.69 and 101.5 acres; and

WHEREAS, on July 27, 2012, the Owner accepted the SADC's offer to purchase the development easement on the Property at \$4,800 per acre; and

WHEREAS, to proceed with the SADC's purchase of the development easement, 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 that the SADC grants final approval to the Property, for the acquisition of the development easement at a value of \$4,800 per acre for a total of approximately \$487,200 subject to the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC's cost share shall be based on the final surveyed acreage of the Property adjusted for proposed road rights of way, other rights of way or easements as determined by the SADC, tidelands claim and streams or water bodies on the boundaries of the Property as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED, that contracts and closing documents shall be prepared subject to review by the Office of the Attorney General; and

BE IT FURTHER RESOLVED, the SADC authorizes Secretary of Agriculture Douglas H. Fisher, Chairperson, SADC, or Executive Director Susan E. Payne, 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 on the Property; and

BE IT FURTHER RESOLVED, at the landowners' request, this Final Approval is conditioned upon the recording of a permanent 150' conservation easement on Block 2 Lot 56 which ensures that sufficient landscaping will be installed and maintained to buffer the adjacent farmland from public recreation uses as shown on the map identified as Schedule A subject to the SADC and landowner review and approval; and

BE IT FURTHER RESOLVED, should the Landowner request the SADC purchase an easement on Block 2, Lots 49 and 56, in the event the fee simple transaction does not take place as contracted with the Landowner, Elmer Borough and/or Salem County, the SADC would revise the application again to include this acreage and purchase it at \$4,800 per acre, bringing the farmland easement acreage back to approximately 118.5 acres; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAINED
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

# Schedule A



x:/counties/salco/projects/anthony4\_aerial.mxd

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

Anthony Farm  
 Block 2 Lots 1 (1.2 ac); 1.02 (3.5 ac); 49-ES (severable exception - 0.3 ac)  
 and 56-ES (severable exception -16.7 ac; 150ft Buffer Area - 4.9 ac)  
 Elmer Borough  
 Block 11 Lot 50 (96.8 ac)  
 Upper Pittsgrove Twp.  
 Gross Total = 118.5 ac  
 Salem County



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
<b>Boils Boundaries</b>	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
	150 ft Buffer Area
	Proposed DEP Area



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**Sources:**  
 NRCS - SSURGO 2008 Soil Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital Aerial Image

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Anthony Estate  
State Acquisition  
Easement Purchase - SADC  
102 Acres

Block 11	Lot 50	Upper Pittsgrove Twp.	Salem County
Block 2	Lot 1	Elmer Boro	Salem County
Block 2	Lot 1.02	Elmer Boro	Salem County

<b>SOILS:</b>	Prime	85.02% *	.15	=	12.75
	Statewide	13.82% *	.1	=	1.38
	Unique zero	1.16% *	0	=	.00
					<b>SOIL SCORE: 14.14</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	82% *	.15	=	12.30
	Woodlands	18% *	0	=	.00
					<b>TILLABLE SOILS SCORE: 12.30</b>
<b>FARM USE:</b>	Cash Grains				86 acres

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

1. Available funding.
2. The allocation of 1 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: No Exceptions Recorded
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions: No Additional Conditions
  - e. Dwelling Units on Premises:  
No Structures On Premise
  - 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 #FY2013R9(21)

ELIGIBILITY REVIEW AND WAIVER

For

CAMDEN COUNTY PLANNING INCENTIVE GRANT

On the Property of

Joanne Price, Jennifer Osborne, Elizabeth LaPollo

Winslow Township, Camden County

SADC ID# 04-0020-PG

September 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County ("County") pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, the Plan received final approval on December 4, 2008 and its latest annual update was approved April 28, 2011; and

WHEREAS, on April 3, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County, for the Price Farm, identified as Block 6312, Lot 1.01, Winslow Township, Camden County, totaling approximately 13 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, at this time the County has \$2,000,000 in SADC FY2009 PIG base grant funding and \$1,500,000 in SADC FY2011 PIG base grant funds; and

WHEREAS, the Property is located in Camden County's Farm Belt Project Area; and

WHEREAS, the Property currently supports a vegetable and melon operation; and

WHEREAS, the Property has (1) one acre non severable exception around the existing residence; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 63.04 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an "eligible farm" by determining minimum score requirements in the County PIG program; and



WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County PIG program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 the SADC may grant relief of the minimum score criterion for applications submitted under the County PIG program as per Resolution #FY2012R7(35) approved on July 28, 2011(effective January 1, 2012); and

WHEREAS, because there were no applications during the past three fiscal years that received preliminary approval through the County PIG program in order to establish an average quality score for Camden County, the SADC considers applications in Camden County on a case by case basis until an average quality score can be calculated in future years; and

WHEREAS, the Camden County Agriculture Development Board (CADB) has requested that the SADC consider and approve the application based on the following factors:

- The farm has a quality score of 63.04;
- This is the first farm to apply through the Camden County PIG program;
- A significant investment has already been made in this area with two preserved farms within 1,100 feet totaling 158.617 acres (Schedule C);
- The farm is situated in an area adjacent to other productive farms which have not been preserved yet, therefore, the preservation of this farm could act as a catalyst for neighboring landowners to apply for preservation;
- The farm is within the Farm Belt Project area which has 17 targeted farms totaling 510 acres including farms directly adjacent to the Price farm;
- Although this farm is small, it is of exceptional agricultural resource value to Camden County, particularly due to its soil characteristics (90% Prime soils and 10% statewide soils); and

WHEREAS, based on the factors presented by the CADB above SADC staff recommend the SADC approve the application in order to finalize preliminary approval as per N.J.A.C. 2:76-17.9;

NOW THEREFORE BE IT RESOLVED, the SADC approves this application based on the factors listed above; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been approved and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9 ; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



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Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

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Application within the Pinelands Ag Production Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Joanne Price, Jennifer Osborne and Elizabeth LaPollo  
Block 6312 Lots P/O 1.01 (13.4 ac)  
& P/O 1.01-EN (non-severable exception - 1.0 ac)  
Gross Total = 14.4 ac  
Winslow Twp., Camden County



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Wetlands Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement

200      100      0      200      400 Feet

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

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**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
DVRPC 2010 Digital Aerial Image

20201215

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Camden Winslow Twp. 0436  
APPLICANT Price, Joanne\Osborne, Jennifer\LaPollo, Elizabeth

PRIORITIZATION SCORE

SOILS: Prime 90% \* .15 = 13.50  
Statewide 10% \* .1 = 1.00

SOIL SCORE: 14.50

TILLABLE SOILS: Cropland Harvested 100% \* .15 = 15.00

TILLABLE SOILS SCORE: 15.00

BOUNDARIES AND BUFFERS: Farmland (Unrestricted) 38% \* .06 = 2.28  
Residential Development 42% \* 0 = .00  
Woodlands 20% \* .06 = 1.20

BOUNDARIES AND BUFFERS SCORE: 3.48

CONTIGUOUS PROPERTIES / DENSITY: Curcio Restricted Farm or Current Application 2  
Curcio Restricted Farm or Current Application 2  
Price, Osborne & LaPollo Restricted Farm or Current Application 2

DENSITY SCORE: 6.00

LOCAL COMMITMENT: 100% \* 19 = 19.00

LOCAL COMMITMENT SCORE: 19.00

SIZE: SIZE SCORE: 1.38

IMMIMENCE OF CHANGE: SADC Impact factor = 3.68

IMMINENCE OF CHANGE SCORE: 3.68

COUNTY RANKING:

EXCEPTIONS: EXCEPTION SCORE: .00

TOTAL SCORE: 63.04

# Preserved Farms and Active Applications Within Two Miles

Application within the Pinelands Ag Production Area



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Joanne Price, Jennifer Osborne and Elizabeth LaPollo  
Block 6312 Lots P/O 1.01 (13.4 ac)  
& P/O1.01-EN (non-severable exception - 1.0 ac)  
Gross Total = 14.4 ac  
Winslow Twp., Camden County

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



Farmland Preservation Program	
Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Preserved Easements	
Active Applications	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
Base Map	
	County Boundary
	Municipal Boundary



### 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  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital Aerial Image  
DVRPC 2010 Aerial Image



**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2013R9(22)**

**ELIGIBILITY REVIEW AND WAIVER**

**For**

**CAMDEN COUNTY PLANNING INCENTIVE GRANT**

**On the Property of**

**John Pagano**

**Winslow Township, Camden County**

**SADC ID# 04-0021-PG**

**September 27, 2012**

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County ("County") pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, the Plan received final approval on December 4, 2008 and its latest annual update was approved April 28, 2011; and

WHEREAS, on September 4, 2012, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Camden County, for the Pagano Farm, identified as Block 8201, Lot 5, Winslow Township, Camden County, totaling approximately 23 acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, at this time the County has \$2,000,000 in SADC FY2009 PIG base grant funding and the \$1,500,000 in SADC FY2011 PIG base grant funds; and

WHEREAS, the Property is located in Camden County's Great Swamp Branch Project Area; and

WHEREAS, the Property currently supports a vegetable operation; and

WHEREAS, the Property has one 3.2 acre non-severable exception around the existing residence; and

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 54.44 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an "eligible farm" by determining minimum score requirements in the County PIG program; and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County PIG program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 the SADC may grant relief of the minimum score criterion for applications submitted under the County PIG program as per Resolution #FY2012R7(35) approved on July 28, 2011(effective January 1, 2012); and

WHEREAS, because there were no applications during the past three fiscal years that received preliminary approval through the County PIG program in order to establish an average quality score for Camden County, the SADC considers applications in Camden County on a case by case basis until an average quality score can be calculated in future years; and

WHEREAS, the Camden County Agriculture Development Board (CADB) has requested that the SADC consider and approve the application based on the following factors:

- The farm has a quality score of 54.44;
- The farm is approximately 83% tillable and in active agriculture;
- The farm is located within a designated Agriculture Development Area and Project Area as delineated by Camden County in its Farmland Preservation Plan;
- The farm is adjacent to an eight year program and within 1,900 feet of 200 acre preserved farm (Schedule C);
- Although this farm is small it is of above average agricultural resource value to Camden County, particularly due to its soil characteristics (20% Prime soils and 77% statewide soils);
- the farm is situated in an area adjacent to other productive farms which have not been preserved yet, therefore, the preservation of this farm could act as a catalyst for neighboring landowners to apply for preservation
- The Great Swamp Branch Project Area includes 19 targeted farms totaling 1,864 acres

WHEREAS, based on the factors presented by the CADB above SADC staff recommend the SADC approve the application in order to finalize preliminary approval as per N.J.A.C. 2:76-17.9;

NOW THEREFORE BE IT RESOLVED, the SADC approves this application based on the factors listed above; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been approved and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9 ; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT



# Soils



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Application within the Pinelands Ag Production Area

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

John Pagano  
 Block 8201 Lots P/O 5 (23.0 ac) and  
 P/O 5-EN (non-severable exception - 3.2 ac)  
 Gross Total = 26.2 ac  
 Winslow Twp., Camden County

Property In Question

- EN - (Non-Severable) Exception
- ES - (Severable) Exception

Soils Boundaries

- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned ORS & Recreation Easement



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Sources:  
 NRCS - SSURGO 2010 Soil Data  
 Green Acres Conservation Easement Data  
 DVRPC 2010 Digital Aerial Image

State of New Jersey  
State Agriculture Development Committee  
Farmland Preservation Program  
Quality Ranking Score

GENERAL INFORMATION

COUNTY OF Camden Winslow Twp. 0436  
APPLICANT John Pagano

PRIORITIZATION SCORE

<b>SOILS:</b>	Other	3% *	0	=	.00
	Prime	20% *	.15	=	3.00
	Statewide	77% *	.1	=	7.70

**SOIL SCORE: 10.70**

<b>TILLABLE SOILS:</b>	Cropland Harvested	83% *	.15	=	12.45
	Other	6% *	0	=	.00
	Wetlands	11% *	0	=	.00

**TILLABLE SOILS SCORE: 12.45**

<b>BOUNDARIES AND BUFFERS:</b>	EP Applications	20% *	.13	=	2.60
	Commercial	5% *	0	=	.00
	Farmland (Unrestricted)	37% *	.06	=	2.22
	Residential Development	25% *	0	=	.00
	Streams and Wetlands	13% *	.18	=	2.34

**BOUNDARIES AND BUFFERS SCORE: 7.16**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Matro	Restricted Farm or Current Application	2
	Bates Run Farms	Restricted Farm or Current Application	2
	Donio	Restricted Farm or Current Application	2
	Pagano	Restricted Farm or Current Application	2

**DENSITY SCORE: 8.00**

**LOCAL COMMITMENT:** 100% \* 10 = 10.00

**LOCAL COMMITMENT SCORE: 10.00**

**SIZE:** **SIZE SCORE: 2.45**

**IMMIMENCE OF CHANGE:** SADC Impact factor = 3.68

**IMMINENCE OF CHANGE SCORE: 3.68**

**COUNTY RANKING:**

**EXCEPTIONS:** **EXCEPTION SCORE: .00**

**TOTAL SCORE: 54.44**

# Preserved Farms and Active Applications Within Two Miles

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Application within the Pinelands Ag Production Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

John Pagano  
Block 8201 Lot 5 (26.2 ac)  
Gross Total = 26.2 ac  
Winslow Twp., Camden County

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



Farmland Preservation Program	
Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Preserved Easements	
Active Applications	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned O/S & Recreation Easement
Base Map	
	County Boundary
	Municipal Boundary

Sources:  
NJ Farmland Preservation Program  
Green Acres Conservation Easement Data  
DVRPC 2010 Aerial Image  
NJGIT/OGIS 2007/2008 Digital Aerial Image

**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

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2013R9(23)**

**ELIGIBILITY REVIEW AND WAIVER**

**For**

**BERGEN COUNTY PLANNING INCENTIVE GRANT**

**On the Property of  
George H. Demarest LLC  
Saddle River Borough, Bergen County  
SADC ID# 02-0001-PG**

**September 27, 2012**

WHEREAS, on December 15, 2008, the State Agriculture Development Committee (“SADC”) received a Planning Incentive Grant (“PIG”) plan application from Bergen County (“County”) pursuant to N.J.A.C. 2:76-17.6; and

WHEREAS, the Plan received preliminary approval on May 28, 2009; and

WHEREAS, on July 17, 2012, the State Agriculture Development Committee (“SADC”) received a Planning Incentive Grant (“PIG”) individual application from Bergen County, for the Demarest Farm, identified as Block 2101, Lot 13, Saddle River Borough, Bergen County, totaling approximately 18 acres hereinafter referred to as “Property” (Schedule A); and

WHEREAS, at this time the County has \$1,500,000 in SADC FY2011 PIG base grant funding and the opportunity to compete for an additional \$3,000,000 in FY2011 competitive grant funds; and

WHEREAS, the Property is located in Bergen County’s Saddle River Project Area; and

WHEREAS, the Property currently supports an apple, pumpkin and mixed vegetable operation; and

WHEREAS, the Property has no residences, no exceptions and no pre-existing non-agricultural uses; and

WHEREAS, the owners have read and signed SADC Guidance Documents regarding Exceptions, Division of the Premises and Non-agricultural uses; and

WHEREAS, SADC staff has reviewed the application and determined that it is complete and accurate and meets the minimum standards as per N.J.A.C. 2:76-6.20 and has a quality score of 45.93 (Schedule B); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 the SADC is responsible for establishing standards for determining an “eligible farm” by determining minimum score requirements in the County PIG program; and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an “eligible farm” means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county’s average quality score of all farms granted preliminary approval by the SADC through the County Easement Purchase Program and/or the County PIG program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 the SADC may grant relief of the minimum score criterion for applications submitted under the County PIG program as per Resolution #FY2012R7(35) approved on July 28, 2011(effective January 1, 2012); and

WHEREAS, because there were no applications during the past three fiscal years that received preliminary approval through the County PIG program in order to establish an average quality score for Bergen County, the SADC considers applications in Bergen County on a case by case basis until an average quality score can be calculated in future years; and

WHEREAS, the Bergen County Agriculture Development Board (CADB) has requested that the SADC approve the application based on the following factors:

- The farm, located in Saddle River, is adjacent to the previously preserved 10.1 acre Demarest/Hillsdale farm in Hillsdale Township. Together they create approximately 28 acres of very productive farmland in a highly urbanized area. (Schedule C)
- Since both the preserved Demarest/Hillsdale farm and the Property are surrounded by residential development, they represent the only present opportunity to maintain an agricultural presence and resource in the surrounding community.
- The Property contains approximately 14 acres of apples, over 2 acres of pumpkins and 1 acre of vegetables.
- The agricultural production and active “Pick Your Own” agritourism activities support the neighboring Demarest/Hillsdale farm market in Hillsdale Township.
- Bergen County has 51 remaining farms totaling approximately 800 acres. Seven of the 51 farms have been preserved for a total of 318 acres. If preserved, the 18 acre Property would be the third largest farm preserved to date.
- The Property is approximately 80 % tillable and contains soils that are 8% Prime and 48% soils of Statewide Importance, significantly contributing to the County’s important agricultural soils.
- The average soil quality of the 51 remaining farms is 17.7 % Prime and 14.1% soils of Statewide importance.

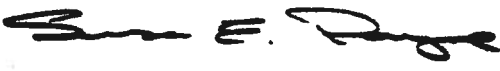
WHEREAS, based on the factors presented by the CADB above SADC staff recommend the SADC approve the application in order to finalize preliminary approval as per N.J.A.C. 2:76-17.9;

NOW THEREFORE BE IT RESOLVED, the SADC approves this application based on the factors listed above; and

BE IT FURTHER RESOLVED, that the SADC shall notify the County in writing that the application has been approved and SADC staff will finalize the preliminary approval as per N.J.A.C. 2:76-17.9 ; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12  
Date

  
\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT



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Application within the (PA1) Metro Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

George Demarest, LLC  
Block 2101 Lot 13 (17.8 ac)  
Gross Total = 17.8 ac  
Saddle River Borough, Bergen County



Property in Question	
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
Soils Boundaries	
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement

**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:  
NRCS - SSURGO 2010 Soil Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital Aerial Image

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

Schedule B

**GENERAL INFORMATION**

COUNTY OF Bergen Saddle River Boro 0258  
 APPLICANT George Demarest LLC

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	44%	*	0	=	.00	
		Prime	8%	*	.15	=	1.20	
		Statewide	48%	*	.1	=	4.80	
								<b>SOIL SCORE: 6.00</b>
<b>TILLABLE SOILS:</b>	Orchard		100%	*	.15	=	15.00	
								<b>TILLABLE SOILS SCORE: 15.00</b>
<b>BOUNDARIES AND BUFFERS:</b>	Residential Development		78.7%	*	0	=	.00	
	Streams and Wetlands		21.3%	*	.18	=	3.83	
								<b>BOUNDARIES AND BUFFERS SCORE: 3.83</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Demarest LLC	Restricted Farm or Current Application					2	
	Demarest	Restricted Farm or Current Application					2	
								<b>DENSITY SCORE: 4.00</b>
<b>LOCAL COMMITMENT:</b>			100%	*	8	=	8.00	
								<b>LOCAL COMMITMENT SCORE: 8.00</b>
<b>SIZE:</b>								<b>SIZE SCORE: 6.07</b>
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor =						3.03	
								<b>IMMINENCE OF CHANGE SCORE: 3.03</b>
<b>COUNTY RANKING:</b>								
<b>EXCEPTIONS:</b>								<b>EXCEPTION SCORE: .00</b>
								<b>TOTAL SCORE: 45.93</b>



# Preserved Farms and Active Applications Within Two Miles

SCHEDULE C

x:\counties\berco\projects\demarest\_2mile.mxd



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

George Demarest, LLC  
Block 2101 Lot 13 (17.8 ac)  
Gross Total = 17.8 ac  
Saddle River Borough, Bergen County

2,000 1,000 0



**Farmland Preservation Program**

Property in Question

- EN - (Non-Severable) Exception
- ES - (Severable) Exception

Preserved Easements

Active Applications

- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned O/S & Recreation Easement

**Base Map**

- County Boundary
- Municipal Boundary

**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  
Green Acres Conservation Easement Data  
NJOTI/OGIS 2007/20008 Digital Aerial Image

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(24)

Memorializing Standards for determining Eligible Farms Pursuant  
to the County Planning Incentive Grant (PIG) Program

September 27, 2012

(Revised from July 26, 2102)

WHEREAS, on July 26, 2012 the SADC approved Resolution #FY2013R7(7) which established the minimum score for an eligible farm pursuant to the County Planning Incentive Grant Program. The data utilized was in error because some farms receiving approval in Fiscal Year 2010 were not included. The purpose of this resolution is to approve revised minimum score requirements for eligible farms in the County Planning Incentive Grant Program; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9(a)7 and 17.2 (County Planning Incentive Grant Program) the SADC is responsible for establishing the standards for determining an "eligible farm" by determining minimum score requirements in the County planning incentive grant program; and

WHEREAS, Pursuant to N.J.A.C. 2:76-17.2 an "eligible farm" means a targeted farm that qualifies for grant funding under subchapter (17) by achieving an individual rank score pursuant to N.J.A.C. 2:76-6.16 that is equal to or greater than 70 percent of the county's average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years, as determined by the SADC ; and

WHEREAS, since there were no applications during the past three fiscal years to establish average quality scores in Bergen and Camden Counties, the SADC will consider and approve farms in these counties on a case by case basis;

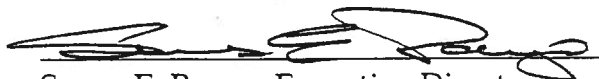
WHEREAS, in all Counties except Bergen and Camden Counties, if a farm fails to meet the minimum score requirements and the County wishes to preserve the farm using Committee funds, the County may request a waiver of the minimum score criterion pursuant to N.J.A.C. 2:76-17.9(a)7 for applications submitted under the county planning incentive grant program;

NOW THEREFORE BE IT RESOLVED, that the SADC adopts the Average Quality Scores for each county as identified on the attached Schedule "A" for planning incentive grant applications; and

BE IT FURTHER RESOLVED, that the SADC adopts the 70 percent average quality score values for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 with the exception of Bergen and Camden Counties which have no minimum score; and

BE IT FURTHER RESOLVED, that the 70 percent of average quality scores for determining an "eligible farm" pursuant to N.J.A.C. 2:76-17.2 shall be effective as of January 1, 2013, and shall apply to an application for the sale of a development easement that is approved by the SADC pursuant to N.J.A.C. 2:76-17.9 prior to December 31, 2013.

