

# NJ Farmland Preservation Program: What Offers Am I Eligible to Receive?

The NJ Farmland Preservation Program is administered by the State Agriculture Development Committee (SADC or the Committee). Qualified farmland applications may receive multiple offers to choose from, depending on the property's location and eligibility. The following table identifies who qualifies for the different types of valuation methods. See Page 2-3 for a more detailed description of each valuation method.

Who Qualifies?	What Offers Am I Eligible to Receive?
<b>All</b> eligible farmland preservation applications statewide	<ol style="list-style-type: none"> <li>1. Traditional Appraisal Process; <b>AND</b></li> <li>2. Statewide Formula</li> </ol>
Farmland located in the Highlands <b>and</b> under the same family's ownership since <b>before</b> January 1, 2004	<ol style="list-style-type: none"> <li>1. Traditional Appraisal Process; <b>AND</b></li> <li>2. Statewide Formula; <b>AND</b></li> <li>3. Traditional Appraisal Process based on zoning and environmental conditions in place as of 1/1/2004 (pre-Highlands Legislation)</li> </ol>
Farmland located in the Pinelands <b>and</b> eligible for Pinelands Development Credits (PDCs) as per an LOI from the Pinelands Commission	<ol style="list-style-type: none"> <li>1. Traditional Appraisal Process; <b>AND</b></li> <li>2. Statewide Formula; <b>AND</b></li> <li>3. Pinelands Valuation Formula</li> </ol>

# NJ Farmland Preservation Program: What Offers Am I Eligible to Receive?

Page 2

## ☐ Traditional Appraisal Process:

Through the traditional appraisal process, the value of a farm and development easement is established by two independent appraisers who are hired to determine the land value of the property under current market conditions based on factors including local zoning, state regulations, wetlands, soils, and septic suitability. The price paid for farmland preservation is based on the difference between the land's value before preservation and its value after preservation - generally the difference between what someone would pay for the land as is and

its value as a deed-restricted farm. SADC Appraisal staff review the two appraisals and recommend values to the Committee, who approves a value that is utilized as the basis of an offer to purchase the easement.

Traditional Appraisal Valuation		
Fair Market Value \$12,000 per acre  100 Acre Farm \$ 1,200,000	-	
	Value if Preserved \$5,400 per acre \$ 540,000	=
		Easement Value \$6,600 per acre \$ 660,000

## ☐ Traditional Appraisal Process, Highlands Region:

**Based on zoning and environmental conditions in place as of 1/1/2004 (pre-Highlands Legislation)**

The farm is valued using the Traditional Appraisal Process explained above under current zoning regulations and under the zoning and environmental regulations in place as of 1/1/2004, if the landowner qualifies.



*Buckhorn Creek Farm, Warren County*

# NJ Farmland Preservation Program: What Offers Am I Eligible to Receive?

Page 3

## ☐ Statewide Formula:

In addition to the traditional easement value, all landowners are offered a value determined by the Statewide Formula, adopted in April 2025. The Formula enhances payment based on the agricultural and natural resource characteristics of the property, as well as factors that make the property important to the local community. Landowners can also choose from two voluntary deed restrictions, in addition to the standard easement, for increased easement value.



*Ferrari Farm, Cumberland County*

## ☐ Pinelands Valuation Formula:

Unrelated to the Traditional Appraisal Process, the Pinelands Valuation Formula takes into account not only Pinelands Development Credit (PDC) values and current development potential, but also the presence of important agricultural and environmental features. It applies to the agricultural production, special agricultural production and preservation areas. The formula starts by establishing base values for development easements. Base values vary depending on PDC allocation, the presence of wetlands, and whether a landowner opts for impervious coverage limits. The formula provides for base values to be adjusted upward in varying percentages depending on the following factors: regional environmental quality areas,

site-specific environmental quality, scenic corridors and access to markets, septic suitability, agricultural viability, and special importance environmental resource factors.

Landowners can receive additional benefits should they choose to comply with a 10% impervious cover restriction and/or a restriction to protect wetlands.



*Kirkbride Farm, Burlington County*

# NJ Farmland Preservation Program: What Offers Am I Eligible to Receive?

Page 4

## For More Information

SADC Guidance Documents offer more detail about many topics associated with preservation, including:

- Valuation methods:
  - Statewide Formula
  - Pinelands Valuation Formula
- Things to consider when preserving, such as:
  - Exception Areas
  - Non-Agricultural Uses
  - Deed of Easement
- Considerations after preservation, such as:
  - Division of Premises
  - Special Occasion Events
  - Grants for Wildlife Fencing
  - Grants for Soil and Water Conservation Projects



*Moonshot Farm, Mercer County*

SADC staff are available to meet with you at your convenience to discuss preservation options which fit the needs of you and your business.

### **For General Information Contact:**

#### **Stefanie Miller**

Preservation Program Manager

(609) 913-6572

[stefanie.miller@ag.nj.gov](mailto:stefanie.miller@ag.nj.gov)

### **For Specific Counties Contact:** (609) 984-2504

- Atlantic, Camden, Cape May, Cumberland & Gloucester:  
**Heather Siessel** [heather.siessel@ag.nj.gov](mailto:heather.siessel@ag.nj.gov)
- Bergen, Burlington, Hunterdon, Mercer & Middlesex:  
**Daphne Bacon** [daphne.bacon@ag.nj.gov](mailto:daphne.bacon@ag.nj.gov)
- Morris, Passaic, Somerset, Sussex & Warren:  
**David Zaback** [david.zaback@ag.nj.gov](mailto:david.zaback@ag.nj.gov)
- Monmouth, Ocean & Salem:  
**Katie Mazzella** [katie.mazzella@ag.nj.gov](mailto:katie.mazzella@ag.nj.gov)



**NEW JERSEY**  
**State Agriculture Development Committee**  
P.O. Box 330  
Trenton, NJ 08625-0330

**phone:** 609-984-2504  
**email:** [sadc@ag.nj.gov](mailto:sadc@ag.nj.gov)  
**web:** [www.nj.gov/agriculture/sadc](http://www.nj.gov/agriculture/sadc)