



Partner Greenlight Review Checklist

Things to consider when reviewing an application for Farmland Preservation



NEW JERSEY State Agriculture Development Committee

In addition to the documents noted on the application that need to be submitted, please consider the following when evaluating the application for farmland preservation.

Eligibility

- ☐ Is the farm in an ADA?
- ☐ Is it a targeted farm in the municipal or county farmland plan?
- ☐ Does the zoning permit agriculture?
- ☐ Are any agricultural uses restricted or prohibited on the property?
- ☐ Is there readily apparent development potential pursuant to local ordinances and state environmental regulations?
 - ☐ Is there road frontage? If not, is there other legal access to the farm?
- ☐ Is there enough tillable acreage?

Configuration & Potential Concerns

- ☐ Do the number of residential opportunities have a negative impact on the agricultural operation and/or the affordability of the farm?
- ☐ Is the exception area sketched out on an aerial image with the acreage or measurements noted? Is the size reasonable for the overall size of the farm?
- ☐ Is the exception reasonably sized to accommodate improvements and flexibility of use or is it prohibitive?
- ☐ Does the location of the exception minimize impact on the agricultural resources and viability of the operation?
 - ☐ Does the location isolate small areas of the field that might get neglected?
 - ☐ Does the location adhere to farm boundaries where possible?
- ☐ Does the exception include the existing or future well and septic? Is the exception area in wetlands or in a flood hazard area that would prohibit septic?
- ☐ Have aeriels been checked for erosion, encroachments, or other areas of concern?
 - ☐ Have you walked the farm to look for concerns?

Review Vesting Deed & Ownership

- ☐ Have all relevant owners signed the application?
- ☐ Has appropriate ownership documentation been requested, for instance certificates of formation and operating agreements for LLCs?
- ☐ Are there easements or other restrictions noted in the deed(s) or on tax maps? Please provide copies where possible.