9/27/12  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
James Waltman	ABSENT

SADC County PIg "Eligible" Farm Standard  
Effective 1.01.13 - 12.31.13

Schedule A  
Eligible Farm Standards  
PIG  
September 27, 2012

SADC Minimum Standards for "Eligible" Farm						
	<u>2009</u> Average Quality Score	<u>FY 2010</u> Average Quality Score	<u>FY2011</u> Average Quality Score	<u>FY2012</u> Average Quality Score	<u>*2013 Average</u> Quality Score	<u>70% of</u> Average Quality Score
Atlantic	47.61	47.94	52.61	****	64.91	45
Bergen	35.91	20.57	****	****		
Burlington	64.12	63.49	65.06	64.91	64.54	45
Camden		****	****	****		
Cape May	51.6	51.32	54.69	45.77	49.35	34
Cumberland	60.56	60.83	61.55	59.53	58.97	41
Gloucester	53.22	58.11	59.69	62.14	62.65	43
Hunterdon	57.6	61.26	62.64	65.52	64.97	45
Mercer	70.66	72.05	77.19	72.42	68.52	47
Middlesex	53.25	58.02	59.49	63.03	57.98	40
Monmouth	69.01	69.56	71.75	68.95	70	49
Morris	63.55	61.45	60.01	60.42	60.65	42
Ocean	46.85	48.58	56.69	61.39	71.17	49
Passaic		****	****	****	33.66	23
Salem	68.61	71.13	69.77	69.77	65.86	46
Somerset	67.31	66.98	66.93	67.09	67	46
Sussex	50.39	48.2	51.24	57.02	54.9	38
Warren	55.52	56.66	57.51	61.57	60.99	42

\* Based on preliminary or Green Light quality scores for County '10, '11, and '12 Fiscal Years

N.J.A.C. 2:76-17.9 (a) and 17.2 (County Planning Incentive Grant Program)

These standards are effective January 1, 2013 through December 31, 2013

\*\* all numbers are rounded down to the nearest whole number

N.J.A.C. 2:76-17.9 -7: any farm not meeting this standard may seek a waiver



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2013R9(25)

Memorializing Standards for determining Priority and Alternate Farms  
Pursuant to the State Acquisition Programs

September 27, 2012

(Revised from July 26, 2012)

WHEREAS, on July 26, 2012 the SADC approved Resolution #FY2013R7(8) which established the minimum score for an eligible farm pursuant to the State Acquisition Programs. The data utilized was in error because some farms receiving approval in Fiscal Year 2010 were not included. The purpose of this resolution is to approve revised minimum score requirements for eligible farms in the State Acquisition Programs; and

WHEREAS, pursuant to N.J.A.C. 2:76-8.5(c) and N.J.A.C. 2:76-11.5 (c) the SADC is responsible for prioritizing farms for purposes of acquiring lands in fee simple title or acquiring development easements on eligible farms as a "Priority farm", "Alternate farm" and "Other farm"; and

WHEREAS, a "priority farm" means a farm that meets or exceeds both 75 percent of the average farm size in the county in which it is located and its quality score is at least 90 percent of the average quality score in the county in which it is located; and

WHEREAS, an "alternate farm" means a farm that does not meet the criteria for "priority farm", but meets or exceeds both 55 percent of the average farm size in the county in which it is located and its quality score is at least 70 percent of the average quality score in the county in which it is located; and

WHEREAS an "other farm" means a farm that does not meet the criteria for "priority" or "alternate" farms (Schedule A); and

WHEREAS, the average quality score in a county shall be based on the average quality score determined pursuant to N.J.A.C. 2:76-6.16 for all farms granted preliminary approval by the SADC through the county easement purchase program and/or county planning incentive grant program within the previous three fiscal years, as determined by the SADC; and

WHEREAS, since there were no applications that received preliminary approval during the past three fiscal years to establish average quality scores in Bergen and Camden

Counties, the SADC reserves the right to specifically review and approve any applications submitted under the State Acquisitions program in those counties; and

WHEREAS, the average farm size in a county shall be based on the average farm size of farms using the 2007 US Census data;

NOW THEREFORE BE IT RESOLVED, that the SADC adopts the Average Quality Scores for each county as identified on the attached Schedule A for State acquisitions; and

BE IT FURTHER RESOLVED, that the SADC adopts the Average Acres for each county as identified on the attached Schedule A; and

BE IT FURTHER RESOLVED, that the SADC adopts the individual scores for determining a "priority farm" and an "alternate farm" as identified on the attached Schedule A for State acquisition programs pursuant to N.J.A.C. 2:76-8 and 11; and

BE IT FURTHER RESOLVED, the individual scores pursuant to N.J.A.C. 2:76-8 and 11 shall be effective as of July 1, 2012, for all applications which have not had option agreements authorized by that date; and

BE IT FURTHER RESOLVED, the standards established in this resolution and Schedule A shall remain in effect through June 30, 2013; and

BE IT FURTHER RESOLVED, this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT



**SADC Minimum Standards - State Acquisition Program**

**"Priority" "Alternate" "Other" Prioritization System**

For applications with appraisals authorized

July 1, 2012 through June 30, 2013

	2009 Average Quality Score	FY 2010 Average Quality Score	FY2011 Average Quality Score	FY2012 Average Quality Score	**FY2013 Average Quality Score	Average Acres 2007 Census	***75% of Average Census Acres	***90% of Average Quality Score	Alternate
Atlantic	47.61	47.94	52.61	64.91	64.91	61	45	58	33
Bergen	35.91	20.57	***	***	***	13	9	***	7
Burlington	64.12	63.49	65.06	64.91	64.54	93	69	58	51
Camden		***	***	***	***	39	29	***	21
Cape May	51.6	51.32	54.69	45.77	49.35	40	30	44	22
Cumberland	60.56	60.83	61.55	59.53	59.87	113	84	53	62
Gloucester	53.22	58.11	59.69	62.14	62.65	70	52	56	38
Hunterdon	57.6	61.26	62.64	65.52	64.97	62	46	58	34
Mercer	70.66	72.05	77.19	72.42	68.52	70	52	61	38
Middlesex	53.25	58.02	59.49	63.03	57.98	79	59	52	43
Monmouth	69.01	69.56	71.75	68.95	70	47	35	63	25
Morris	63.55	61.45	60.01	60.42	60.65	40	30	54	22
Ocean	46.85	48.58	56.69	61.39	71.17	39	29	64	21
Passaic		***	***	***	33.66	19	14	30	10
Salem	68.61	71.13	69.77	69.77	65.86	127	95	59	69
Somerset	67.31	66.98	66.93	67.09	67	74	55	60	40
Sussex	50.39	48.2	51.24	57.02	54.9	62	46	49	34
Warren	55.52	56.66	57.51	61.57	60.99	80	60	54	44

BASED ON COUNTRY OF PIG FARMS WITH PRELIMINARY APPROVAL BY '10, '11, AND '12 - FISCAL YEARS  
 2007 USIA CENSUS DATA USED

\*\*\* all numbers are rounded down to the nearest whole number

\*\*\*\* Independent review and approval by SADC





**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2013R9(26)**

**PRELIMINARY REVIEW AND APPROVAL**

**For the  
NONPROFIT ACQUISITION OF DEVELOPMENT EASEMENT PROJECTS**

**2013 FY FUNDING ROUND**

**September 27, 2012**

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 percent of the cost of acquisition of the development easements or up to 50 percent of the cost of acquisition of 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 February 21, 2012 in a total amount to be determined by the SADC and an application deadline of May 21, 2012 for the FY2013 Nonprofit Grant Round; and

WHEREAS, five nonprofit organizations submitted 18 applications for easement purchase located in five counties totaling approximately 837 acres; and

WHEREAS, three applications were not located within an agriculture development area (ADA) and are ineligible projects pursuant to N.J.A.C. 2:76-12.4(a)1 and one application did not meet the minimum criteria established in N.J.A.C. 6.20, leaving 14 applications (Schedule A); and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) staff is recommending that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, all 14 applications are greater or equal to 70% of the County average quality score as determined on July 28, 2011; and

WHEREAS, all 14 applications pending meet the minimum eligibility criteria set forth in N.J.A.C. 6.20; and

WHEREAS, as per N.J.A.C. 2:76-13.3 the total nonprofit cost submitted is \$8,166,639 based on 50% of the estimated easement value and ancillary costs; and

WHEREAS, prior to the selection of appraisers, the nonprofit and SADC staff shall conduct a site visit of each farm to confirm the conditions to be appraised; and

WHEREAS, SADC staff is recommending the following allocations to be awarded to the nonprofits submitting applications based on a 50% cost share estimate as set forth more specifically in Schedule A:

- \$ 289,600 to the Hunterdon Land Trust Alliance
- \$2,169,237 to the New Jersey Conservation Foundation
- \$1,516,983 to The Land Conservancy of New Jersey
- \$ 107,500 to Monmouth Conservation Foundation  
\$4,083,320

NOW THEREFORE BE IT FURTHER RESOLVED, that the SADC grants preliminary approval of the nonprofit projects and grant amounts identified in Schedule A; and

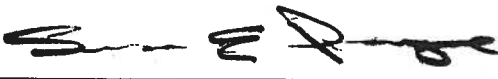
BE IT, FURTHER RESOLVED, that this approval is subject to N.J.A.C. 2:76- 12, 13, 14, 15, and 16 and all other rules and regulations as established by the SADC; and

BE IT FURTHER RESOLVED, the SADC's approval is subject to the Garden State Preservation Trust approval, the Legislative appropriation of funds and the Governor signing the respective appropriation bills; and

BE IT FURTHER RESOLVED, 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

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

9/27/12  
Date

  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

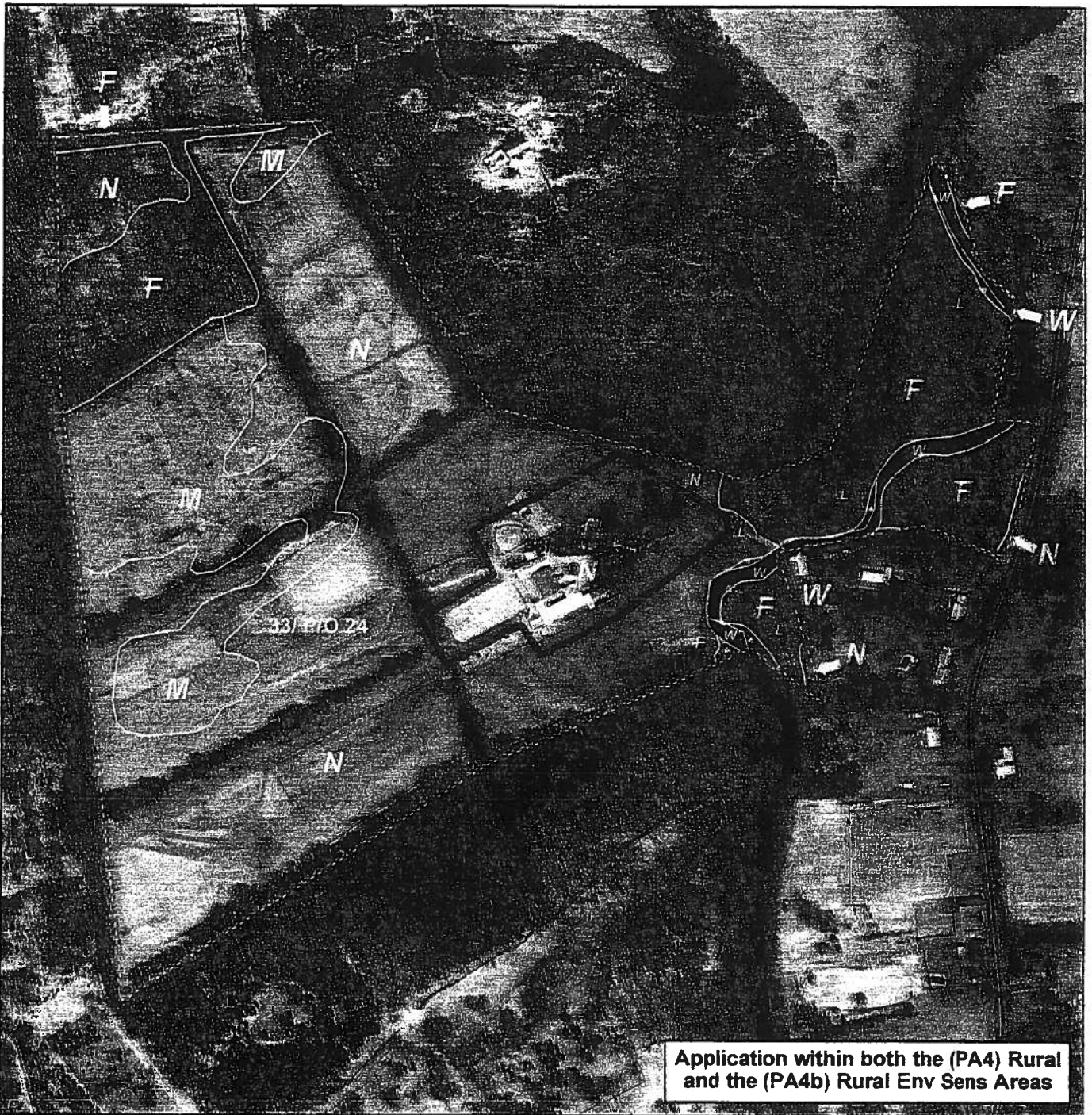
Douglas Fisher, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

S:\NONPROFITS\2012 round\preliminary approval.doc

# Schedule A

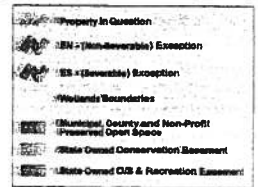
FY2013 Non Profit Round										
Organization Name/Farm Name	Score	Min. Elig. Criteria Met?	Acq. Type	County	Municipality	Block	Lot	Net Acres	Total Estimated Cost	SADC Grant Requested (50%)
<del>HUNTERDON LAND TRUST ALLIANCE</del> Mulligan	55.96	Yes	EP	Hun	Kingwood Twp.	24	33	63	\$579,200	\$289,600.0
<del>NEW JERSEY CONSERVATION FOUNDATION</del>										
Perozzi	60.25	Yes	EP	Sal	Pilesgrove Twp.	80	10	74		
Matthews	53.34	Yes	EP	Sal	Alloway	33	2.01	30		
Timchal	62.51	Yes	EP	Sal	Alloway	15	2	75		
Doak	67.5	Yes	EP	Sal	Alloway	12	3,4, & 13	69		
McAlonan	57.14	Yes	EP	Sal	Alloway	30	17	29		
Rupert	52.87	Yes	EP	Som	Bedminster Twp.	61	4	42		
Ziebarth	62.89	Yes	EP	Som	Bedminster Twp.	41	1	24	\$4,338,474	\$2,169,237.0
<del>MORRIS HILL CONSERVATION FOUNDATION</del>										
Conover	56.89	Yes	EP	Mon	Wall Twp.	772	2	13	\$215,000	\$107,500.0
<del>THE HUNTERDON CONSERVATION SOCIETY OF NEW JERSEY</del>										
Bindon	63.27	Yes	EP	Som	Bedminster Twp.	13	7 & 8	75		
May	56.27	Yes	EP	War	Hope Twp:	1100	400	22		
Sunny Hill	52.82	Yes	EP	War	Harmony	33	55	24		
K-J Farm	50.92	Yes	EP	War	Harmony	2	5			
Star D	68.01	Yes	EP	War	Harmony	7	p/o 1	102		
						7	p/o 1	40	\$3,033,965	\$1,516,982.5
<b>total applications = 14</b>								<b>680</b>	<b>\$8,166,639</b>	<b>\$4,083,320</b>
<b>Ineligible Projects</b>										
New Jersey Conservation Foundation	0	No	EP	Sal	Carney's Point Twp.	56	7	2		
DjGregorio						230				
Byrnes	0	No	EP	Hun	Delaware	6	7	0		
Monmouth Conservation Foundation	0	No	EP	Mon	Millstone Twp:	43	11 & 11.01	0		
Horzepa										
Delaware and Raritan Greenway	0	No	EP	Hun	West Amwell Twp.	29	16	0		
Wooden										

# Wetlands



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

Mark Mulligan/HLT  
Block 33 Lots P/O 24 (60.6 ac)  
& P/O 24-EN (non-severable exception - 5.0 ac)  
Gross Total = 65.6 ac  
Kingwood Twp., Hunterdon County



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

**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:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2007/2008 Digital Aerial Image

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Hunterdon Kingwood Twp. 1016  
 APPLICANT Mulligan\Hunterdon Land Trust Alliance

**Blocks and Lots**

Kingwood Twp. 1016 Block 24 Lot 33 68 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
5	homestead				0	0

Location: No Lot Association to Exception -  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 63

**USGS Grid Map Description:** g

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ac Use</u>	<u>Leased</u>	<u>Notes</u>
Shed	Y	N	four for horses

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Horse & Other Equine

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ac Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Hunterdon Kingwood Twp. 1016  
 APPLICANT Mulligan\Hunterdon Land Trust Alliance

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	19.2% *	0	=	.00
	Statewide	80.8% *	.1	=	8.08
					<b>SOIL SCORE: 8.08</b>

<b>TILLABLE SOILS:</b>	Cropland Pastured	56.5% *	.15	=	8.48
	Wetlands	36% *	0	=	.00
	Woodlands	7.5% *	0	=	.00
					<b>TILLABLE SOILS SCORE: 8.48</b>

<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Wildlife Area	16.7% *	.18	=	3.01
	Streams and Wetlands	42.3% *	.18	=	7.61
	Woodlands	41% *	.06	=	2.46
					<b>BOUNDARIES AND BUFFERS SCORE: 13.08</b>

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>					<b>DENSITY SCORE: .00</b>
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<b>LOCAL COMMITMENT:</b>		100% *	20	=	20.00
					<b>LOCAL COMMITMENT SCORE: 20.00</b>

<b>SIZE:</b>					<b>SIZE SCORE: 4.38</b>
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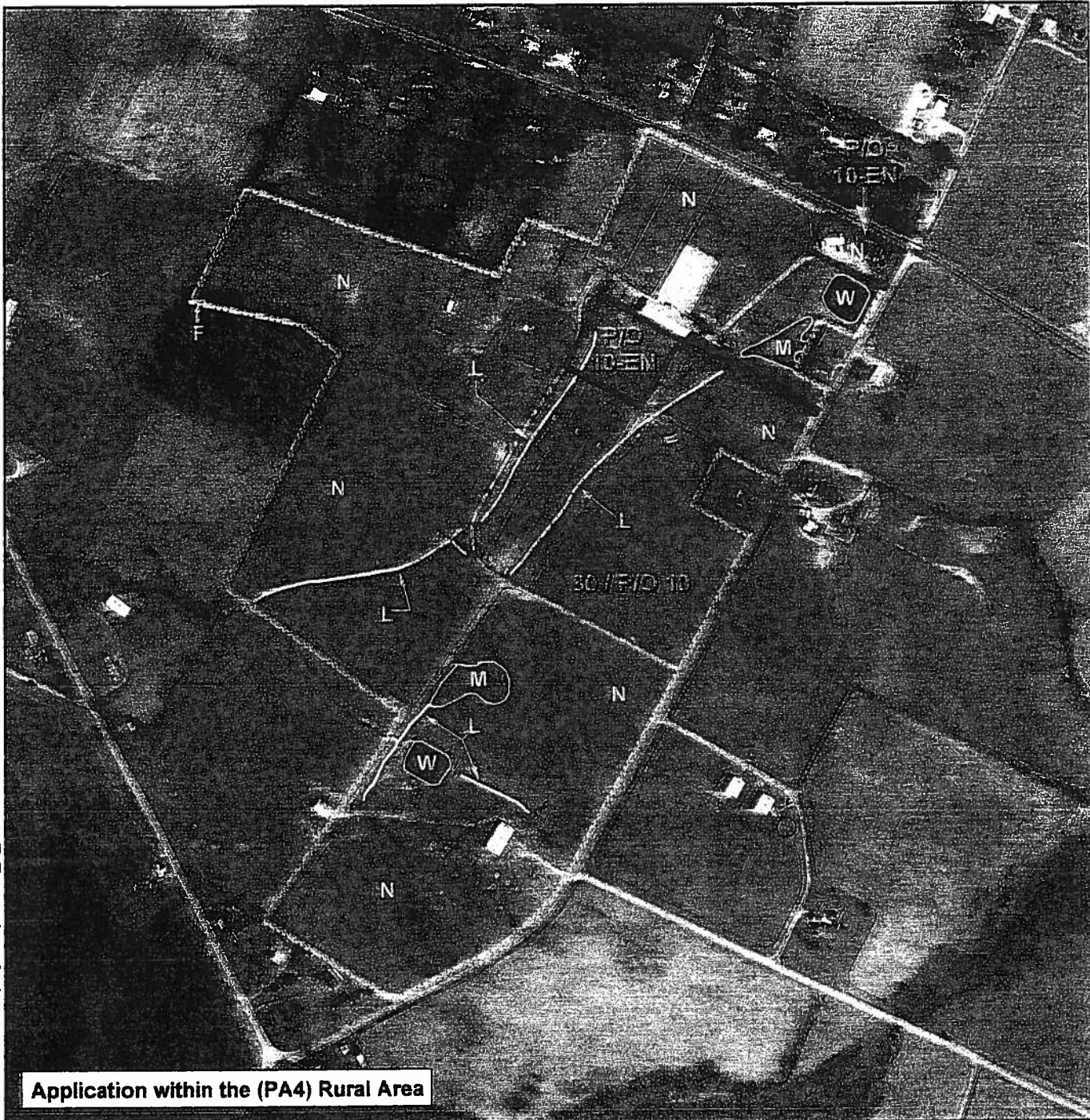
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor = 1.94				
					<b>IMMINENCE OF CHANGE SCORE: 1.94</b>

<b>COUNTY RANKING: EXCEPTIONS:</b>					<b>EXCEPTION SCORE: .00</b>
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**TOTAL SCORE: 55.96**



# Wetlands

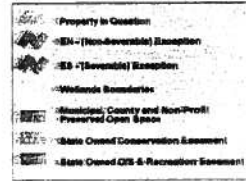


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Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Perozzi, Lisa/ NJCF  
Block 80 P/O Lot 10 (74.85 ac.) & P/O Lot 10-EN (non-severable exceptions – 2.75 ac).  
Gross Total = 77.6 ac  
Pilesgrove Twp. Salem County



**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 W - Water

**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:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJ017/OGIS 2007/2008 Digital Aerial Imagery

date: 7/9/2012



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Salem Pilesgrove Twp. 1709  
 APPLICANT NJCF\Perozzi, Lisa

**Blocks and Lots**

Pilesgrove Twp. 1709 Block 80 Lot 10 76 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
.7	existing SFR and tack shop				0	0

Location: Sal - Pilesgrove Twp. Block:80 Lot:10 -  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1.8	indoor riding facility		restricted to zero residential units		0	0

Location: Sal - Pilesgrove Twp. Block:80 Lot:10 -  
 The Exception is Nonseverable.

