



*County Planning
Incentive Grant
Program*

*Proposed
Regulations*

March 2, 2007

Goals of Rule Changes

- ❑ Reduce time required for acquisition
- ❑ Expend GSPT funds in a timely fashion
- ❑ Streamline and simplify procedures
- ❑ Reduce redundancy of processing
- ❑ Insure quality of all farms preserved

Primary Program Changes

- ❑ Create COUNTY Planning Incentive Grant Program (PIG) separate from MUNICIPAL PIG program
- ❑ Establish minimum quality standards that all farms in every SADC program must meet

County PIG Program (New Subchapter 17)

- County Eligibility (2:76-17.3)
 - ✓ CADB
 - ✓ Dedicated funding source
 - ✓ County adopts comprehensive FPP plan

County Comprehensive FPP Plan

(17.4)

*See SADC Guidelines For Developing County
Comprehensive FPP Plans, 12/06)*

Chapter 1: Agricultural Land Base & Trends

Chapter 2: Agricultural Industry

Chapter 3: Land Use Planning Context

Chapter 4: Farmland Preservation Program Today

Chapter 5: Future Farmland Preservation Program

Chapter 6: Agricultural Economic Development

Chapter 7: Natural Resource Conservation

Chapter 8: Ag. Industry – Retention and Promotion

Project Area Summaries (17.5)

PIG Enabling Act: N.J.S.A. 4:1C-43.1

“To be eligible to apply for a grant, a county...shall... identify project areas of multiple farms that are reasonably contiguous and located in an ADA”

“...funding criteria shall be applied to the project area as a whole ... and priority shall be given to those applications that utilize... leveraging

Project Area Summaries (17.5)

- ❑ Inventory of number of farms w/ individual and aggregate acreage, for each of the following:
 - ✓ Targeted farms
 - ✓ Already preserved or approved for farmland preservation
 - ✓ 8 year programs
 - ✓ Preserved, compatible open space
- ❑ Aggregate size of project area
- ❑ Density
- ❑ Soil productivity
- ❑ Cost estimates; any multi-year plan for purchase; leverage

Eligible Farm Standards (17.2)

- “Eligible Farm” - targeted farm that achieves a rank score of at least 70% of the average quality score of all county EP or county PIG applications within last three fiscal years (*FY09 round will be based on County EP scores from FY06, 07, 08*)

- “Eligible Farm” criteria can be waived by the SADC if: (17.9)
 - ✓ Farm conversion harms public investment
 - ✓ Exceptional agricultural resource value (soils)
 - ✓ Unique community resource and reasonable opportunity for ag. viability

Co. PIG Submission Procedures

- ❑ County PIG Application Procedures (17.6)
 - ✓ Submit county FPP plan and Project Area summaries by 12/15 of 1st year
 - ✓ Submit amended plans/PA's thereafter (*if amended*)
 - ✓ Mandatory notice and interface with affected municipalities
- ❑ SADC Review (17.7)
 - ✓ Determine all components are complete and accurate, or, notify county of deficiencies
 - ✓ Determine all project area summaries complete and accurate
 - ✓ Grant preliminary approval to plan and appropriate project areas

County PIG Funding (17.8)

- ❑ SADC establishes “Base Grant” amount each year for all county PIGs
- ❑ County’s future year’s base grant contingent on expenditure performance of previous 2 fiscal years (all grant funds)
 - ✓ 100% base grant for $\geq 50\%$ expenditure
 - ✓ 50% base grant for $25 < 50\%$ expenditure
 - ✓ 0% base grant for $< 25\%$ expenditure
- ❑ Funding can be used on any eligible farm in any approved project area within the county

County PIG Funding - continued

- ❑ Counties apply for Competitive Grant Fund once their base grant is exceeded (17.14)
 - ✓ Request for final approval in excess of available base grant triggers request for competitive grant fund
 - ✓ Final approval = “locking” funds for particular farm
 - ✓ Requests processed monthly; status available on web
 - ✓ Competition based on:
 1. Project area density - up to 50 pts.
 2. Project area soil quality - up to 50 pts.
 3. Proximity of farm - up to 50 pts.
 4. Relative best buy

County PIG Funding - cont' (17.8)

- ❑ SADC to set deadline prior to each SADC meeting for submission of complete final approval requests
- ❑ SADC annually establishes a maximum combined PIG grant which any county can receive thru both base grant and competitive grant funds
- ❑ No SADC final approvals within a county once that county has achieved maximum grant allocation for that fiscal year (county must await subsequent year's announcement of base grant to submit new applications for final approval)

Individual Farm Application Procedures

- ❑ County submits landowner application and all GIS information to SADC for review prior to commencing appraisals (17.9)
- ❑ SADC issues “green light” approval
- ❑ County conducts appraisals (17.10)
- ❑ SADC certifies easement value (17.11)
- ❑ Landowner offer made; if accepted, SADC and local final approvals obtained
- ❑ If landowner rejects offer of \geq CFMV, SADC shall not accept the same application (from same owner) in any program for 2 years from orig. application date (17.12)

Implementation Timeline

Transitioning “Out” of Old Rules

(SADC P-50)

- ❑ All PIG applications shall proceed under the new rules unless:
 - ✓ Both appraisals were authorized prior to effective date of the new rule (executed contract), AND
 - ✓ Valuation date of both appraisals is prior to effective date of new rule
- ❑ 1998 zoning/appraisal provision applies only to PIG funds appropriated thru FY08
- ❑ Strongly encourage expenditure of all PIG appropriations made thru FY08 by June 30, 2008

Transitioning “In” To New Rules

- SADC will offer informal “green light” reviews during transition for counties already commencing appraisals for FY09 round

- SADC to develop standard forms/format for submission of all requests for approval required under new rules
 - ✓ “Green light” approval requests
 - ✓ Final approval requests
 - ✓ Improve standard landowner application form
 - ✓ Web access to all resources