**NET ACRES** 74

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Stable	Y	N	
Barn	Y	N	
Other (Non Residence)	N	N	judges/announcers booth for horse show ring
Shed	Y	N	
Shed	Y	N	
Shed	Y	N	
Shed	Y	N	
Other (Non Residence)	Y	N	10 Horse "run-in" shelters

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED 0

**TYPE OF AGRICULTURAL OPERATION**

Horse & Other Equine  
 Field Crop Except Cash Grain  
 Fowls, Broilers & Fryers  
 Chicken Eggs  
 Poultry & Eggs ducks

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

EASEMENTS AND RIGHT OF WAYS

Type

Description

Dsc Notes

No Easements on Premise

Affect

Viability

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Salem Pilesgrove Twp. 1709  
 APPLICANT NJCF\Perozzi, Lisa

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Prime	7% *	.15	=	1.05
	Statewide	93% *	.1	=	9.30
<b>SOIL SCORE:</b>					<b>10.35</b>

<b>TILLABLE SOILS:</b>	Cropland Pastured	38.6% *	.15	=	5.79
	Other	3.8% *	0	=	.00
	Permanent Pasture	57.6% *	.02	=	1.15
<b>TILLABLE SOILS SCORE:</b>					<b>6.94</b>

<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Farmland (Permanent)	23.3% *	.2	=	4.66
	Farmland (Unrestricted)	31.7% *	.06	=	1.90
	Woodlands	8.63% *	.06	=	.52
	Residential Development	36.37% *	0	=	.00
<b>BOUNDARIES AND BUFFERS SCORE:</b>					<b>7.08</b>

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Waddington, G & J	Restricted Farm or Current Application			2
	Waddington	Restricted Farm or Current Application			2
	Myers	Restricted Farm or Current Application			2
	Mosley	Restricted Farm or Current Application			2
	Paulding	Restricted Farm or Current Application			2
	Goforth	Restricted Farm or Current Application			2
	Sickler	Restricted Farm or Current Application			2
	Eachus	Restricted Farm or Current Application			2
	Ware	Restricted Farm or Current Application			2
	Clark	Restricted Farm or Current Application			2
	Perozzi	No Points			0
<b>DENSITY SCORE:</b>					<b>10.00</b>

<b>LOCAL COMMITMENT:</b>	100% *	20	=	20.00	
<b>LOCAL COMMITMENT SCORE:</b>					<b>20.00</b>

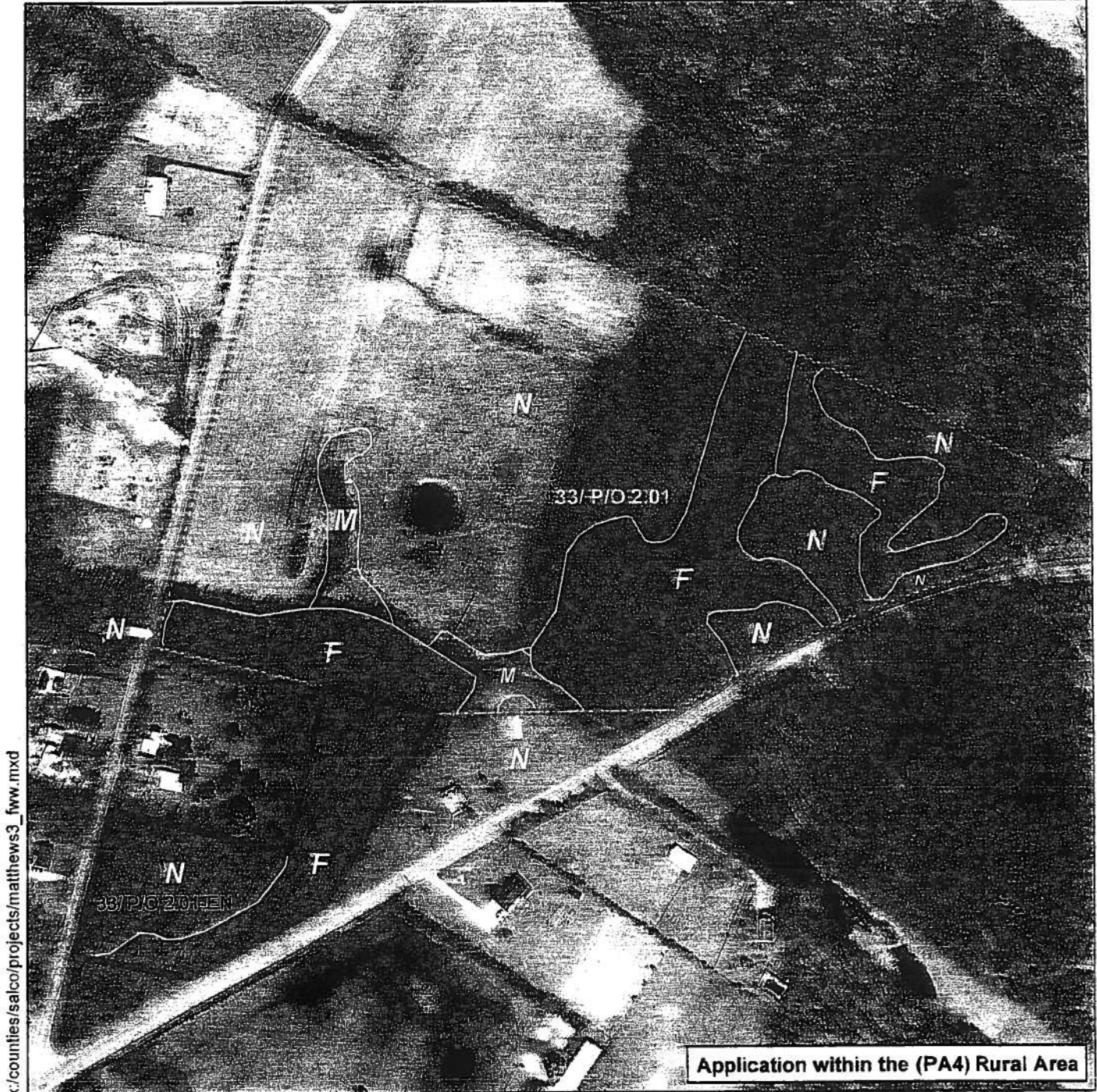
<b>SIZE:</b>					<b>SIZE SCORE:</b>	<b>2.89</b>
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<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor =	2.99			
<b>IMMINENCE OF CHANGE SCORE:</b>					<b>2.99</b>

<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>					<b>EXCEPTION SCORE:</b>	<b>.00</b>

**TOTAL SCORE: 60.25**

# Wetlands



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Application within the (PA4) Rural Area

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

John and Margaret Matthews  
Block 33 Lots P/O 2.01 (30.5 ac)  
& P/O 2.01-EN (non-severable exception - 4.1 ac)  
Gross Total = 34.6 ac  
Alloway Twp., Salem County



- Property in Question
- EN - (Non-Severable) Exception
- EB - (Severable) Exception
- Wetlands Separation
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned GIS & Recreation Easement

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

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**Sources:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2007/2008 Digital/Aerial Imagery

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 12, 2012

**GENERAL INFORMATION**

COUNTY OF Salem Alloway Twp. 1701  
 APPLICANT NJCF\Matthews, J & M

**Blocks and Lots**

Alloway Twp. 1701 Block 33 Lot 2.01 33 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
3	future SFR				0	0

Location: No Lot Association to Exception - along road  
 The Exception will be restricted to 1 residential unit(s).  
 The Exception is Nonseverable.

**NET ACRES** 30

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE	0
SADC APPROVED	0

**TYPE OF AGRICULTURAL OPERATION**

Cash Grains	hay
Horse & Other Equine	cropland pastured

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Aq Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Salem Alloway Twp. 1701  
 APPLICANT NJCF\Matthews, J & M

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	44% * 0 = .00
	Prime	42% * .15 = 6.30
	Statewide	14% * .1 = 1.40
		<b>SOIL SCORE: 7.70</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	52.7% * .15 = 7.91
	Woodlands	47.3% * 0 = .00
		<b>TILLABLE SOILS SCORE: 7.91</b>

<b>BOUNDARIES AND BUFFERS:</b>	Deed Restricted Farmland (Permanent)	10.4% * .2 = 2.08
	Farmland (Unrestricted)	19% * .06 = 1.14
	Woodlands	39.1% * .06 = 2.35
	Residential Development	31.5% * 0 = .00
		<b>BOUNDARIES AND BUFFERS SCORE: 5.57</b>

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Ray, William	Restricted Farm or Current Application	2
	Sloat, Robert	Restricted Farm or Current Application	2
	Mullen, Edward	8 Year Program	1
	NJCF\Matthews	Restricted Farm or Current Application	2
	Vasallo	Restricted Farm or Current Application	2
	Leslie	Restricted Farm or Current Application	2
		<b>DENSITY SCORE: 10.00</b>	

<b>LOCAL COMMITMENT:</b>	100% * 19 = 19.00
	<b>LOCAL COMMITMENT SCORE: 19.00</b>

<b>SIZE:</b>	<b>SIZE SCORE: 1.17</b>
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<b>IMMIMENCE OF CHANGE:</b> SADC Impact factor = 1.75	
	<b>IMMINENCE OF CHANGE SCORE: 1.75</b>

<b>COUNTY RANKING:</b>	
<b>EXCEPTIONS:</b>	<b>EXCEPTION SCORE: .00</b>

**TOTAL SCORE: 53.10**



# Wetlands

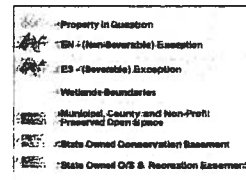
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Application within the (PA4) Rural Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Timchal, George & Nancy / NJCF  
Block 15 P/O Lot 2 (75.57 ac) & P/O Lot 2-ES (severable exception - 4.07 ac)  
Gross Total - 79.64 ac  
Pilesgrove Twp. Salem County



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
N - Non-Wetlands  
W - Water

**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:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital Aerial Image

Date: 7/12/2012

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Salem Pilesgrove Twp. 1709  
 APPLICANT NJCF\Timcna1

**Blocks and Lots**

Pilesgrove Twp. 1709 Block 15 Lot 2 80 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
5	existing SFR				0	-2

Location: Sal - Pilesgrove Twp. Block:15 Lot:2 -  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Severable.

**NET ACRES** 75

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ac Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED 0

**TYPE OF AGRICULTURAL OPERATION**

Cash Grains hay  
 Corn-Cash Grain  
 Soybeans-Cash Grain

**SUBDIVISION OF THE PREMISES**

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

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ac Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Salem Pilesgrove Twp. 1709

APPLICANT NJCF\Timchal

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Prime	32.45%	*	.15	=	4.87
	Statewide	67.55%	*	.1	=	6.76
						<b>SOIL SCORE: 11.62</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	71.68%	*	.15	=	10.75
	Woodlands	28.32%	*	0	=	.00
						<b>TILLABLE SOILS SCORE: 10.75</b>

<b>BOUNDARIES AND BUFFERS:</b>	Farmland (Unrestricted)	24.4%	*	.06	=	1.46
	Streams and Wetlands	40.8%	*	.18	=	7.34
	Woodlands	6.8%	*	.06	=	.41
	Residential Development	24.1%	*	0	=	.00
	Other	3.9%	*	0	=	.00
						<b>BOUNDARIES AND BUFFERS SCORE: 9.22</b>

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Miller	Restricted Farm or Current Application	2
	Catalbiano	Restricted Farm or Current Application	2
	Clark	Restricted Farm or Current Application	2
	Waddington	Restricted Farm or Current Application	2
	Timchal	No Points	0
			<b>DENSITY SCORE: 8.00</b>

<b>LOCAL COMMITMENT:</b>	100%	*	19	=	19.00
					<b>LOCAL COMMITMENT SCORE: 19.00</b>

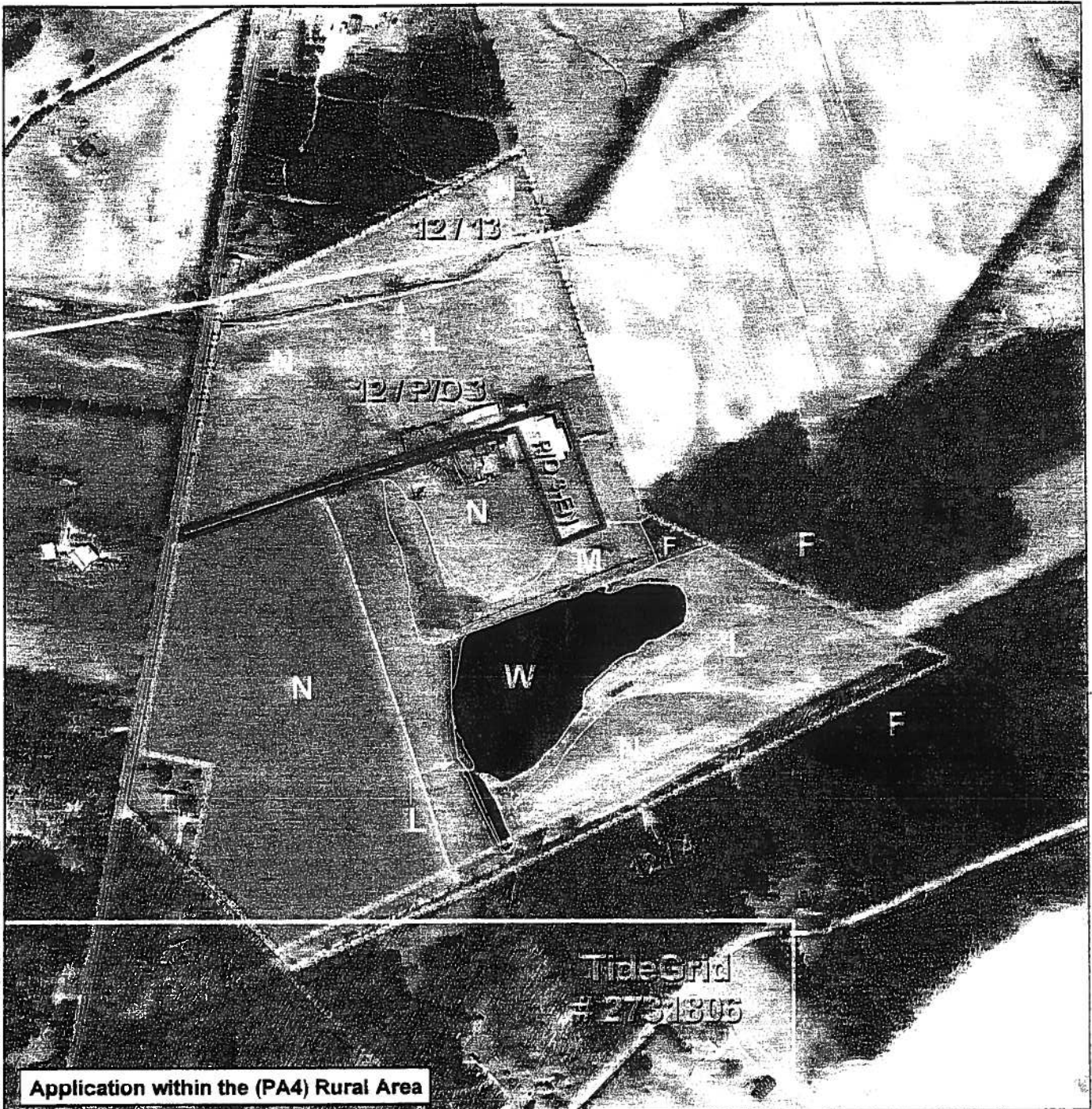
<b>SIZE:</b>					<b>SIZE SCORE: 2.93</b>
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<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor =	2.99
		<b>IMMINENCE OF CHANGE SCORE: 2.99</b>

<b>COUNTY RANKING:</b>		
<b>EXCEPTIONS:</b>		<b>EXCEPTION SCORE: -2.00</b>

**TOTAL SCORE: 62.51**

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**FARMLAND PRESERVATION PROGRAM**  
**NJ State Agriculture Development Committee**  
 Doak, Joseph & Cindy  
 Block 12 Lot 4 (4.05 ac.), P/O Lot 3 (62.22 ac.)  
 & P/O Lot 3-EN (non-severable exception – 1.97 ac) Alloway Twp.  
 Block 12 Lot 13 (2.94 ac.) Mannington Twp.  
 Gross Total = 71.18 ac  
 Salem County



	Property In Question
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned OS & Recreation Easement
	Township Boundaries

**Wetlands Legend:**

F	Freshwater Wetlands
L	Linear Wetlands
M	Wetlands Modified for Agriculture
T	Tidal Wetlands
N	Non-Wetlands
B	300' Buffer
W	Water

**TIDELANDS DISCLAIMER**  
 The linear features depicted on this map were derived from the NJDEP's CD ROM series 1, volume 4 "Tidelands Claims Maps". These linear 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.

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**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJGIT/OGIS 2007/2008 Digital Aerial Imagery

Date: 6/6/2012

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Salem Alloway Twp. 1701  
 APPLICANT NJCF\Doak, Joseph & Cindy

**Blocks and Lots**

Alloway Twp.	1701	Block 12	Lot 3	69	ACRES
Mannington Twp.	1705	Block 12	Lot 13	2	ACRES
Alloway Twp.	1701	Block 12	Lot 4	4	ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2	future farm-related residential development opportunity		Landowner plans to demolish existing SFR on Premises. Any future or replacement housing will be on the exception.		0	0

Location: Sal - Alloway Twp. Block:12 Lot:3 - interior of property  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 69

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ac Use</u>	<u>Leased</u>	<u>Notes</u>
Standard Single Family	N	N	
Barn	Y	N	
Shed	Y	N	
Shed	Y	N	
Shed	Y	N	

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED 0

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain  
 Soybeans-Cash Grain  
 Crop Planting, Cultivating & Protect  
 Crop Harvesting, Primarily by Macin

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ac Use</u>
No Pre-Existing Uses Considered.			
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Conservation	Contains and follows Swedes run stre aprox. 1,020 feet long	
<u>Affect</u>	<u>Viability</u>	
50' County owned drainage easement		

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Salem Alloway Twp. 1701  
 APPLICANT NJCF\Doak, Joseph & Cindy

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	5%	*	0	=	.00
	Prime	59%	*	.15	=	6.85
	Statewide	36%	*	.1	=	3.60

**SOIL SCORE: 12.45**

<b>TILLABLE SOILS:</b>	Cropland Harvested	89%	*	.15	=	13.35
	Other	11%	*	0	=	.00

**TILLABLE SOILS SCORE: 13.35**

<b>BOUNDARIES AND BUFFERS:</b>	Woodlands	53%	*	.06	=	3.18
	Residential Development	9%	*	0	=	.00
	Farmland (Unrestricted)	18%	*	.06	=	1.08
	Deed Restricted Farmland (Permanent)	20%	*	.2	=	4.00

**BOUNDARIES AND BUFFERS SCORE: 8.26**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Doak			Restricted Farm or Current Application		2
	Doak			Restricted Farm or Current Application		2
	Barbara			Restricted Farm or Current Application		2
	Strang			Restricted Farm or Current Application		2
	Parazewski			Restricted Farm or Current Application		2

**DENSITY SCORE: 10.00**

<b>LOCAL COMMITMENT:</b>		97.33%	*	19	=	16.49
		2.67%	*	19	=	.51

**LOCAL COMMITMENT SCORE: 19.00**

<b>SIZE:</b>						<b>SIZE SCORE: 2.70</b>
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**IMMIMENCE OF CHANGE:** SADC Impact factor = 1.74

**IMMINENCE OF CHANGE SCORE: 1.74**

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
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**TOTAL SCORE: 67.50**

# Wetlands

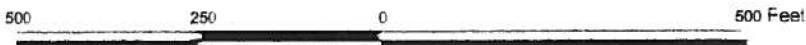


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**Application within the (PA4) Rural Area**

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

McAlonan, William, Raymond & Margaret  
Block 30 P/O Lot 17 (31.66 ac) & P/O Lot 17-EN (Non-Severable exception 1.07 ac)  
Gross Total = 32.74 ac  
Alloway Twp. Salem County



**Wetlands Legend:**  
F - Freshwater Wetlands  
L - Linear Wetlands  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
W - Water

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Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2007/2008 Digital Aerial Image

Date: 6/20/2012

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Salem Alloway Twp. 1701  
 APPLICANT NJCF\McAlonan & Matthews

**Blocks and Lots**

Alloway Twp. 1701 Block 30 Lot 17 30 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	homestead				0	0

Location: Sal - Alloway Twp. Block:30 Lot:17 - along frontage  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 29

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Aq Use</u>	<u>Leased</u>	<u>Notes</u>
Barn	Y	N	
Barn	Y	N	

**RDSO's**

ELIGIBLE  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Aq Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Salem Alloway Twp. 1701  
 APPLICANT NJCF\McAlonan & Matthews

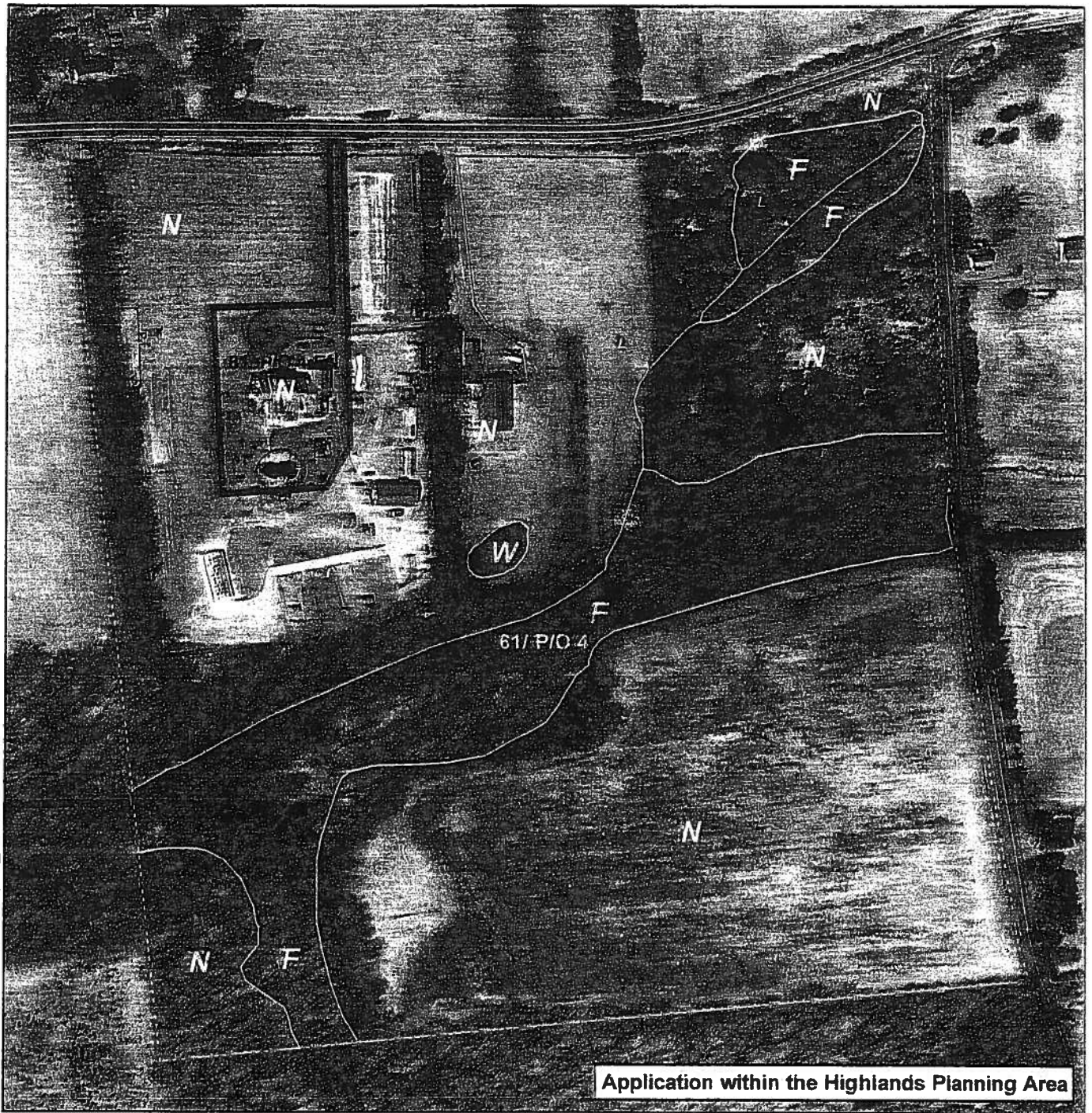
**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	23.48% *	0	=	.00	
		Prime	28.32% *	.15	=	4.25	
		Statewide	48.2% *	.1	=	4.82	
						<b>SOIL SCORE:</b>	<b>9.07</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	62% *	.15	=	9.30	
		Other	2% *	0	=	.00	
		Woodlands	36% *	0	=	.00	
						<b>TILLABLE SOILS SCORE:</b>	<b>9.30</b>
<b>BOUNDARIES AND BUFFERS:</b>		Woodlands	25% *	.06	=	1.50	
		Residential Development	5% *	0	=	.00	
		8 Year Program	17% *	.13	=	2.21	
		Farmland (Unrestricted)	53% *	.06	=	3.18	
						<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>6.89</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		McAlonan & Matthews	Restricted Farm or Current Application			2	
		Sloat	Restricted Farm or Current Application			2	
		Ray	Restricted Farm or Current Application			2	
		Vasallo	Restricted Farm or Current Application			2	
		Leslie	Restricted Farm or Current Application			2	
						<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			100% *	19	=	19.00	
						<b>LOCAL COMMITMENT SCORE:</b>	<b>19.00</b>
<b>SIZE:</b>							<b>SIZE SCORE: 1.13</b>
<b>IMMINENCE OF CHANGE:</b>		SADC Impact factor = 1.75					
						<b>IMMINENCE OF CHANGE SCORE:</b>	<b>1.75</b>
<b>COUNTY RANKING:</b>							
<b>EXCEPTIONS:</b>							<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE:</b>	<b>57.14</b>



# Wetlands

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

Gary and Katherine Rupert  
Block 61 Lots P/O 4 (40.6 ac)  
& P/O 4-EN (non-severable exception - 1.5 ac)  
Gross Total - 42.1 ac  
Bedminster Twp., Somerset County

	Property in Question
	EN (Non-Severable) Exception
	EAS - (Easement) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit
	Preserved Open Space
	State Owned Conservation Easement
	State Owned OCS & Recreation Easement



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



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**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 DigitalAerial Imagery

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801  
 APPLICANT NJCF\Rupert Farm

**Blocks and Lots**

Bedminster Twp. 1801 Block 61 Lot 4 43 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1.5	homestead				0	0

Location: Som - Bedminster Twp. Block:61 Lot:4 -  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 42

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ac Use</u>	<u>Leased</u>	<u>Notes</u>
Garage	N	N	
Shed	N	N	
Other (Non Residence)	N	N	dog pen and run
Chicken Coop	Y	N	7
Greenhouse	Y	N	3
Shed	Y	N	run in for cow and donkey
Barn	Y	N	equipment
Shed	Y	N	run in for lambs
Barn	Y	N	sheep
Other (Non Residence)	Y	N	open sided shelter for farm stand
Shed	Y	N	5 run in for goats, pigs and sheep

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED 0

**TYPE OF AGRICULTURAL OPERATION**

General-Primary Crops  
 Berry  
 Agriculture Production Livestock sheep, goats, chickens, bees

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

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

**EASEMENTS AND RIGHT OF WAYS**

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

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801

APPLICANT NJCF\Rupert Farm

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Local	40.84% *	.05	=	2.04
	Other	4.74% *	0	=	.00
	Prime	46.59% *	.15	=	6.99
	Statewide	7.83% *	.1	=	.78

**SOIL SCORE: 9.81**

<b>TILLABLE SOILS:</b>	Cropland Pastured	12.8% *	.15	=	1.92
	Cropland Harvested	38% *	.15	=	5.70
	Other	4.8% *	0	=	.00
	Woodlands	44.4% *	0	=	.00

**TILLABLE SOILS SCORE: 7.62**

<b>BOUNDARIES AND BUFFERS:</b>	Streams and Wetlands	12% *	.18	=	2.16
	Residential Development	9% *	0	=	.00
	Farmland (Unrestricted)	41% *	.06	=	2.46
	Woodlands	38% *	.06	=	2.28

**BOUNDARIES AND BUFFERS SCORE: 6.90**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Rupert	Restricted Farm or Current Application	2
	Staats	Restricted Farm or Current Application	2

**DENSITY SCORE: 4.00**

**LOCAL COMMITMENT:** 100% \* 20 = 20.00

**LOCAL COMMITMENT SCORE: 20.00**

**SIZE:** **SIZE SCORE: 2.56**

**IMMIMENCE OF CHANGE:** SADC Impact factor = 1.98

**IMMINENCE OF CHANGE SCORE: 1.98**

**COUNTY RANKING:**

**EXCEPTIONS:** **EXCEPTION SCORE: .00**

**TOTAL SCORE: 52.87**

# Wetlands

x:\counties\somco\projects\ziebarth2\_fwv.mxd



Application within the Highlands Planning Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Michael and Ryder Ziebarth  
Block 41 Lots P/O 1 (12.4 & 11.2 ac)  
& P/O1-EN (non-severable exception - 5.2 ac)  
Gross Total = 28.9 ac  
Bedminster Twp., Somerset County



- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries**
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned O/S & Recreation Easement

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

**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:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2007/2008 Digital Aerial Imagery

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801  
 APPLICANT NJCF\Ziebarth Farm

**Blocks and Lots**

Bedminster Twp. 1801 Block 41 Lot 1 29.5 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
5.2	homestead consisting of house and cottage				0	0
Location: Som - Bedminster Twp. Block:41 Lot:1 -						

The Exception is Nonseverable.

**NET ACRES** 24

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ac Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Hay

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ac Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801  
 APPLICANT NJCF\Ziebarth Farm

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Local	17% * .05 = .85
	Prime	19% * .15 = 2.85
	Statewide	64% * .1 = 6.40

**SOIL SCORE: 10.10**

<b>TILLABLE SOILS:</b>	Cropland Harvested	93% * .15 = 13.95
	Woodlands	7% * 0 = .00

**TILLABLE SOILS SCORE: 13.95**

<b>BOUNDARIES AND BUFFERS:</b>	Farmland (Unrestricted)	79% * .06 = 4.74
	Residential Development	10% * 0 = .00
	Woodlands	11% * .06 = .66

**BOUNDARIES AND BUFFERS SCORE: 5.40**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Harms	Restricted Farm or Current Application	2
	Piedilato	Restricted Farm or Current Application	2
	Ashman/NJCF	Restricted Farm or Current Application	2
	River Road Park	Restricted Farm or Current Application	2
	Ziebarth	Restricted Farm or Current Application	2

**DENSITY SCORE: 10.00**

<b>LOCAL COMMITMENT:</b>	100% * 20 = 20.00
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**LOCAL COMMITMENT SCORE: 20.00**

<b>SIZE:</b>	<b>SIZE SCORE: 1.46</b>
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**IMMIMENCE OF CHANGE:** SADC Impact factor = 1.98

**IMMINENCE OF CHANGE SCORE: 1.98**

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>	<b>EXCEPTION SCORE: .00</b>
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**TOTAL SCORE: 62.89**



# Wetlands

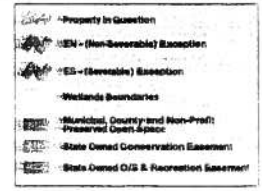
x:\counties\monco\projects\conover\_fw.mxd



Application within the (PA2) Suburban Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

J. Conover, Jr./Conover Christmas Tree Farm/MCF  
Block 772 Lots P/O 2 (13.0 ac)  
& P/O 2-EN (non-severable exception - 0.7 ac)  
Gross Total = 13.7 ac  
Wall Twp., Monmouth County



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

**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:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital Aerial Image

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Monmouth Wall Twp. 1352  
 APPLICANT MCF\Conover, John R.

**Blocks and Lots**

Wall Twp. 1352 Block 722 Lot 2 14 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	future flexibility of use				0	0

Location: Mon - Wall Twp. Block:722 Lot:2 - along frontage  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 13

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Shed	Y	N	Christmas tree store shed

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Ornamental Shrub & Tree Services

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None

<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Sewer	20 foot sanitary sewer easement cross	

<u>Affect</u>	<u>Viability</u>
none	

Additional Concerns:



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Monmouth Wall Twp. 1352

APPLICANT MCF\Conover, John R.

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	33.5% *	0	=	.00	
	Prime	51% *	.15	=	7.65	
	Statewide	15.5% *	.1	=	1.55	
						<b>SOIL SCORE: 9.20</b>

<b>TILLABLE SOILS:</b>	Cropland Harvested	74% *	.15	=	11.10	
	Wetlands	26% *	0	=	.00	
						<b>TILLABLE SOILS SCORE: 11.10</b>

<b>BOUNDARIES AND BUFFERS:</b>	EP Applications	19.6% *	.13	=	2.55	
	Residential Development	33.2% *	0	=	.00	
	Streams and Wetlands	47.2% *	.18	=	8.50	
						<b>BOUNDARIES AND BUFFERS SCORE: 11.04</b>

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Conover	Restricted Farm or Current Application	2			
	Conover Tree Farm	Restricted Farm or Current Application	2			
						<b>DENSITY SCORE: 4.00</b>

<b>LOCAL COMMITMENT:</b>		100% *	17	=	17.00	
						<b>LOCAL COMMITMENT SCORE: 17.00</b>

<b>SIZE:</b>						<b>SIZE SCORE: 1.23</b>
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**IMMIMENCE OF CHANGE:** SADC Impact factor = 3.32

**IMMINENCE OF CHANGE SCORE: 3.32**

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
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**TOTAL SCORE: 56.89**

# Wetlands



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bindon Farm/Alice W Lorillard/LCNU  
 Block 13 Lots P/O 7 (14.1 ac);  
 P/O 7-EN (non-severable exception - 2.1 ac);  
 P/O 8 (59.3 ac) & P/O 8-EN (non-severable exception 3.8 ac)  
 Gross Total = 79.2 ac  
 Bedminster Twp., Somerset County

500      250      0      500      1,000 Feet



	Property in Exception
	EN - (Non-Severable) Exception
	ES - (Severable) Exception
	Wetland Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned Oils & Recreation Easement

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

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**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital/Aerial Image

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801  
 APPLICANT Land Conservancy-Urgo,S.\Ursin, John

**Blocks and Lots**

Bedminster Twp.	1801	Block 13	Lot 7	17	ACRES
Bedminster Twp.	1801	Block 13	Lot 8	64	ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
2	caretaker apartments; horse boarding		3 apartments		0	0

Location: Som - Bedminster Twp. Block:13 Lot:7 -

The Exception is Nonseverable.

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
3.75	single family residence, pool etc.				0	0

Location: Som - Bedminster Twp. Block:13 Lot:8 -

The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 75

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Field Crop Except Cash Grain hay/alfalfa

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Disc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

There are three apartments on Block 13, Lot 7

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Somerset Bedminster Twp. 1801  
 APPLICANT Land Conservancy-Urgo,S.\Ursin, John

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	17.5% *	0	=	.00
	Prime	23% *	.15	=	3.45
	Statewide	59.5% *	.1	=	5.95

**SOIL SCORE: 9.40**

<b>TILLABLE SOILS:</b>	Cropland Pastured	66.1% *	.15	=	9.92
	Other	4.1% *	0	=	.00
	Woodlands	29.8% *	0	=	.00

**TILLABLE SOILS SCORE: 9.92**

<b>BOUNDARIES AND BUFFERS:</b>	Woodlands	35.6% *	.06	=	2.14
	Farmland (Unrestricted)	54.4% *	.06	=	3.26
	Deed Restricted Farmland (Permanent)	10% *	.2	=	2.00

**BOUNDARIES AND BUFFERS SCORE: 7.40**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Carden et al	Restricted Farm or Current Application	2
	Murphy	Restricted Farm or Current Application	2
	Subject	Restricted Farm or Current Application	2
	Dunwalke #1	Restricted Farm or Current Application	2
	Dunwalke #3	Restricted Farm or Current Application	2

**DENSITY SCORE: 10.00**

<b>LOCAL COMMITMENT:</b>	100% *	20	=	20.00
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**LOCAL COMMITMENT SCORE: 20.00**

<b>SIZE:</b>				<b>SIZE SCORE: 4.57</b>
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**IMMIMENCE OF CHANGE:** SADC Impact factor = 1.98

**IMMINENCE OF CHANGE SCORE: 1.98**

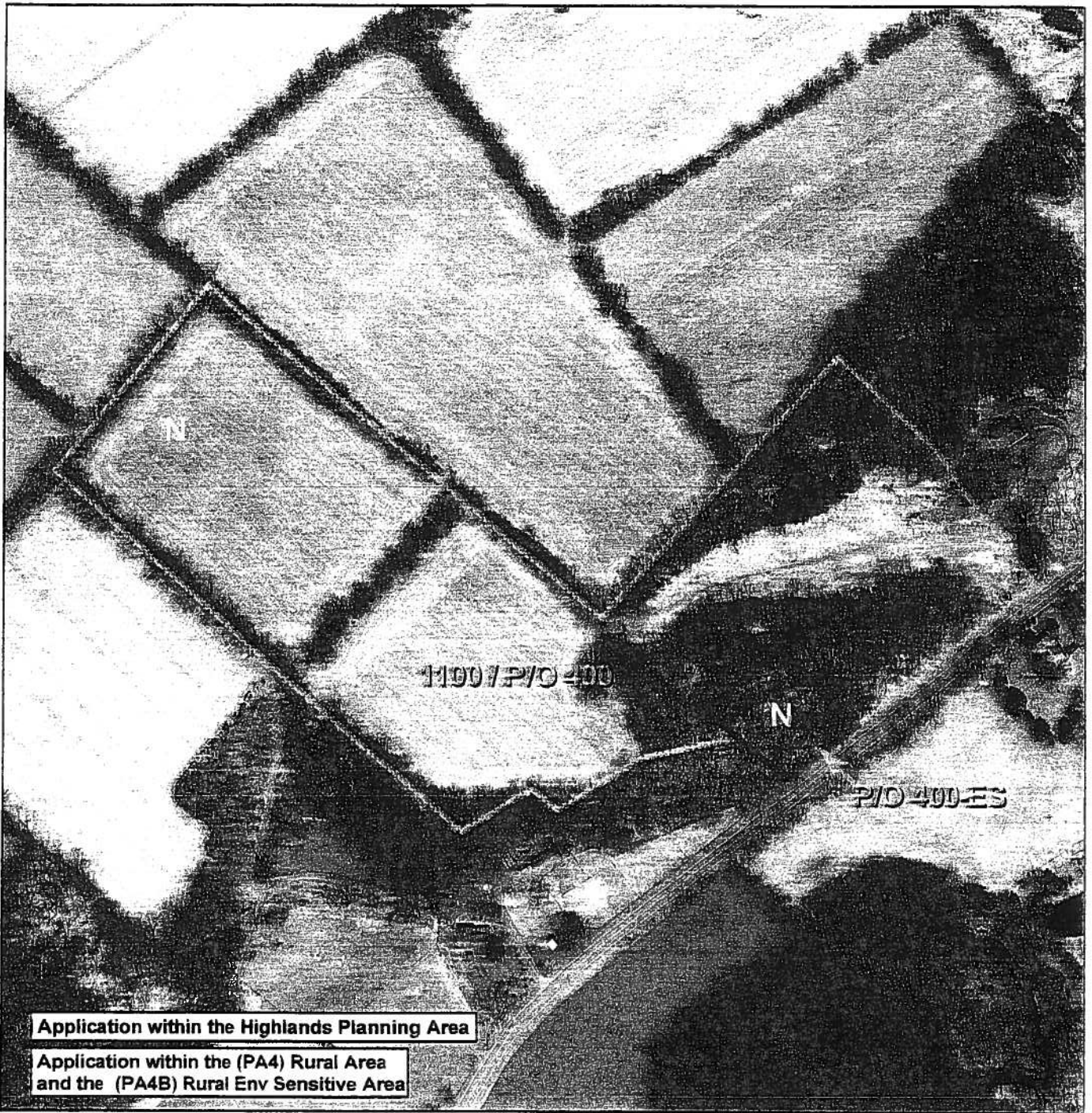
**COUNTY RANKING:**

<b>EXCEPTIONS:</b>		<b>EXCEPTION SCORE: .00</b>
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**TOTAL SCORE: 63.27**

# Wetlands

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Application within the Highlands Planning Area

Application within the (PA4) Rural Area  
and the (PA4B) Rural Env Sensitive Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

May Farm/ LCNJ

Block 1100 P/O Lot 400 (21.97 ac) & P/O Lot 400-ES (severable exception - .91 ac)

Gross Total = 22.88 ac

Hope Twp., Warren County



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

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**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital Aerial Image

Date: 01/2012

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Warren Hope Twp. 2111  
 APPLICANT May\The Land Conservancy of NJ

**Blocks and Lots**

Hope Twp. 2111 Block 1100 Lot 400 23 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1	future home site				0	-1

Location: No Lot Association to Exception - along road  
 Right to Farm Language will appear on the Deed.  
 The Exception is Severable.  
 The Exception will be restricted to one single family residential unit.

**NET ACRES** 22

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED.

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
farm lease			Yes
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>
Tom Zukoski		crop production	

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

**Additional Concerns:**

Landowner does not want exception to be severable until the owner of adjacent B 1100 L 500 becomes owner of the subject property and the two properties would be merged into one farm unit.



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren Hope Twp. 2111  
 APPLICANT May\The Land Conservancy of NJ

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	97% *	0	=	.00
	Prime	3% *	.15	=	.45

**SOIL SCORE: .45**

<b>TILLABLE SOILS:</b>	Cropland Harvested	66% *	.15	=	9.90
	Woodlands	34% *	0	=	.00

**TILLABLE SOILS SCORE: 9.90**

<b>BOUNDARIES AND BUFFERS:</b>	Residential Development	9% *	0	=	.00
	Deed Restricted Farmland (Permanent)	63% *	.2	=	12.60
	Woodlands	14% *	.06	=	.84
	Farmland (Unrestricted)	14% *	.06	=	.84

**BOUNDARIES AND BUFFERS SCORE: 14.28**

<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	May	Restricted Farm or Current Application	2
	Motyka, Richard	Restricted Farm or Current Application	2
	White Oak Nursery	Restricted Farm or Current Application	2
	Motyka, Robert	Restricted Farm or Current Application	2
	May, Robert	Restricted Farm or Current Application	2

**DENSITY SCORE: 10.00**

<b>LOCAL COMMITMENT:</b>	100% *	20	=	20.00
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**LOCAL COMMITMENT SCORE: 20.00**

<b>SIZE:</b>					<b>SIZE SCORE: 1.15</b>
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**IMMIMENCE OF CHANGE:** SADC Impact factor = 1.49

**IMMINENCE OF CHANGE SCORE: 1.49**

**COUNTY RANKING:**

<b>EXCEPTIONS:</b>					<b>EXCEPTION SCORE: -1.00</b>
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**TOTAL SCORE: 56.27**

# Wetlands

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Application within the Highlands Planning Area

## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Raub, Raymond & Gail - *See map H:11*  
 Block 33 P/O Lot 55 (18.26 ac)  
 & P/O Lot 1-EN (non-severable exception - 6.9 ac), Harmony Twp.  
 Block 2 Lot 5 (5.72 ac) Lopatcong Twp.  
 Warren County  
 Gross Total = 30.88 ac

250 125 0 250 500 Feet



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

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Source:  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital-Aerial Imagery



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT The Land Conservancy of NJ\Sunny Hill

**Blocks and Lots**

Harmony Twp.	2110	Block 33	Lot 55	25	ACRES
Lopatcong Twp.	2115	Block 2	Lot 5	6	ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
7	around farmstead				0	0

Location: War - Harmony Twp. Block:33 Lot:55 -  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 24

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

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

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Soybeans-Cash Grain  
 Beef Cattle Except Feedlots

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ac Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines		
<u>Affect</u>	<u>Viability</u>	

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Other		
<u>Affect</u>	<u>Viability</u>	

Road Right of Way

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

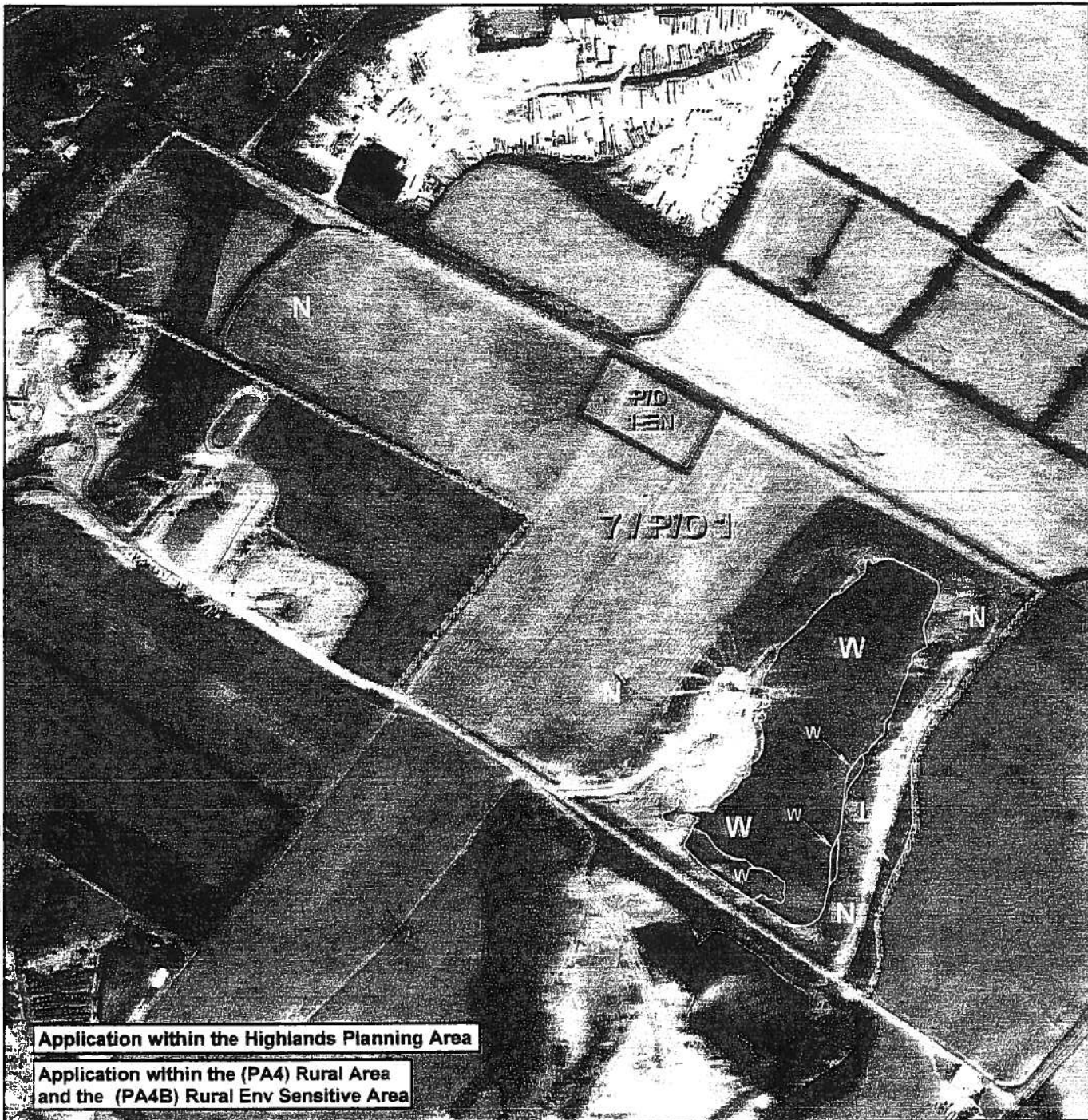
**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT The Land Conservancy of NJ\Sunny Hill

**PRIORITIZATION SCORE**

<b>SOILS:</b>		Other	60% * 0	=	.00	
		Prime	11% * .15	=	1.65	
		Statewide	29% * .1	=	2.90	
					<b>SOIL SCORE:</b>	<b>4.55</b>
<b>TILLABLE SOILS:</b>		Cropland Pastured	81.1% * .15	=	12.17	
		Woodlands	18.9% * 0	=	.00	
					<b>TILLABLE SOILS SCORE:</b>	<b>12.17</b>
<b>BOUNDARIES AND BUFFERS:</b>		Residential Development	31.9% * 0	=	.00	
		Woodlands	4% * .06	=	.24	
		Deed Restricted Farmland (Permanent)	18.5% * .2	=	3.70	
		Farmland (Unrestricted)	45.6% * .06	=	2.74	
					<b>BOUNDARIES AND BUFFERS SCORE:</b>	<b>6.68</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>		Land Conservancy	Restricted Farm or Current Application		2	
		Hengst/DEP	Restricted Farm or Current Application		2	
		Risko	Restricted Farm or Current Application		2	
		Kinney	Restricted Farm or Current Application		2	
		Magyar/NJCF	Restricted Farm or Current Application		2	
					<b>DENSITY SCORE:</b>	<b>10.00</b>
<b>LOCAL COMMITMENT:</b>			80.65% * 20	=	16.13	
			19.35% * 0	=	.00	
					<b>LOCAL COMMITMENT SCORE:</b>	<b>16.13</b>
<b>SIZE:</b>						
					<b>SIZE SCORE:</b>	<b>1.25</b>
<b>IMMIMENCE OF CHANGE:</b>		SADC Impact factor = 2.04				
					<b>IMMINENCE OF CHANGE SCORE:</b>	<b>2.04</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						
					<b>EXCEPTION SCORE:</b>	<b>.00</b>
					<b>TOTAL SCORE:</b>	<b>52.82</b>

# Wetlands



x:\counties\watco\projects\K\_J\_FARM\_FWW.mxd

**Application within the Highlands Planning Area**

**Application within the (PA4) Rural Area  
and the (PA4B) Rural Env Sensitive Area**

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

**K-J FARM**  
Block 7 P/O Lot 1 (101.69 ac) & P/O Lot 1-EN (non-severable exception - 3.03 ac)  
Gross Total = 104.72 ac  
Harmony Twp., Warren County

500 250 0 500 1,000 Feet



- Property in Question
- EN - (Non-Severable) Exception
- ES - (Severable) Exception
- Wetlands Boundaries
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easement
- State Owned GIS & Inventory Assessment

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

**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:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJGIT/OGIS 2007/2008 DigitalAerial Image

Date: 5/31/2012

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT LCNJAK-J Farm

**Blocks and Lots**

Harmony Twp. 2110 Block 7 Lot 1 105 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
3	1 future SFR				0	0

Location: War - Harmony Twp. Block:7 Lot:1 - along road  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 102

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Corn-Cash Grain corn

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Dsc Notes</u>
Power Lines		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

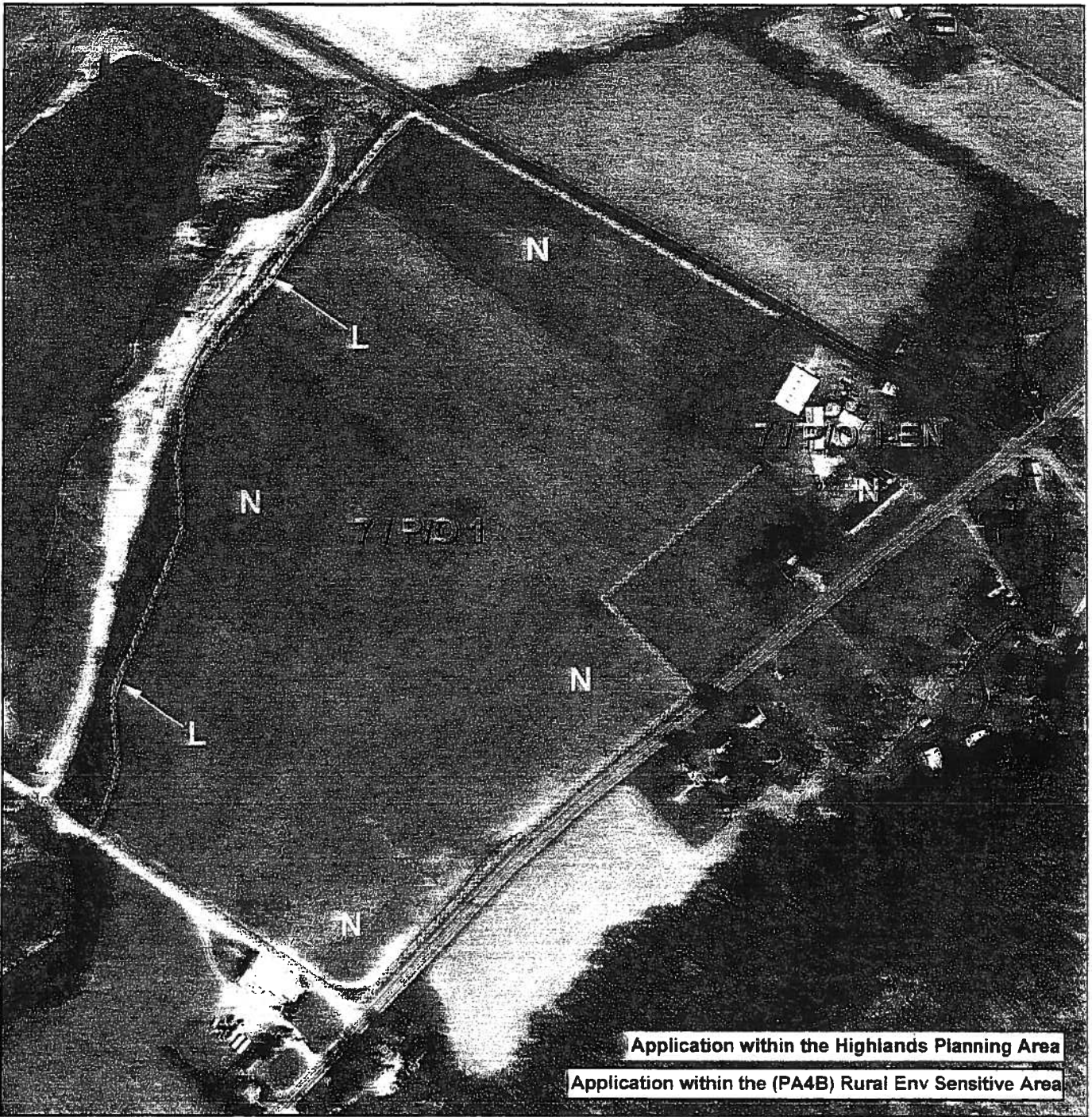
**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT LCNJAK-J Farm

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Other	40.57% *	0	=	.00	
	Prime	57.48% *	.15	=	8.62	
	Statewide	1.95% *	.1	=	.20	
						<b>SOIL SCORE: 8.82</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	56% *	.15	=	8.40	
	Other	38% *	0	=	.00	
	Woodlands	6% *	0	=	.00	
						<b>TILLABLE SOILS SCORE: 8.40</b>
<b>BOUNDARIES AND BUFFERS:</b>	Woodlands	39% *	.06	=	2.34	
	Farmland (Unrestricted)	60% *	.06	=	3.60	
	Residential Development	1% *	0	=	.00	
						<b>BOUNDARIES AND BUFFERS SCORE: 5.94</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>						<b>DENSITY SCORE: .00</b>
<b>LOCAL COMMITMENT:</b>		100% *	20	=	20.00	
						<b>LOCAL COMMITMENT SCORE: 20.00</b>
<b>SIZE:</b>						<b>SIZE SCORE: 5.31</b>
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor =	2.45				
						<b>IMMINENCE OF CHANGE SCORE: 2.45</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>
						<b>TOTAL SCORE: 50.92</b>

X:\counties\warco\projects\STAR\_D\_FWW.mxd



Application within the Highlands Planning Area  
 Application within the (PA4B) Rural Env Sensitive Area

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

Star D LLC/ LCNJ  
 Block 7 P/O Lot 1 (39.73 ac) & P/O Lot 1-EN (non-severable exception - 4.02 ac)  
 Gross Total = 43.76 ac  
 Harmony Twp., Warren County



	Property In Database
	1-EN - (Non-Severable) Exception
	SS - (Severable) Exception
	Wetlands Boundaries
	Municipal, County and Non-Profit Preserved Open Space
	State Owned Conservation Easement
	State Owned Oil & Gas Conservation Easement

**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Tidal Wetlands  
 N - Non-Wetlands  
 W - Water

**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJGITOGIS 2007/2008 DigitalAerial Imagery

Date: 8/4/2012

**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 are not 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.



State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score  
 FY 2012 Easement Purchase - Nonprofit Funding Round  
 September 11, 2012

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT Star D LLC

**Blocks and Lots**

Harmony Twp. 2110 Block 7 Lot 1 44 ACRES

**Exceptions**

<u>Acres</u>	<u>Reason</u>	<u>Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
4	around farmstead				0	0

Location: War - Harmony Twp. Block:7 Lot:1 - around existing buildings  
 The Exception will be restricted to one single family residential unit.  
 The Exception is Nonseverable.

**NET ACRES** 40

**USGS Grid Map Description:**

**HOUSING, BUILDINGS AND OTHER STRUCTURES**

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
No Structures On Premise	N	N	

**RDSO's**

ELIGIBLE 0  
 SADC APPROVED

**TYPE OF AGRICULTURAL OPERATION**

Field Crop Except Cash Grain hay

**SUBDIVISION OF THE PREMISES**

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>	<u>Notes</u>
No Subdivisions are being Considered				

**PRE-EXISTING NON-AG USES ON PREMISE**

<u>Type</u>	<u>Extent</u>	<u>Size</u>	<u>Ag Use</u>
No Pre-Existing Uses Considered.			None
<u>Lessee</u>	<u>Business</u>	<u>Purpose</u>	<u>Frequency</u>

**EASEMENTS AND RIGHT OF WAYS**

<u>Type</u>	<u>Description</u>	<u>Disc Notes</u>
No Easements on Premise		
<u>Affect</u>	<u>Viability</u>	

Additional Concerns:

State of New Jersey  
 State Agriculture Development Committee  
 Farmland Preservation Program  
 Quality Ranking Score

**GENERAL INFORMATION**

COUNTY OF Warren Harmony Twp. 2110  
 APPLICANT Star D LLC

**PRIORITIZATION SCORE**

<b>SOILS:</b>	Prime	100% *	.15	=	15.00	
						<b>SOIL SCORE: 15.00</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	100% *	.15	=	15.00	
						<b>TILLABLE SOILS SCORE: 15.00</b>
<b>BOUNDARIES AND BUFFERS:</b>	Streams and Wetlands	31% *	.18	=	5.58	
	Residential Development	4% *	0	=	.00	
	Farmland (Unrestricted)	65% *	.06	=	3.90	
						<b>BOUNDARIES AND BUFFERS SCORE: 9.48</b>
<b>CONTIGUOUS PROPERTIES / DENSITY:</b>	Star D LLC	Restricted Farm or Current Application			2	
	KJ Farm	Restricted Farm or Current Application			2	
						<b>DENSITY SCORE: 4.00</b>
<b>LOCAL COMMITMENT:</b>		100% *	20	=	20.00	
						<b>LOCAL COMMITMENT SCORE: 20.00</b>
<b>SIZE:</b>						<b>SIZE SCORE: 2.08</b>
<b>IMMIMENCE OF CHANGE:</b>	SADC Impact factor = 2.45					
						<b>IMMINENCE OF CHANGE SCORE: 2.45</b>
<b>COUNTY RANKING:</b>						
<b>EXCEPTIONS:</b>						<b>EXCEPTION SCORE: .00</b>

**TOTAL SCORE: 68.01**





**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2013R9(27)**

**FY 2013 Funding Allocation for Programs**

**September 27, 2012**

WHEREAS, in November, 2009 New Jersey voters approved a referendum authorizing \$400 million in bonds ("2009 Bond Funds") to finance the state's Farmland Preservation, Green Acres, Blue Acres and Historic Preservation programs; and

WHEREAS, the Farmland Preservation Program's share of the \$400 million is \$146 million, including a maximum of 5%, or \$7.3 million, that may be used for the SADC's organizational, administrative, and other work and services, including salaries, equipment and materials necessary to administer the applicable provisions of the 2009 Bond Act; and

WHEREAS, the State Agriculture Development Committee (SADC) on July 22, 2010 approved the FY2011 proposed program funding allocation which included one-half of the total \$146 million, or \$73 million, of the FY09 Bond Funds; and

WHEREAS, the appropriation bills associated with the SADC's FY2011 funding round were signed into law on in August, 2011 and closings utilizing those funds commenced thereafter; and

WHEREAS, in addition to the remaining \$73 million in FY09 bond funds, the proposed FY 2013 funding allocation includes \$10,116,905 in reprogrammed funds and \$6,794.00 in lease income from farms the SADC owns in fee simple, for a total proposed FY2013 appropriation of \$83,123,699 (exhibit A); and

WHEREAS, the Administration has now authorized the SADC to request appropriation of the remaining \$73 million of the 2009 Bond Funds for Farmland Preservation Program purposes, which will require review and approval of the Garden State Preservation Trust (GSPT); and

WHEREAS, the GSPT is expected to meet in early October to consider the SADC's FY2013 appropriations request; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8(a), the SADC is required to establish the amount of the Base Grant available to each county that has received approval of a Planning Incentive Grant application submitted to the SADC pursuant to N.J.A.C. 2:76-17.7; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8(b), the SADC is required to establish a maximum combined amount of planning incentive grant funds that any county may receive from both its Base Grant and from the Competitive Grant Fund; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.8, the SADC shall establish funding availability for the Municipal PIG Program applications subject to available funds; and

WHEREAS, pursuant to N.J.A.C. 2:76-13.4, the SADC shall determine if applications submitted under the Non-Profit Program are eligible for funding, and if so, shall approve the applications and notify the Nonprofits in writing of the amount of the Committee's funding award; and

WHEREAS, pursuant to N.J.A.C. 2:76-8 and 2:76-11 et.seq, under the State Acquisition Program the SADC is authorized to acquire development easements directly from landowners, to acquire lands in fee simple, and to provide grants to local governments to acquire lands in fee simple;

NOW, THEREFORE BE IT RESOLVED, that for the FY2013 County PIG Program, the SADC establishes a Base Grant amount of \$1 million and a maximum \$5 million in Competitive Grant funds any individual county may receive, for a combined maximum total of \$6 million that any county may receive from both its Base Grant and from the Competitive Grant Fund; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$13.5 million to the County PIG Base Grant Fund and \$25 million to the Competitive Grant Fund for a total County PIG Program allocation of \$38,500,000; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$16.25 million to the Municipal PIG Program and shall be allocated to the Municipal PIG Program applicants as set forth in, and

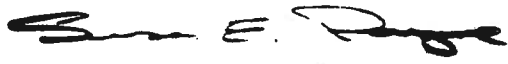
BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$4,083,320 to the Non-Profit Grant Program; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC allocates \$20,640,379 to the SADC State Acquisition Program; and

BE IT FURTHER RESOLVED, for the FY2013 program year, the SADC hereby authorizes submission of an appropriation request to the GSPT and thereafter, to the New Jersey Legislature, totaling \$83,123,699 which includes \$73 million in bond funds authorized pursuant to the Green Acres, Farmland, Blue Acres and Historic Preservation Bond Act of 2009, \$10,116,905 in reprogrammed funds and \$6,794 in lease income from farms the SADC owns in fee simple, as set forth in Exhibit A; and

BE IT FURTHER RESOLVED, the expenditure of funds associated with these appropriations is subject to Legislative approval of appropriations bills, signing of the bills into law and funding availability as approved by the NJ State Treasurer.

9/27/12  
Date

  
\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas Fisher, Chairperson	ABSENT FOR VOTE
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSENT

S:\APPROPRIATION & FUNDING ADMINISTRATION\Appropbill\FY2013\Submissions to Committee\Resolution 2009 Bond Act Allocation of Funds 9.26.12.doc

FY 2013 Proposed Farmland Preservation Program Funding Allocation

Exhibit A

Program	2009 Farmland Preservation Fund	Reprogram	Fee Simple Revenue	Total Appropriation
Administration	\$3,650,000			\$3,650,000
County Planning Incentive Grant up to \$6M comp per county	\$6,184,106 base grants \$25,000,000 competitive fund	\$7,315,894 \$0	\$0	\$13,500,000 \$25,000,000
State Acquisitions	\$20,388,596	\$244,989	\$6,794	\$20,640,379
Municipal Planning Incentive Grant Program	\$16,250,000		\$0	\$16,250,000
Non Profit Grants	\$1,527,298	\$2,556,022	\$0	\$4,083,320
TOTAL	\$73,000,000	\$10,116,905	\$6,794	\$83,123,699
<b>State Acquisitions</b>				
\$20,388,596 appropriation from 2009 Farmland Preservation Fund (includes acquisition cost of appraisal review contracts)				
\$244,989 reprogrammed GSPT funds from old Direct Easement program balances				
\$6,795 fee simple revenue from resale of farmland and leases				
\$20,640,379 State Acquisitions				
<b>County PI/G</b>				
\$13,500,000 15 Counties with base grants				
\$25,000,000 Competitive Grant Fund (up to \$5M max per County)				
\$38,500,000 County Planning Incentive Grant Program				
*max \$6M cap for base and comp. \$ per county				
<b>2009 Farmland Preservation Fund</b>				
\$31,184,106 appropriation from 2009 Farmland Preservation Fund				
\$1,332,433 reprogrammed GSPT funds from old county easement appropriated balances				
\$2,983,461 reprogrammed GSPT funds from old municipal planning incentive grant appropriation				
\$3,000,000 reprogrammed GSPT funds from 2009 appropriation (4 project areas - Tewksbury, Holmdel, Bernards & Pohatcong)				
\$38,500,000				
<b>Municipal PI/G</b>				
\$16,250,000 appropriation from 2009 Farmland Preservation Fund				
<b>Non Profit</b>				
\$1,527,298 appropriation from 2009 Farmland Preservation Fund				
\$1,109,889 reprogrammed GSPT funds from old Non Profit program balances				
\$1,446,133 reprogrammed from 2007 Farmland Preservation Fund				
\$4,083,320 Non Profit Grants				

Y13 Base Grant Allocation  
SADC County Pig Program

	A	B	C	D	E	F	G	H	I	J	K	L	M
	County	Y09 Base	Y09 Base expended	Y09 Base /Y1 Base	Y11 Base expended	Total Base Grant Expended	Y09 Total Comprehensive Expended	Y09 Total Comprehensive Expended	Y11 Total Comprehensive Expended	Y13 Total Comprehensive Expended	% of all funding allocated by 9th Base Grant	Y13 Base	Based on
5	Atlantic					0.00%					0%	0	1,000,000
6	Bergen			1,500,000	0	0.00%			0.00	0.00	0%	0	1,000,000
7	Burlington	2,000,000	1,998,942	1,500,000	897,639	82.76%	2,663,379.15	2,487,932.25	2,549,162.61	1,189,189.46	75%	1,000,000	1,000,000
8	Camden	2,000,000	0	1,500,000	0	0.00%	0.00	0.00	0.00	0.00	0%	0	1,000,000
9	Cape May	2,000,000	985,966.00	1,500,000	0	28.17%	0.00	0.00	0.00	0.00	28%	500,000	500,000
10	Gloucester	2,000,000	2,000,000.00	1,500,000	1,497,884	99.86%	2,948,228.28	2,948,228.28	2,928,987.87	1,788,818.03	74%	1,000,000	1,000,000
11	Hunterdon	2,000,000	1,724,742.00	1,500,000	1,500,000	100.00%	591,989.56	591,989.56	3,000,000.00	2,665,777.68	96%	1,000,000	1,000,000
12	Mercer	2,000,000	2,000,000.00	1,500,000	0	49.28%	2,622,728.81	2,622,728.81	0.00	0.00	57%	1,000,000	1,000,000
13	Middlesex	2,000,000	1,327,619.70	1,500,000	0	37.93%	0.00	0.00	0.00	0.00	76%	1,000,000	500,000
14	Monmouth	2,000,000	2,000,000.00	1,500,000	0	57.14%	2,314,335.00	2,314,335.00	1,244,991.00	0.00	61%	1,000,000	1,000,000
15	Morris	2,000,000	2,000,000.00	1,500,000	0	57.14%	1,586,157.80	939,334.28	0.00	0.00	58%	1,000,000	1,000,000
16	Ocean	2,000,000	1,297,602.00	1,500,000	0	37.07%	0.00	0.00	0.00	0.00	37%	0	0
17	Passaic	2,000,000	0.00	1,500,000	0	0.00%	0.00	0.00	0.00	0.00	0%	0	0
18	Salem	2,000,000	901,435.60	1,500,000	0	25.76%	0.00	0.00	0.00	0.00	26%	500,000	500,000
19	Somerset	2,000,000	2,000,000.00	1,500,000	0	57.14%	64,219.75	64,219.75	0.00	0.00	58%	1,000,000	1,000,000
20	Sussex	2,000,000	1,993,701.50	1,500,000	0	56.86%	33,043.85	33,043.85	0.00	0.00	57%	1,000,000	1,000,000
21	Warren	2,000,000	1,977,658.39	1,500,000	554,644	72.35%	2,080,293.55	1,886,870.16	0.00	0.00	79%	1,000,000	1,000,000

9/18/2012

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A	B	C	D	E	F	G	P
Townships	Cumulative	Encumbered	Expend	Expended %	Expended & %	Encumbered & %	reappropriation
46 Comberland County	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!	750,000
5 Hopewell Township	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!	750,000
6 Hopewell Township	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!	750,000
7 Hopewell Township	750,000.00	349,973.09	157,011.90	21%	506,984.99	68%	750,000
9 Gloucester County	1,250,000.00	0.00	723,670.59	58%	723,670.59	58%	500,000
10 Franklin Township	1,250,000.00	0.00	723,670.59	58%	723,670.59	58%	500,000
11 Erik Township	750,000.00	0.00	0.00	0%	0.00	0%	500,000
12 Woodlitch Township	1,250,000.00	815,597.00	434,403.00	35%	1,250,000.00	100%	0
13 Hunterdon County	1,250,000.00	0.00	0.00	0%	0.00	0%	500,000
14 Alexandria Township	1,250,000.00	0.00	141,885.48	11%	141,885.48	11%	500,000
15 Delaware Township	1,250,000.00	739,320.00	0.00	0%	739,320.00	59%	500,000
16 East Amwell Township	1,250,000.00	0.00	614,889.60	49%	614,889.60	49%	500,000
17 Franklin Township	1,250,000.00	0.00	0.00	0%	0.00	0%	500,000
18 Holland Township	1,250,000.00	464,400.00	585,670.65	47%	1,050,070.65	84%	0
19 Kinwood Township	1,250,000.00	605,000.00	540,130.40	43%	1,145,130.40	92%	500,000
20 Bartan Township	1,250,000.00	0.00	0.00	0%	0.00	0%	500,000
21 Readington Township	1,250,000.00	604,262.60	244,944.00	20%	849,206.60	68%	0
22 Tewksbury Township	1,250,000.00	0.00	0.00	0%	0.00	0%	500,000
23 West Amwell Township	1,250,000.00	0.00	0.00	0%	0.00	0%	750,000
24 Union Township	750,000.00	0.00	0.00	0%	0.00	0%	0
25 Mercer County	1,250,000.00	112,040.46	0.00	0%	112,040.46	9%	500,000
27 Hopewell Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
28 Hopewell Township	1,250,000.00	112,040.46	0.00	0%	112,040.46	9%	500,000
29 Munmouth County	1,250,000.00	0.00	0.00	0%	0.00	0%	0
30 Colls Neck Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
31 Hornet Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
32 Hornet Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
33 Howell Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
34 Manalapan Township	1,250,000.00	216,264.40	967,800.00	77%	1,184,064.40	95%	500,000
35 Marlboro Township	1,250,000.00	168,000.00	0.00	0%	168,000.00	13%	500,000
36 Millstone Township	1,250,000.00	0.00	526,533.00	42%	526,533.00	42%	500,000
37 Upper Freehold Township	1,250,000.00	0.00	526,533.00	42%	526,533.00	42%	500,000
39 Salem County	1,250,000.00	0.00	0.00	0%	0.00	0%	500,000
40 Alloway Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
41 Pilesgrove Township	1,250,000.00	797,547.92	0.00	0%	797,547.92	64%	500,000
42 Pittsgrove Township	1,250,000.00	181,155.37	845,405.14	68%	1,026,560.51	82%	500,000
43 Upper Pittsgrove Township	1,250,000.00	192,999.20	219,890.60	18%	412,889.80	33%	500,000
45 Somerset County	1,250,000.00	0.00	750,000.00	60%	750,000.00	60%	500,000
46 Bedminster Township	1,250,000.00	0.00	750,000.00	60%	750,000.00	60%	500,000
47 Bernards Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
48 Branchburg Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
49 Franklin Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
50 Hillsborough Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
51 Montgomery Township	1,250,000.00	136,800.00	704,167.20	56%	840,967.20	67%	500,000
52 Boro Peapack-Gladston	750,000.00	0.00	0.00	0%	0.00	0%	500,000
54 Sussex County	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!	750,000
55 Frankford Township	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!	750,000
56 Green Township	0.00	0.00	0.00	#DIV/0!	0.00	#DIV/0!	750,000
58 Warren County	750,000.00	0.00	337,571.25	45%	337,571.25	45%	500,000
59 Blairtown Township	1,250,000.00	0.00	451,557.66	36%	451,557.66	36%	500,000
60 Franklin Township	1,250,000.00	0.00	307,020.00	25%	307,020.00	25%	500,000
61 Frelinghuysen Township	1,250,000.00	661,500.00	315,521.60	53%	977,021.60	78%	500,000
62 Greenwich Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
63 Harmony Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
64 Hope Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
65 Knowlton Township	1,250,000.00	213,000.00	323,250.03	26%	536,250.03	43%	500,000
66 Pohatcong Township	1,250,000.00	0.00	0.00	0%	0.00	0%	0
67 White Township	750,000.00	0.00	0.00	0%	0.00	0%	500,000
68 White Township	750,000.00	0.00	0.00	0%	0.00	0%	0
69 TOTALS	50,750,000.00	6,564,880.04	10,979,877.10	22%	17,544,757.14	35%	3,000,000

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Nonprofit	Outstanding Balance through 2009 round	Outstanding Balance from 2011 round	Total Outstanding balance
Monmouth Conservation Foundation	\$14,354.50	\$411,000	\$425,354.50
Montgomery Friends	0	\$500,000	\$500,000.00
New Jersey Conservation Foundation	\$456,113	\$2,552,000	\$3,008,113.00
Ridge & Valley Conservancy	\$8,015.50	\$87,000	\$95,015.50
The Land Conservancy of New Jersey	\$30,787.38	\$1,393,000	\$1,423,787.38
D&R Greenway	\$25,000	\$1,943,000	\$1,968,000.00
Hunterdon Land Trust	0	\$1,445,000	\$1,445,000.00
Lamington Conservancy	500,000	\$500,000	\$1,000,000.00
Total	\$1,034,270.38	\$8,831,000.00	\$9,865,270.38





STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(28)

Final Approval and Authorization to  
Execute Deed of Easement, Project Agreement, and Closing Documents  
Lamington Conservancy - Dyck Farm  
2009 Non Profit Round - SADC #18-0004 NP

September 27, 2012

WHEREAS, on December 3, 2007 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from Lamington Conservancy for the Dyck farm identified as Block 13, Lots 12, 12.01 and 12.02, Bedminster Township, Somerset County, totaling approximately 33 acres; and

WHEREAS, on March 28, 2008 the SADC granted preliminary approval by Resolution #FY08R3(25) to the Lamington Conservancy application and appropriated \$500,000 for the acquisition of development easement on the Dyck farm which is the only farm Lamington Conservancy submitted in the 2009 round; and

WHEREAS, in accordance with N.J.A.C. 2:76-12.2(b) the SADC determined that any farm that has a quality score (as determined by N.J.A.C. 2:76-6.16) greater than or equal to 70% of the county average quality score as determined in the County PIG program be eligible for funding; and

WHEREAS, the Property has a quality score of 49.84 which is greater than 70% of the County average quality score of 48 as determined on July 28, 2011; and

WHEREAS, after preliminary approval the landowner requested that Lot 12 which contained a house be removed from the application and on November 3, 2011 by Resolution #BY2012R11(11) the SADC granted amended preliminary approval (Schedule A); and

WHEREAS, the Property now includes Block 13, Lots 12.01 and 12.02, totaling approximately 24.411 acres hereinafter referred to as "Property" (Schedule B); and

WHEREAS, the Property has no residential opportunities and no exception areas; and

WHEREAS, the farm is approximately 65 percent in pasture for beef cattle and horses at the time of application and meets the minimum criteria as set forth in N.J.A.C. 2:76-6.20; and

WHEREAS, on September 27, 2012 the SADC certified the easement value of the Property to be \$40,500 per acre based on current zoning (as of May 18, 2012); and

WHEREAS, the SADC advised Lamington Conservancy of the certified value and its willingness to provide a 50 percent cost share grant pursuant to N.J.A.C. 2:76-15.1, not to exceed 50 percent of Lamington Conservancy's eligible costs and subject to available funds from the \$500,000 appropriated in the 2009 Nonprofit round; and

WHEREAS, Lamington Conservancy informed the SADC that the landowner has agreed to proceed provided the easement value is at least \$800,000, and the landowner and Lamington Conservancy have agreed that the maximum to be paid for the easement is \$1,000,000; and

WHEREAS, the landowner has agreed to donate 50% of the value of the easement or \$20,250 per acre for a total of \$494,322.75 based on 24.411 acres; and

WHEREAS, the anticipated cost share participation is (based on 24.411 acres):

Landowner Donation	\$494,322.75	\$20,250 per acre (50% of \$40,500)
SADC Nonprofit Grant	<u>\$494,322.75</u>	<u>\$20,250 per acre</u> (50% of \$40,500)
Total	\$988,645.50	\$40,500 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3, the SADC shall provide a cost share grant to Lamington Conservancy for up to 50% of the eligible ancillary costs which will be deducted from its appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED that the SADC grants final approval to the Lamington Conservancy/Dyck easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, the SADC shall provide a cost share grant not to exceed \$20,250 per acre (total of approximately \$494,322.75 based on 24.411 acres) to Lamington Conservancy for the development easement acquisition on the Property farm subject to the availability of funds in their fy2009 appropriation; and

BE IT FURTHER RESOLVED, the application is subject to the conditions contained in Schedule C; and

BE IT FURTHER RESOLVED that the SADC authorizes staff to proceed with the preparation of a Project Agreement and closing documents prepared in accordance with N.J.A.C. 2:76-16.1; and

BE IT FURTHER RESOLVED, the SADC's cost share grant to Lamington Conservancy for the development easement purchase 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 or easements as determined by the SADC, and streams or water bodies on the boundaries of the Premises as identified in Policy P-3-B Supplement; and

BE IT FURTHER RESOLVED that the SADC authorizes Douglas Fisher, Secretary of Agriculture as Chairperson of the SADC or Executive Director Susan E. Payne to execute by signature all documents necessary to provide a grant to the Lamington Conservancy for the acquisition of a development easement on the Property.

BE IT FURTHER RESOLVED that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

9/27/12  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Monique Purcell, Acting Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSTAINED

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION #FY2012R11(11)

SCHEDULE A

Amended Preliminary Approval  
Lamington Conservancy – Dyke Farm  
2009 Non Profit Round

November 3, 2011

Nonprofit Easement Grant Program:

Subject Property: Lamington Conservancy/Dyke Farm  
Block 13, Lots 12.01 and 12.02  
Bedminster Township, Somerset County  
Approximately 24 Acres

WHEREAS, on December 3, 2007 the State Agriculture Development Committee ("SADC"), received a non-profit cost share grant application from the Lamington Conservancy for the Dyke farm, Bedminster Township, Somerset County; and

WHEREAS, on March 27, 2008 by Resolution #FY08R3(25) the SADC granted preliminary approval to the application and appropriated \$500,000 for the acquisition of development easements on the Dyke farm; and

WHEREAS, the application consisted of Lots 12, 12.01, and 12.02 in Block 13 as shown on Schedule A; and

WHEREAS, there is an existing single family dwelling on Lot 12; and

WHEREAS, upon further consideration the landowner is requesting to remove Lot 12 from the application and to proceed with just Lots 12.01 and 12.02; and

WHEREAS, the landowner is willing to donate up to 50% of the easement value as Lamington Conservancy's matching funds; and

WHEREAS, the landowner and the nonprofit are further requesting an additional deed restriction prohibiting the construction of any housing opportunities on the preserved farm, including agricultural labor housing;

NOW THEREFORE BE IT RESOLVED that the SADC grants amended preliminary approval to the Lamington Conservancy/Dyke easement acquisition application subject to compliance with N.J.A.C. 2:76-16; and

BE IT FURTHER RESOLVED, the SADC recognizes an additional deed restriction prohibiting the construction of any residential opportunities on the premises including agricultural labor housing; and

BE IT FURTHER RESOLVED, that this action is not effective until the Governor's review period expires pursuant to N.J.S.A. 4:1C-4f.

11/3/11

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Grifa)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	YES
Denis C. Germano	ABSENT
Torrey Reade	YES

# Schedule B



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## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Dyck Farm/Lamington Conservancy  
Block 13 Lots 12.01 (10.3 ac)  
& 12.02 (14.3 ac)  
Gross Total = 24.7 ac  
Bedminster Twp., Somerset County



**DISCLAIMER:** Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The contouring 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.

	Property in Question
	EN - (Non-Reversible) Exception
	ES - (Reversible) Exception
	Wetlands Boundaries
	800 Ft Buffered Wetland
	(Municipal) County and Non-Agricultural Preserved Open Space
	State Owned Conservation Easement
	State Owned Off & Recreation Easement
	Federal Land



	Freshwater Wetland
	Linear Wetland
	Wetlands Modified for Agriculture
	Tidal Wetland
	Non-Wetland
	300' Buffer
	Water

Source:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/IGIS 2007/2008 Digital/Aerial Imagery

State Agriculture Development Committee  
 SADC Final Review: Development Easement Purchase

Dyck (B13-L12.01)  
 18- 0004-NP

FY 2009 Easement Purchase - Nonprofit  
 24 Acres

Block 13 Lot 12.01 Bedminster Twp. Somerset County  
 Block 13 Lot 12.02 Bedminster Twp. Somerset County

<b>SOILS:</b>	Local	37% * .05	=	1.85
	Other	6% * 0	=	.00
	Prime	17% * .15	=	2.55
	Statewide	40% * .1	=	4.00

**SOIL SCORE: 8.40**

<b>TILLABLE SOILS:</b>	Other	28% * 0	=	.00
	Permanent Pasture	58% * .02	=	1.16
	Woodlands	14% * 0	=	.00

**TILLABLE SOILS SCORE: 1.16**

<b>FARM USE:</b>	Beef Cattle Except Feedlots	acres
	Horse & Other Equine	acres

In no instance shall the Committee's percent cost share for the purchase of the development easement exceed 50% of the eligible costs. 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.
4. Other:
  - a. Pre-existing Nonagricultural Use: No Nonagricultural Uses
  - b. Exceptions: No Exceptions Recorded
  - 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
5. The SADC's grant for eligible costs ancillary to the acquisition of the development easement is subject to the terms of the Agriculture Retention and Development Act, N.J.S.A. 4:10-11 et seq., P.L. 1983, c.32, N.J.A.C. 2:76-12.6 and N.J.A.C. 2:76-16.3 and SADC Policy P-5-A.
6. Review and approval by the SADC legal counsel for compliance with legal requirements.



STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY2013R9(29)

AMENDED FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE  
GRANT TO

KNOWLTON TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
48 Delaware LLC / Kenneth Bertholf  
Knowlton Township, Warren County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 21-0514-PG

September 27, 2012

Amendment Synopsis:

- remove one 2-acre severable exception area
- recognize a new SADC certified easement value \$5,300/acre
- approve a new cost share based on the new certified easement value

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Knowlton Township, which included the Bertholf Farm, identified as Block 47, Lot 16 and Block 48, Lot 24, Knowlton Township, Warren County, totaling approximately 60.2 gross acres hereinafter referred to as "Property" (Schedule A); and

WHEREAS, the SADC granted Final Approval for the Property on April 27, 2012 which included a 2-acre severable exception area and a 2-acre non-severable exception area for single family homes and an easement value of \$4,600/acre(Schedule B); and

WHEREAS, the final approval is being amended to remove the 2-acre severable exception area; and

WHEREAS, the Property shall only include one, 2-acre non-severable exception for and restricted to one (1) single family residence; and

WHEREAS, to date Knowlton Township has expended \$323,250 of its SADC grant funds leaving a cumulative balance of \$926,750 (Schedule C); and

WHEREAS, Knowlton Township has one other project currently pending against this balance with Green Light Approval (Ritter Farm); and

WHEREAS, on September 27, 2012 the SADC certified a new value of \$5,300/acre based on the "current value" date of December 2011 for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Knowlton Township Committee approved the application and its funding commitment for \$875/acre or 16.51% of the easement purchase on the Bertholf Farm on August 13, 2012 and the Warren County Agriculture Development Board approved the application on September 20, 2012 and secured a commitment of funding for \$875/acre or 16.51% of the easement purchase from the Warren County Board of Chosen Freeholders for the required local match on September 26, 2012; and

WHEREAS, the new estimated cost share breakdown is as follows:

SADC	\$213,000	(\$3,550/acre or 66.98%)
Knowlton Twp	\$52,500	(\$ 875/acre or 16.51%)
<u>Warren County</u>	<u>\$52,500</u>	<u>(\$ 875/acre or 16.51%)</u>
Total	\$318,000	(\$5,300/acre)

NOW THEREFORE BE IT RESOLVED, that the SADC amends the exception areas, the certified easement value and the cost share of the April 27, 2012 final approval Resolution FY12R4(1); and.

BE IT FURTHER RESOLVED, the SADC approves a revised cost share grant to Knowlton Township for the purchase of a development easement on the Bertholf Farm by Warren County, comprising approximately 60 acres, at a State cost share of \$3,550 per acre for an estimated total of \$213,000 (66.98% of certified market value and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule D; and

BE IT FURTHER RESOLVED, all other provisions of the April 27, 2012 final approval shall remain in effect; and

BE IT FURTHER RESOLVED, that the SADC's amended final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12  
Date

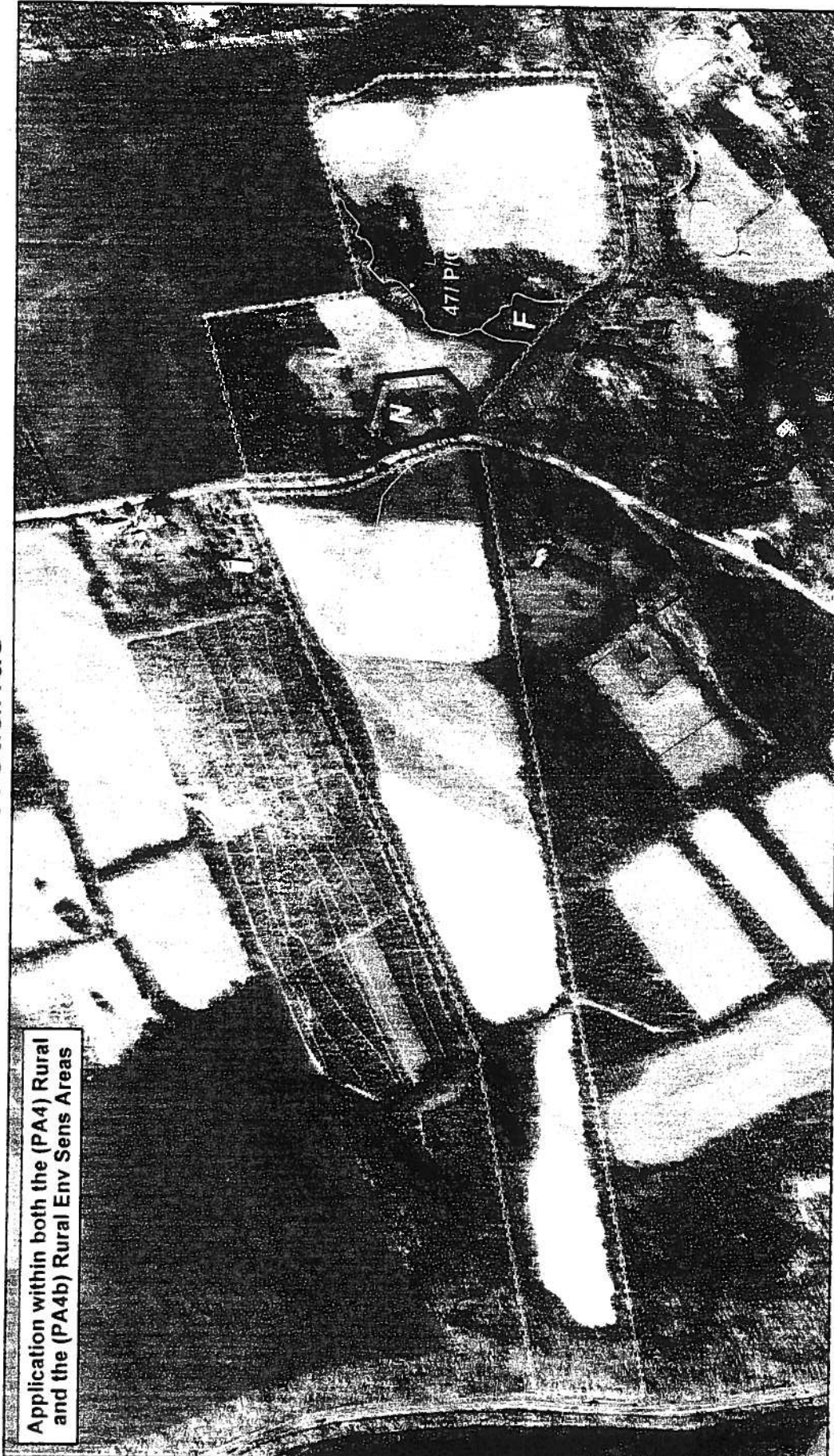
  
\_\_\_\_\_  
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Monique Purcell, Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSTAINED

Wetlands

Application within both the (PA4) Rural and the (PA4b) Rural Env Sens Areas



- Property in Question**
- EN - (Non-Severable) Exception
  - EB - (Severable) Exception
- Wetlands Boundaries**
- F - Freshwater Wetlands
  - L - Linear Wetlands
  - M - Wetlands Modified for Agriculture
  - N - Non-Wetlands
  - B - 300' Buffer
  - W - Water
- Wetlands Legend:**
- F - Freshwater Wetlands
  - L - Linear Wetlands
  - M - Wetlands Modified for Agriculture
  - N - Non-Wetlands
  - B - 300' Buffer
  - W - Water



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

Kenneth Bertholf  
 Block 47 Lots P/O 16 (23.3 ac) & P/O 16-EN (non-severable exception - 2.0 ac)  
 and Block 48 Lot 24 (33.7 ac)  
 Gross Total = 59.0 ac  
 Knowlton 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 for general informational purposes only. The geographic accuracy and precision of the GIS data contained in this file and map shall not be used for any purpose requiring delineation and location of true ground conditions. The data were obtained from aerial photography and ground control points as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor.

**Sources:**  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/ODS 2007/2008 DigitalAerial Image

July 20, 2012

RESOLUTION FY12R4(1)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

KNOWLTON TOWNSHIP

for the

PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
48 Delaware LLC / Kenneth Bertholf  
Knowlton Township, Warren County

N.I.A.C. 2:76-17A. et seq.  
SADC ID# 21-0514-PG

APRIL 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Knowlton Township, which included the Bertholf Farm, identified as Block 47, Lot 16 and Block 48, Lot 24, Knowlton Township, Warren County, totaling approximately 57.3 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the farms agricultural production at the time of application is corn and soybeans; and

WHEREAS, the Bertholf Farm includes a 2-acre non-severable exception for and restricted to one (1) single family residence and a 2-acre severable exception for one (1) future single family residence; and

WHEREAS, the landowners have also acknowledged that they understand that no division of the land shall be permitted without the joint approval in writing of the County and the SADC, pursuant to N.I.A.C. 2:76-6.15 and the conditions of the Deed of Easement; and

WHEREAS, pursuant to N.I.A.C. 2:76-17A.7, the SADC granted final approval of Knowlton Township's PIG on March 26, 2009; and

WHEREAS, pursuant to N.I.A.C. 2:76-17.9A(b) on October 26, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.I.A.C. 2:76-17A.9(a); and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and

WHEREAS, to date Knowlton Township has expended \$323,250 of its SADC grant funds leaving a cumulative balance of \$926,750; and

WHEREAS, Knowlton Township has no other projects currently pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on February 23, 2012 the SADC certified a value of \$4,600/acre based on the "current value" date of December 2011 for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Knowlton Township Committee approved the application and its funding commitment for \$720/acre or 15.65% of the easement purchase on the Bertholf Farm on March 12, 2012, and the Warren County Agriculture Development Board approved the application on March 15, 2012 and secured a commitment of funding for \$720/acre or 15.65% of the easement purchase from the Warren County Board of Chosen Freeholders for the required local match on March 28, 2012; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$181,068	(\$3,160/acre - 68.70%)
Knowlton Twp & Warren County	\$ 82,512	(\$1,440/acre - 15.65% each)
Total	\$263,580	(\$4,600/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Knowlton Township for the purchase of a development easement on the Bertholf Farm by Warren County, comprising approximately 57.3 acres, at a State cost share of \$3,160 per acre for an estimated total of \$181,068 (68.70% of certified market value and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Warren County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.I.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.I.S.A. 4:1C-4.

4/27/12  
Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	YES
Denis C. Germano	ABSENT
Torrey Reade	ABSENT

STATE AGRICULTURE DEVELOPMENT COMMITTEE

RESOLUTION FY12R4(1)

FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO

KNOWLTON TOWNSHIP  
for the  
PURCHASE OF A DEVELOPMENT EASEMENT

On the Property of  
48 Delaware LLC / Kenneth Bertholf  
Knowlton Township, Warren County

N.J.A.C. 2:76-17A. et seq.  
SADC ID# 21-0514-PG

APRIL 27, 2012

WHEREAS, on December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") plan application from Knowlton Township, which included the Bertholf Farm, identified as Block 47, Lot 16 and Block 48, Lot 24, Knowlton Township, Warren County, totaling approximately 57.3 acres hereinafter referred to as "Property" and as identified on the attached map Schedule A; and

WHEREAS, the farms agricultural production at the time of application is corn and soybeans; and

WHEREAS, the Bertholf Farm includes a 2-acre non-severable exception for and restricted to one (1) single family residence and a 2-acre severable exception for one (1) future single family residence; and

WHEREAS, the landowners have also acknowledged that they understand that no division of the land shall be permitted without the joint approval in writing of the County and the SADC, pursuant to N.J.A.C. 2:76-6.15 and the conditions of the Deed of Easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, the SADC granted final approval of Knowlton Township's PIG on March 26, 2009; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.9A(b) on October 26, 2011 it was determined that the application for the sale of a development easement was complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, to date \$1,250,000 of FY09 and FY11 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area; and



WHEREAS, to date Knowlton Township has expended \$323,250 of its SADC grant funds leaving a cumulative balance of \$926,750; and

WHEREAS, Knowlton Township has no other projects currently pending against this balance; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.11, on February 23, 2012 the SADC certified a value of \$4,600/acre based on the "current value" date of December 2011 for the development easement for the Property; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.13, by resolution the Knowlton Township Committee approved the application and its funding commitment for \$720/acre or 15.65% of the easement purchase on the Bertholf Farm on March 12, 2012, and the Warren County Agriculture Development Board approved the application on March 15, 2012 and secured a commitment of funding for \$720/acre or 15.65% of the easement purchase from the Warren County Board of Chosen Freeholders for the required local match on March 28, 2012; and

WHEREAS, the estimated cost share break down is as follows:

SADC	\$181,068	(\$3,160/acre - 68.70%)
Knowlton Twp & Warren County	\$ 82,512	(\$1,440/acre - 15.65% each)
Total	\$263,580	(\$4,600/acre)

WHEREAS, pursuant to N.J.A.C. 2:76-17A.15, the County shall hold the development easement since the County is providing funding for the preservation of the farm; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.14, the SADC shall approve a cost share grant for the purchase of the development easement on an individual farm consistent with the provisions of N.J.A.C. 2:76-6.11; and

WHEREAS, pursuant to N.J.A.C. 2:76-6.11, the SADC shall provide a cost share grant to the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement which will be deducted from its PIG appropriation and subject to the availability of funds;

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval to provide a cost share grant to Knowlton Township for the purchase of a development easement on the Bertholf Farm by Warren County, comprising approximately 57.3 acres, at a State cost share of \$3,160 per acre for an estimated total of \$181,068 (68.70% of certified market value and estimated total cost) pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase 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 or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, if the Township and County agree to the SADC providing its grant directly to Warren County, the SADC shall enter into a Grant Agreement with the Township and County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

4/27/12

Date



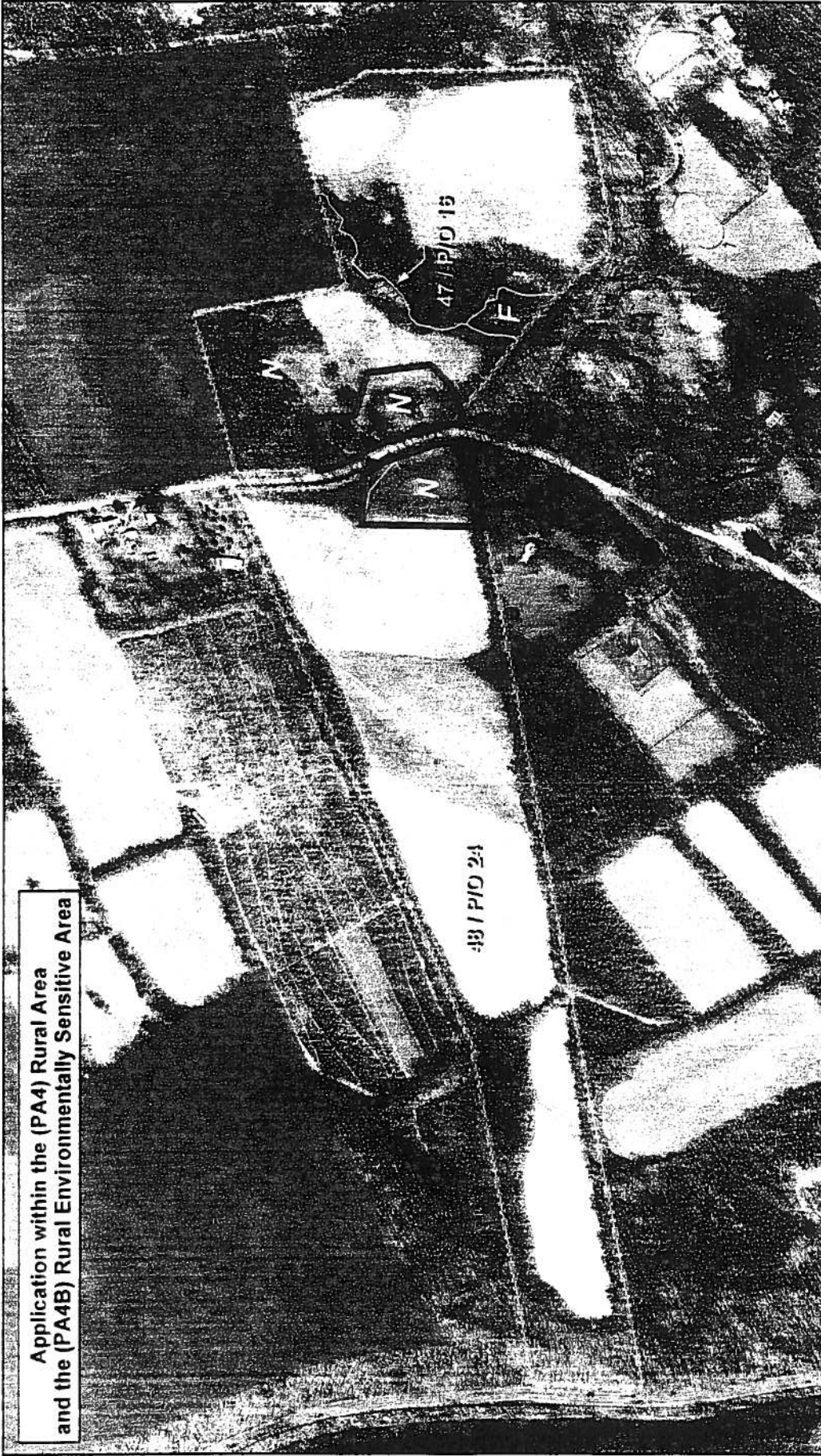
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS**

Douglas H. Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Acting Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	YES
Denis C. Germano	ABSENT
Torrey Reade	ABSENT

# Wetlands

Application within the (PA4) Rural Area  
and the (PA4B) Rural Environmentally Sensitive Area



## FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Bertholf, Kenneth  
Block 47 P/O Lot 16 (23.26 ac) and P/O Lot 16-EN (nonseverable -exception - 2.02 ac)  
Block 48 P/O Lot 24 (54.97 ac) & P/O Lot 24-ES (severable exception - 2.0 ac)  
Gross Total = 58.99 ac  
Knowlton Twp., Warren County



Property In Question	
EN	(Non-Severable) Exception
ES	(Severable) Exception
Wetlands Boundaries	
378	Wetland, County and Non-Profit Preserved Open Space
379	State Owned Conservation Easement
379	State Owned O&B & Recreation Easement



Wetlands Legend:	
F	Freshwater Wetlands
M	Wetlands Modified for Agriculture
T	Tidal Wetlands
N	100' Buffer
B	300' Buffer
W	Winter

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital/Aerial Image

Date: 10/12/2011

Schedule B

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Bertholf Farm / 48 Delaware LLC  
21- 0514-PG  
FY 2009 PIG EP - Municipal 2007 Rule  
58 Acres

Block 47	Lot 16	Knowlton Twp.	Warren County
Block 48	Lot 24	Knowlton Twp.	Warren County

<b>SOILS:</b>	Other	100% * 0	=	.00
				<b>SOIL SCORE: .00</b>
<b>TILLABLE SOILS:</b>	Cropland Harvested	57% * .15	=	8.55
	Other	2% * 0	=	.00
	Woodlands	41% * 0	=	.00
				<b>TILLABLE SOILS SCORE: 8.55</b>
<b>FARM USE:</b>	Corn-Cash Grain		acres	
	Soybeans-Cash Grain		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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st two (2) acres for existing residence on Lot 16  
Exception is not to be severed from Premises  
Exception is to be restricted to one single family residential unit(s)
    - 2nd two (2) acres for future residence on Lot 24  
Exception is severable  
Exception is to be restricted to one 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. 4:16-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

Municipal Planning Incentive Grant  
 Knowlton Township, Warren County  
 Plan Approval March 26, 2009

Farm	Acres	SADC		SADC			FY09			FY11	Cum Approp	Cum Expend	Cum Encumbered	Balance
		Certified Per Acre	SADC Grant Per Acre	Cost Basis	Cost Share	Encumbered	Expended	Balance						
Peck	37.643	3,500.00	2,500.00	131,750.50	94,107.50	94,107.50	750,000.00		500,000.00	1,250,000.00	323,250.03	213,000.00	713,749.97	
Buchman	59.199	4,300.00	2,075.47	119,206.99	119,206.99	119,206.99	655,892.50							
Ring	41.659	4,100.00	2,860.00	157,599.90	109,935.54	109,935.54	536,685.51							
Bertholf	60.000	5,300.00	3,550.00	318,000.00	213,000.00	213,000.00	426,749.97							
Ritter	10.113						213,749.97							
<b>Total Pending</b>	<b>127.413</b>				<b>213,000.00</b>			<b>213,000.00</b>				<b>213,000.00</b>		
<b>Total Encumbered</b>														
<b>Closed/Expended</b>	<b>138.501</b>							<b>323,250.03</b>			<b>323,250.03</b>		<b>713,749.97</b>	
<b>Total</b>														
<b>Reprogram Out</b>														

State Agriculture Development Committee  
SADC Final Review: Development Easement Purchase

Bertholf Farm / 48 Delaware LLC  
21- 0514-PG  
FY 2009 PIG EP - Municipal 2007 Rule  
60 Acres

Block 47 Lot 16 Knowlton Twp. Warren County  
Block 48 Lot 24 Knowlton Twp. Warren County

SOILS: Other 100% \* 0 = .00  
SOIL SCORE: .00

TILLABLE SOILS: Cropland Harvested 57% \* .15 = 8.55  
Other 2% \* 0 = .00  
Woodlands 41% \* 0 = .00  
TILLABLE SOILS SCORE: 8.55

FARM USE: Corn-Cash Grain acres  
Soybeans-Cash Grain 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st two (2) acres for existing residence on Lot 16
    - Exception is not to be severed from Premises
    - Exception is to be restricted to one 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.

**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION FY2013R9(30 )**

**FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO**

**MONMOUTH COUNTY**

**for the**

**PURCHASE OF A DEVELOPMENT EASEMENT**

**On the Property of**

**Diamond Developers at Burke Farm LLC ("Owner")**

**Manalapan Township, Monmouth County**

**N.J.A.C. 2:76-17 et seq.**

**SADC ID# 13-0427-PG**

**September 27, 2012**

WHEREAS, December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Monmouth County, which included the Diamond Developers Farm, identified as Block 69, Lots 8.01 and 9, Manalapan Township, Monmouth County, totaling approximately 96 net acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A) and Final Review Report (Schedule E); and

WHEREAS, on December 8, 2011 the SADC granted conditional final approval to the Diamond Developers at Burke Farm LLC application by Resolution number FY12R12(1) (Schedule B); and

WHEREAS, a condition of the final approval was the granting of a 60 day period in which anyone alleging a conflict of interest regarding the application could file a complaint with the appropriate agency. If a complaint was filed within the 60 days, then the SADC final approval would not become effective and the SADC may reconsider the application for final approval after the appropriate agency completed its review of the complaint(s) and issued a decision; and

WHEREAS, a formal ethics complaint was filed which made the SADC December 8, 2011 final approval ineffective; and

WHEREAS, on September 13, 2012 the State of New Jersey, Department of Community Affairs issued a Notice of Dismissal in regards to the ethics complaint filed against Andrew Lucas, a principal of Diamond Developers at Burke Farm LLC; and

WHEREAS, Monmouth County is requesting that final approval be granted to the Diamond Developers at Burke Farm LLC application; and

WHEREAS, the conditions and facts of the December 8, 2011 final approval are still in effect except the County has submitted three farms (Lustgarten #1, #3, and #4) which have encumbered the County's base grant of \$1,500,000 and \$532,911 of the County's available competitive funding leaving a competitive grant eligibility of \$2,467,089 (Schedule D) ; and

WHEREAS, the SADC is in the process of applying to utilize a grant in the amount of approximately \$6,000 per acre from the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch lands Protection Program Grant (FRPP) for a total potential FRPP grant of approximately \$576,000 to offset SADC grant and local funding needs; and

WHEREAS, it has been determined that the Property and the Landowner qualify for FRPP grant funds should they be awarded; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the use of FRPP Grant funding, including an impervious coverage restriction of 8% equal to approximately 7.68 acres of land available for agricultural buildings on land being preserved outside of the exception area should the FRPP grant should be secured; and

WHEREAS, the SADC, Municipality and County have agreed to utilize a 60:40 split of any FRPP funding using the same percentages as the overall project for the Diamond Developers Farm to reduce respective cost shares towards the easement purchase; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.14 (d)-(f) if there are insufficient funds available in a county 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, competitive funds shall be awarded by the SADC based on priority ranking of the individual farm applications applying for grants from the competitive grant fund based on cumulative points of the project area (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.4 Monmouth County is requesting to use \$712,080 of its FY11 competitive grant fund eligibility for the acquisition of the development easement on the Diamond Developers farm (Schedule D);

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 98.9 acres, at a State cost share of \$7,200 per acre (60% of certified market value and purchase price) for a total grant of approximately \$712,080, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule E; and



BE IT FURTHER RESOLVED the SADC approves the use of FFRP funding if it is available, which funding will include an impervious coverage restriction of 8%; and

BE IT FURTHER RESOLVED, with the exception of the financing provisions all other provisions and conditions of SADC Resolution FY2012(1) attached hereto as Schedule B are incorporated herein; and

BE IT FURTHER RESOLVED, should the County require additional funds for the Property due to an increase in the final surveyed acreage the County may utilize unencumbered and available base grant funds to supplement the shortfall; and

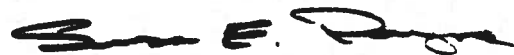
BE IT FURTHER RESOLVED, that any unused funds, including the 3% buffer, encumbered from the competitive grant at the time of final approval shall be returned to the SADC's competitive grant fund after closing on the easement purchase; and

BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

9/27/12  
Date



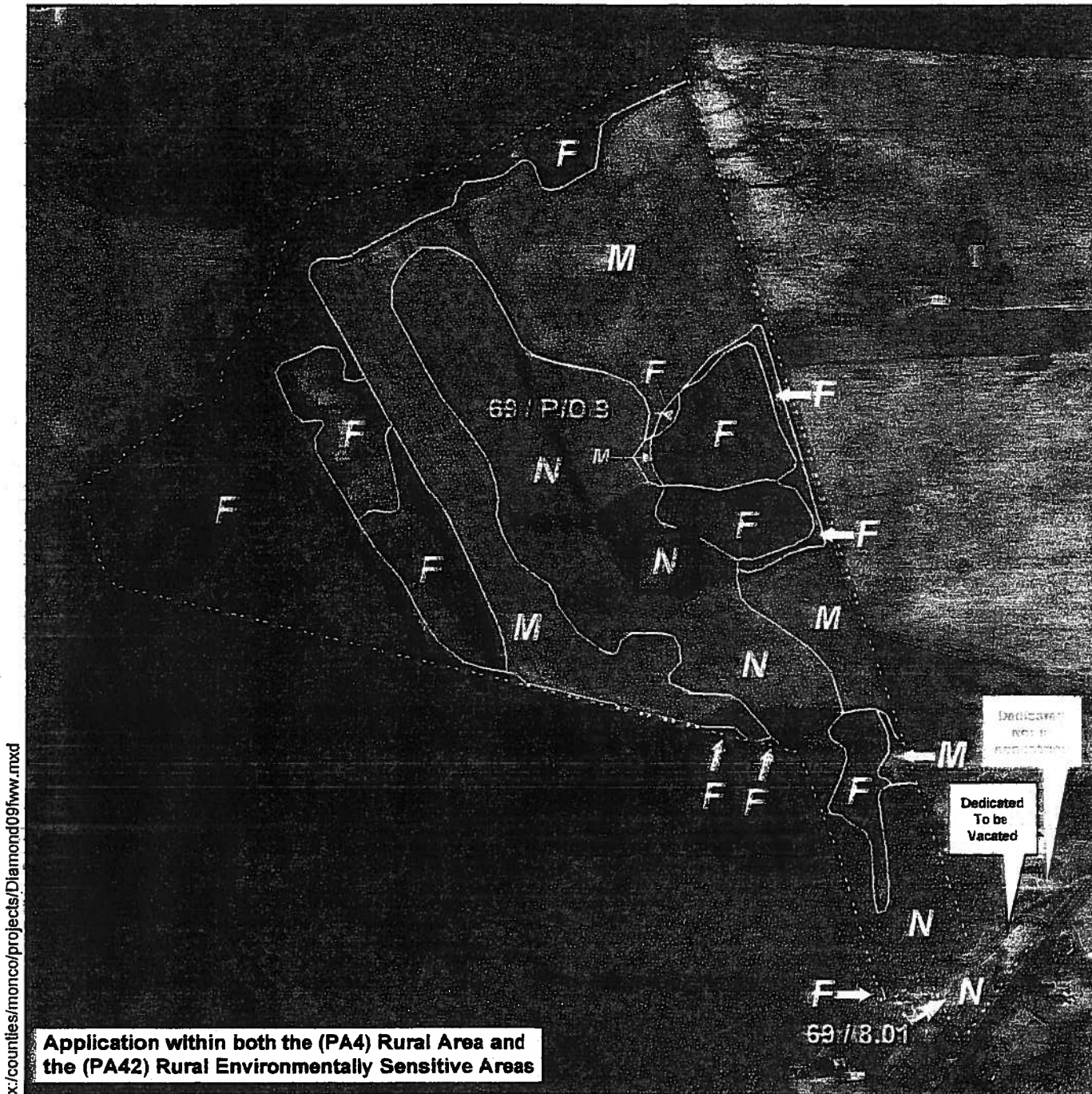
Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Monique Purcell, Acting Chairperson	YES
Renee Jones (rep. DEP Commissioner Martin)	YES
Brian Schilling (rep. Executive Dean Goodman)	YES
James Requa (rep. DCA Commissioner Constable)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAINED
Denis Germano	YES
Peter Johnson	YES
Torrey Reade	YES
Jane R. Brodhecker	YES
Alan A. Danser	YES
James Waltman	ABSTAINED

# Wetlands

# SCHEDULE A



x:/counties/monco/projects/Diamond09fww.mxd

**Application within both the (PA4) Rural Area and the (PA42) Rural Environmentally Sensitive Areas**

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

Diamond Developers  
Block 69 P/O Lot 8.01 (1.505 ac), P/O Lot 9 (92.895 ac)  
& P/O 9-EN (non-severable exception - 1.0 ac)  
Gross Total - 95.4 ac  
Manalapan Twp., Monmouth County



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

**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:**  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation Easement Data  
NJOT/OGIS 2007/2008 Digital Aerial Image

Date: 7/8/2010

**STATE AGRICULTURE DEVELOPMENT COMMITTEE****RESOLUTION FY12R12(1)****FINAL REVIEW AND APPROVAL OF A PLANNING INCENTIVE GRANT TO****MONMOUTH COUNTY**

for the

**PURCHASE OF A DEVELOPMENT EASEMENT**

On the Property of

**Diamond Developers at Burke Farm LLC ("Owner")****Manalapan Township, Monmouth County**

N.J.A.C. 2:76-17 et seq.

SADC ID# 13-0427-PG

**December 8, 2011**

WHEREAS, December 15, 2007, the State Agriculture Development Committee ("SADC") received a Planning Incentive Grant ("PIG") application from Monmouth County, which included the Diamond Developers Farm, identified as Block 69, Lots 8.01 and 9, Manalapan Township, Monmouth County, totaling approximately 96 net acres hereinafter referred to as "Property" and as identified on the attached map (Schedule A1) and Final Review Report (Schedule C); and

WHEREAS, pursuant to N.J.A.C. 2:76-17.7, the SADC granted final approval of Monmouth County's PIG plan on May 28, 2009; and

WHEREAS, on May 12, 2010 the Diamond Developers Farm application was submitted to the Municipal PIG program and pursuant to N.J.A.C. 2:76-17A.9 and on July 14, 2010 was deemed complete and accurate and satisfied the criteria contained in N.J.A.C. 2:76-17A.9(a); and

WHEREAS, the application was received and processed through certification of value as a Municipal PIG grant application but has since been transferred to the County PIG program due to funding availability; and

WHEREAS, the Property has approximately 98% Prime and Statewide Important soils and supports field crops such as soybeans; and

WHEREAS, the Property is located in Monmouth County's Millstone-Manalapan-Freehold Project Area; and

WHEREAS, the Property includes one, 1-acre nonseverable exception for and to be restricted to one, single-family residence; and

WHEREAS, a roadway was dedicated to the Township as a result of subdivision approvals and is to be vacated prior to the preservation of the farm and included in the preserved acreage; and

WHEREAS, a small portion of Lot 8.01 has been dedicated to the Township for Open Space and is not part of this application (Schedule A2); and

WHEREAS, the Property has a rank score of 59.26 which exceeds the 70% of the County's average quality score of 50.23, as determined by the SADC on June 24, 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.11, on February 7, 2011 the SADC certified a development easement value of \$12,000 per acre based on zoning and environmental regulations in place as of September 2010; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.12, the Landowner offered to sell the development easement to the County for \$12,000 per acre; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, on May 11, 2011 the Manalapan Township Committee approved the Landowner's application and a funding commitment of \$1,920 per acre for the sale of a development easement; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13, the Monmouth County Agriculture Development Board approved the application on June 1, 2011 and secured a commitment of funding for \$2,880 per acre from the Monmouth County Board of Chosen Freeholders on May 12, 2011; and

WHEREAS, the SADC is in the process of applying to utilize a grant in the amount of approximately \$6,000 per acre from the FY2012 United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Federal Farm and Ranch lands Protection Program Grant (FRPP) for a total potential FRPP grant of approximately \$576,000 to offset SADC grant and local funding needs; and

WHEREAS, it has been determined that the Property and the Landowner qualify for FRPP grant funds should they be awarded; and

WHEREAS, the landowner has agreed to the additional restrictions involved with the use of FRPP Grant funding, including an impervious coverage restriction of 8% equal to approximately 7.68 acres of land available for agricultural buildings on land being preserved outside of the exception area should the FRPP grant should be secured; and

WHEREAS, the cost share breakdown is approximately as follows (based on 96 acres):

		<b>Total</b>
SADC	\$7,200 per acre	\$691,200 60%
Manalapan Twp.	\$1,920 per acre	\$184,320 16%
<u>Monmouth County</u>	<u>\$2,880 per acre</u>	<u>\$276,480 24%</u>
		\$1,152,000; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.13(d) and 14, on August 28, 2009 the County established a prioritization of farms and submitted a request to the SADC to conduct a final review of the application for the sale of a development easement; and

WHEREAS, the entire Monmouth County FY09 base grant of \$2,000,000 has been encumbered and the FY09 competitive grant funding is insufficient for the SADC cost share on this farm; therefore, the County is requesting the use of SADC FY11 funding; and

WHEREAS, pursuant to N.J.A.C. 2:76-17.8, on July 22, 2010 the SADC established FY11 funding allocations to provide eligible counties with a base grant of \$1,500,000 with the ability to obtain an additional competitive grant not to exceed \$3,000,000 to purchase development easements on eligible farms, subject to available funds; and

WHEREAS, SADC FY11 funding (2009 Bond Referendum Funds) for use by Monmouth County was approved by the SADC on July 22, 2010 and is subject to appropriation by the Legislature and approval by the Governor; and

WHEREAS, the County has requested to encumber an additional 3% buffer for possible final surveyed acreage increases; therefore, 98.9 acres will be utilized to calculate the SADC grant to be secured for this Property (Schedule B), however 96 acres will be utilized as the estimate for cost share calculations in this final approval ; and

WHEREAS, Monmouth County is requesting \$712,080 from its base grant, leaving a cumulative balance of \$787,920 (Schedule B); and

WHEREAS, no competitive grant funding is needed for the SADC cost share grant on this Property; therefore the entire estimated SADC grant need will be encumbered from the County's FY11 base grant; and

WHEREAS, pursuant to N.J.A.C. 2:76 17.14 the County is eligible to apply for an additional \$3,000,000 of competitive grant funding for a maximum FY 2011 grant of \$4,500,000, subject to the availability of funds for additional applications; and

WHEREAS, FRPP grant fund sharing is traditionally split between funding partners using the same percentages derived for the overall project as determined by N.J.A.C. 2:76-6.11, however, in some cases alternate sharing of the FRPP grant funds is negotiated dependent upon need; and

WHEREAS, the SADC, Municipality and County have agreed to utilize a 60:40 split the FRPP funding using the same percentages as the overall project for the Diamond Developers Farm to reduce respective cost shares towards the easement purchase: and

WHEREAS, at its September 22, 2011 meeting, the SADC requested that the Monmouth County Board of Chosen Freeholders seek an opinion from the State Ethics Commission regarding conflict of interest allegations that have been raised related to this application; and

WHEREAS, since the time of the SADC's September 22<sup>nd</sup> meeting, the SADC staff, in consultation with the Office of the Attorney General, has determined that the State Ethics Commission is not the appropriate venue for a determination of conflict of interest or ethical violations for New Jersey local elected officials;

NOW THEREFORE BE IT RESOLVED, that the SADC, pursuant to N.J.A.C. 2:76-17.14, grants conditional final approval to provide a cost share grant to the County for the purchase of a development easement on the Property, comprising approximately 96 acres, at a State cost share of \$7,200 per acre (60% of certified market value and purchase price) for a total grant of approximately \$712,020, pursuant to N.J.A.C. 2:76-6.11 and the conditions contained in Schedule B; and

BE IT FURTHER RESOLVED, that the SADC is granting conditional final approval to provide 60 calendar days from the date of this approval to allow anyone alleging a conflict of interest regarding this application or applicant to file a complaint with the appropriate agency with jurisdiction over such claims of conflict of interest; and

BE IT FURTHER RESOLVED, that SADC final approval shall become effective on February 7, 2012 only in the event a complaint is not filed with the appropriate agency by that date; and

BE IT FURTHER RESOLVED, that if a complaint is filed with the appropriate agency within 60 days, SADC final approval shall not become effective, and the SADC may reconsider the application for final approval after the appropriate agency has completed its review of the complaint(s) and issued its decision, a copy of which must be shared with the SADC by the complainant or applicant; and

BE IT FURTHER RESOLVED, that in view of the new information regarding the appropriate process for reviewing conflict-of-interest allegations at the local level, the SADC rescinds its September 22, 2011 request to the Monmouth County Board of Chosen Freeholders regarding this application; and

BE IT FURTHER RESOLVED, that the SADC grant funds are conditioned on the appropriation of funding by the legislature and approval by the Governor and the availability of those funds; and

BE IT FURTHER RESOLVED, should the County require additional funds for the Property due to an increase in the final surveyed acreage the County may utilize unencumbered and available base grant funds to supplement the shortfall; and

BE IT FURTHER RESOLVED, that any unused funds, including the 3% buffer, encumbered from the competitive grant at the time of final approval shall be returned to the SADC's competitive grant fund after closing on the easement purchase; and

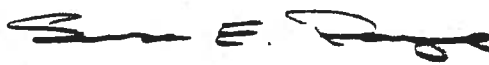
BE IT FURTHER RESOLVED, that the SADC's cost share grant to the County for the purchase of a development easement shall be based on the final surveyed acreage of the premises adjusted for proposed road rights-of-way, other rights-of-way or easements as determined by the SADC, streams or water bodies on the boundaries of the premises as identified in Policy P-3-B Supplement and for residual dwelling site opportunities allocated pursuant to Policy P-19-A; and

BE IT FURTHER RESOLVED, the SADC shall enter into a Grant Agreement with County pursuant to N.J.A.C. 2:76-6.18, 6.18(a) and 6.18(b); and

BE IT FURTHER RESOLVED, that the SADC's final approval is conditioned upon the Governor's review pursuant to N.J.S.A. 4:1C-4.

12/8/11

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

**VOTE WAS RECORDED AS FOLLOWS:**

Douglas H. Fisher, Chairperson	YES
Fawn McGee (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Grifa)	YES
Ralph Siegel (rep. State Treasurer Sidamon-Erstoff)	ABSTAIN
Brian Schilling (rep. Executive Dean Goodman)	YES
Jane Brodhecker	YES
Alan A. Danser	YES
James Waltman	NO
Denis C. Germano	YES
Torrey Reade	YES



X:\courtilles\monico\projects\Diamond\09fwv.tpxd

Application within both the (PA4) Rural Area and the (PA42) Rural Environmentally Sensitive Areas

### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Diamond Developers  
Block 69 P/O Lot 8.01 (1.505 ac), P/O Lot 9 (92.895 ac)  
& P/O 9-EN (non-severable exception - 1.0 ac)  
Gross Total - 95.4 ac  
Manalapan Twp., Monmouth 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 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.



697801	Block 69 P/O Lot 8.01
697802	Block 69 P/O Lot 9
697803	P/O 9-EN
697804	Block 69 P/O Lot 8.01
697805	Block 69 P/O Lot 9
697806	P/O 9-EN
697807	Block 69 P/O Lot 8.01
697808	Block 69 P/O Lot 9
697809	P/O 9-EN
697810	Block 69 P/O Lot 8.01
697811	Block 69 P/O Lot 9
697812	P/O 9-EN
697813	Block 69 P/O Lot 8.01
697814	Block 69 P/O Lot 9
697815	P/O 9-EN
697816	Block 69 P/O Lot 8.01
697817	Block 69 P/O Lot 9
697818	P/O 9-EN
697819	Block 69 P/O Lot 8.01
697820	Block 69 P/O Lot 9
697821	P/O 9-EN
697822	Block 69 P/O Lot 8.01
697823	Block 69 P/O Lot 9
697824	P/O 9-EN
697825	Block 69 P/O Lot 8.01
697826	Block 69 P/O Lot 9
697827	P/O 9-EN
697828	Block 69 P/O Lot 8.01
697829	Block 69 P/O Lot 9
697830	P/O 9-EN
697831	Block 69 P/O Lot 8.01
697832	Block 69 P/O Lot 9
697833	P/O 9-EN
697834	Block 69 P/O Lot 8.01
697835	Block 69 P/O Lot 9
697836	P/O 9-EN
697837	Block 69 P/O Lot 8.01
697838	Block 69 P/O Lot 9
697839	P/O 9-EN
697840	Block 69 P/O Lot 8.01
697841	Block 69 P/O Lot 9
697842	P/O 9-EN
697843	Block 69 P/O Lot 8.01
697844	Block 69 P/O Lot 9
697845	P/O 9-EN
697846	Block 69 P/O Lot 8.01
697847	Block 69 P/O Lot 9
697848	P/O 9-EN
697849	Block 69 P/O Lot 8.01
697850	Block 69 P/O Lot 9
697851	P/O 9-EN
697852	Block 69 P/O Lot 8.01
697853	Block 69 P/O Lot 9
697854	P/O 9-EN
697855	Block 69 P/O Lot 8.01
697856	Block 69 P/O Lot 9
697857	P/O 9-EN
697858	Block 69 P/O Lot 8.01
697859	Block 69 P/O Lot 9
697860	P/O 9-EN
697861	Block 69 P/O Lot 8.01
697862	Block 69 P/O Lot 9
697863	P/O 9-EN
697864	Block 69 P/O Lot 8.01
697865	Block 69 P/O Lot 9
697866	P/O 9-EN
697867	Block 69 P/O Lot 8.01
697868	Block 69 P/O Lot 9
697869	P/O 9-EN
697870	Block 69 P/O Lot 8.01
697871	Block 69 P/O Lot 9
697872	P/O 9-EN
697873	Block 69 P/O Lot 8.01
697874	Block 69 P/O Lot 9
697875	P/O 9-EN
697876	Block 69 P/O Lot 8.01
697877	Block 69 P/O Lot 9
697878	P/O 9-EN
697879	Block 69 P/O Lot 8.01
697880	Block 69 P/O Lot 9
697881	P/O 9-EN
697882	Block 69 P/O Lot 8.01
697883	Block 69 P/O Lot 9
697884	P/O 9-EN
697885	Block 69 P/O Lot 8.01
697886	Block 69 P/O Lot 9
697887	P/O 9-EN
697888	Block 69 P/O Lot 8.01
697889	Block 69 P/O Lot 9
697890	P/O 9-EN
697891	Block 69 P/O Lot 8.01
697892	Block 69 P/O Lot 9
697893	P/O 9-EN
697894	Block 69 P/O Lot 8.01
697895	Block 69 P/O Lot 9
697896	P/O 9-EN
697897	Block 69 P/O Lot 8.01
697898	Block 69 P/O Lot 9
697899	P/O 9-EN
697900	Block 69 P/O Lot 8.01
697901	Block 69 P/O Lot 9
697902	P/O 9-EN
697903	Block 69 P/O Lot 8.01
697904	Block 69 P/O Lot 9
697905	P/O 9-EN
697906	Block 69 P/O Lot 8.01
697907	Block 69 P/O Lot 9
697908	P/O 9-EN
697909	Block 69 P/O Lot 8.01
697910	Block 69 P/O Lot 9
697911	P/O 9-EN
697912	Block 69 P/O Lot 8.01
697913	Block 69 P/O Lot 9
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697930	Block 69 P/O Lot 8.01
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697937	Block 69 P/O Lot 9
697938	P/O 9-EN
697939	Block 69 P/O Lot 8.01
697940	Block 69 P/O Lot 9
697941	P/O 9-EN
697942	Block 69 P/O Lot 8.01
697943	Block 69 P/O Lot 9
697944	P/O 9-EN
697945	Block 69 P/O Lot 8.01
697946	Block 69 P/O Lot 9
697947	P/O 9-EN
697948	Block 69 P/O Lot 8.01
697949	Block 69 P/O Lot 9
697950	P/O 9-EN
697951	Block 69 P/O Lot 8.01
697952	Block 69 P/O Lot 9
697953	P/O 9-EN
697954	Block 69 P/O Lot 8.01
697955	Block 69 P/O Lot 9
697956	P/O 9-EN
697957	Block 69 P/O Lot 8.01
697958	Block 69 P/O Lot 9
697959	P/O 9-EN
697960	Block 69 P/O Lot 8.01
697961	Block 69 P/O Lot 9
697962	P/O 9-EN
697963	Block 69 P/O Lot 8.01
697964	Block 69 P/O Lot 9
697965	P/O 9-EN
697966	Block 69 P/O Lot 8.01
697967	Block 69 P/O Lot 9
697968	P/O 9-EN
697969	Block 69 P/O Lot 8.01
697970	Block 69 P/O Lot 9
697971	P/O 9-EN
697972	Block 69 P/O Lot 8.01
697973	Block 69 P/O Lot 9
697974	P/O 9-EN
697975	Block 69 P/O Lot 8.01
697976	Block 69 P/O Lot 9
697977	P/O 9-EN
697978	Block 69 P/O Lot 8.01
697979	Block 69 P/O Lot 9
697980	P/O 9-EN
697981	Block 69 P/O Lot 8.01
697982	Block 69 P/O Lot 9
697983	P/O 9-EN
697984	Block 69 P/O Lot 8.01
697985	Block 69 P/O Lot 9
697986	P/O 9-EN
697987	Block 69 P/O Lot 8.01
697988	Block 69 P/O Lot 9
697989	P/O 9-EN
697990	Block 69 P/O Lot 8.01
697991	Block 69 P/O Lot 9
697992	P/O 9-EN
697993	Block 69 P/O Lot 8.01
697994	Block 69 P/O Lot 9
697995	P/O 9-EN
697996	Block 69 P/O Lot 8.01
697997	Block 69 P/O Lot 9
697998	P/O 9-EN
697999	Block 69 P/O Lot 8.01
698000	Block 69 P/O Lot 9
698001	P/O 9-EN

**Wetlands Legend:**  
 F - Freshwater Wetlands  
 L - Linear Wetlands  
 M - Wetlands Modified for Agriculture  
 T - Total Wetlands  
 N - non-Wetlands  
 300 - 300' Buffer  
 W - Water

Source:  
 NJDEP Freshwater Wetlands Data  
 Green Acres Conservation Easement Data  
 NJOT/OGIS 2007/2008 Digital Aerial Imagery

Date: 7/15/2011



Dedicated Open Space  
Not part of application

Dedicated Drive  
To be vacated

Application within the (PA4) Rural Area  
and the (PA42) Rural Environmentally Sensitive Area

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### FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Diamond Developers  
Block 69 P/O Lot 8.01 (1,505 ac), P/O Lot 9 (92.895 ac)  
& P/O 9-EN (non-severable exception - 1.0 ac)  
Gross Total - 95.4 ac  
Manalapan Twp., Monmouth County

500 250 0 500 1,000 Feet

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Wetlands Legend  
F - Freshwater Wetland  
L - Linear Wetland  
M - Wetlands Modified for Agriculture  
T - Tidal Wetlands  
N - Non-Wetlands  
R - 300' Buffer  
W - Water

Sources:  
NJDEP Freshwater Wetlands Data  
Green Acres Conservation easement Data  
NJOT/OGIS 2007/2008 Aerial Imagery  
Date: 7/8/2010

Schedule C

New Jersey Farmland Preservation  
 Competitive Ranking Report  
 Farms Receiving Final Approval September 27, 2012  
 Farms to Utilize Competitive Grant Monies

FY 2011 Funding

County	Municipality	Farm	Acres	Total Competitive Rank Score	Density Ratio Points	Soils Ratio Points	Contiguous Points	Relative Best Bi Points
Monmouth County	Manalapan Twp.	Diamond Developers @ Burke Farms	96	110	20	40	50	0
Cumberland County	Hopewell Twp.	Cruzan, Daniel C & Diane F.	93	100	0	50	50	0
Monmouth County	Upper Freehold Twp.	Lustgarten Nurseries #4 (Lot 6B)	74	50	0	0	50	0

SCHEDULE

C

New Jersey Farmland Preservation Program  
 Preservation Program  
 County Planning Incentive Grant - N.J.A.C. 2:76-17 et seq.  
 FY 2011 Funding

Morristown County

Farm	Municipality	App Ho Buffer	App Plus 3 Percent	SADC Certified	Negotiated & Approved	SADC Grant	SADC		Enumbered at Final	Blasd grant Enumbered	Enumbered at Final	Completive Grant Expend	Balance	Cap Total	Cum Expend	Cum Encumbered
							Cost	Share								
Upper Freehold	Upper Freehold	89,000	91.670	14,000.00	14,000.00	8,400.00	1,283,360.00	770,028.00	770,028.00	770,028.00	770,028.00	2,467,089.00	4,500,000	0.00	2,744,991.00	
Upper Freehold	Upper Freehold	65,000	66.950	15,500.00	15,500.00	9,300.00	1,037,725.00	622,635.00	622,635.00	107,337.00	0.00	0.00	2,467,089.00	4,500,000	0.00	2,744,991.00
Upper Freehold	Upper Freehold	74,000	76.220	14,000.00	14,000.00	8,400.00	1,067,090.00	640,248.00	640,248.00	107,337.00	0.00	0.00	2,467,089.00	4,500,000	0.00	2,744,991.00
Planned Developers/ Burke	Manalapan	95,000	98.900	12,000.00	12,000.00	7,200.00	1,186,800.00	712,080.00	712,080.00	0.00	0.00	0.00	2,467,089.00	4,500,000	0.00	2,744,991.00
Italka Nurseries, Inc #1	Manalapan	62,000				7,200.00	446,400.00	446,400.00	0.00	0.00	0.00	0.00	2,467,089.00	4,500,000	0.00	2,744,991.00
Italka Nurseries, Inc #2	Manalapan	64,000				7,200.00	460,800.00	460,800.00	0.00	0.00	0.00	0.00	2,467,089.00	4,500,000	0.00	2,744,991.00
Italka Nurseries, Inc #3	Manalapan	41,000				7,200.00	295,200.00	295,200.00	0.00	0.00	0.00	0.00	2,467,089.00	4,500,000	0.00	2,744,991.00
Total Final Approval		228,000	333.740	4			4,574,985.00	2,744,991.00	1,500,000.00	1,500,000.00	1,244,991.00	0.00	2,467,089.00	4,500,000	0.00	2,744,991.00
Total Pending Approval							3.00	3.00								
Total Pending w/o Funding																
Shortfall			0.000				1,202,400.00	1,202,400.00	0.00	0.00	0.00	0.00			0.00	
Total Encumbered																
Closed Expended																
Total																
Reprogram Out																

D

Diamond Developers @ Burke Farms  
13- 0427-PG  
FY 2011 County PIG Program  
96 Acres

Block 69	Lot 8.01	Manalapan Twp.	Monmouth County
Block 69	Lot 9	Manalapan Twp.	Monmouth County
<b>SOILS:</b>		Other	2% * 0 = .00
		Prime	30% * .15 = 4.50
		Statewide	68% * .1 = 6.80
			<b>SOIL SCORE: 11.30</b>
<b>TILLABLE SOILS:</b>		Cropland Harvested	46% * .15 = 6.90
		Wetlands	38% * 0 = .00
		Woodlands	16% * 0 = .00
			<b>TILLABLE SOILS SCORE: 6.90</b>
<b>FARM USE:</b>	Cash Grains		44 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: No Nonagricultural Uses
  - b. Exceptions:
    - 1st one (1) acres for Future single family residence
    - Exception is not to be severed from Premises
    - Exception is to be restricted to one single family residential unit(s)
  - c. Additional Restrictions: No Additional Restrictions
  - d. Additional Conditions:
    - mount brook subdivision roadway dedicated to the Township must be vacated before the easement purchase
  - e. Dwelling Units on Premises:
    - No Structures On Premise
  - 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. 4:10-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-7.14.
7. Review and approval by the SADC legal counsel for compliance with legal requirements.