

**MERCER COUNTY AGRICULTURAL
DEVELOPMENT BOARD GRANTS
FINAL APPROVAL FOR
AGRICULTURAL DEVELOPMENT
EASEMENT STATE COST SHARE
GRANT APPLICATIONS ON THE KERR
RIDGE FARM, LLC NORTH AND
SOUTH FARMS, BLOCK 95, LOT 3 AND
THE KERR RIDGE ASSOCIATES
NORTH AND SOUTH FARMS, BLOCK
98, LOT 15 IN HOPEWELL TOWNSHIP
AND REQUESTS SADC FINAL
APPROVAL.**

WHEREAS, the County of Mercer is desirous of preserving agriculture and has established an Agricultural Development Board to develop procedures and programs for said purpose; and,

WHEREAS, the Mercer County Agricultural Development Board has delineated agricultural development areas, farmland preservation project areas, and targeted farms for the acquisition of development easements utilizing State of New Jersey County Planning Incentive Grant, Cost-Share Grant Application procedures; and,

WHEREAS, the Kerr Ridge Farm, LLC, owner of the approximately 126-acre and 92-acre farms to be subdivided from Block 95, Lot 3 on the Hopewell Township, Mercer County tax map has applied for and received preliminary approval from the MCADB and from the State Agriculture Development Committee (SADC) for county easement cost-share funding to preserve said farms in perpetuity; and,

WHEREAS, the Kerr Ridge Associates, owner of the approximately 70-acre and 66-acre farms to be subdivided from Block 98, Lot 15 on the Hopewell Township, Mercer County tax map has applied for and received preliminary approval from the MCADB and from the State Agricultural Development Committee (SADC) for county easement cost-share funding to preserve said farms in perpetuity; and

WHEREAS, Mercer County Freeholder Resolution 2020-59 dated January 23, 2020 approved a purchase price not to exceed \$4,510,000.00 for the acquisition of four agricultural development easements, a public access easement and road right of way; applications for SADC cost-share grants; and the execution by the County Executive of all documents necessary for the preservation of the Kerr Ridge Associates and Kerr Ridge Farm, LLC properties, Block 95, Lot 3 and Block 98, Lot 15 in Hopewell Township; and,

WHEREAS, the Mercer County Agricultural Development Board finds the following for the purposes of the SADC cost-share grants (pursuant to "Implementation Details for the SADC's New County Planning Incentive Grant Program", Procedure #2, Schedule B):

Kerr Ridge Farm, LLC North Farm (Block 95, Lot 3 North):

1. The Kerr Ridge Farm, LLC North Farm is owned by Kerr Ridge Farm, LLC and is located on the Township of Hopewell tax map as Block 95, Lot 3.

2. Acreage is approximately 106.6 total acres / 92.1 net acres subtracting exception areas. County Road Right of Way acreage to be determined. Final acreage to be determined by survey.
3. Value of the development easement is SADC-certified at \$8,500 per acre; \$782,850.00 estimated total certified price for 92.1 acres. Pursuant to N.J.A.C. 2:76-6.11, when certified value is less than \$9,000/acre, SADC cost-share is \$3,400/acre + 50% above \$5,000/acre. Therefore, SADC cost-share is estimated at \$474,315 (\$5,150/acre).
4. County funding - No local or third party cost-share funding.
5. No installment purchase.
6. No existing housing opportunities on the proposed Premises.
7. One 7.5-acre non-severable exception area. One 4-acre severable exception area. One 3-acre severable exception area. Severable exceptions to be subdivided at time of preservation.
8. No RDSO.
9. No existing agricultural labor housing.
10. No pre-existing non-agricultural uses on the proposed Premises.
11. No pre-existing or proposed trail or access easements.
12. Funding from base grant and/or competitive grant.
13. No Federal funds requested.
14. The landowners will complete the subdivision without restriction prior to closing and the simultaneous preservation; and

Kerr Ridge Farm, LLC South Farm (Block 95, Lot 3 South):

1. The Kerr Ridge Farm, LLC South Farm is owned by Kerr Ridge Farm, LLC and is located on the Township of Hopewell tax map as Block 95, Lot 3.
2. Acreage is approximately 157.5 total acres / 126 net acres subtracting exception areas. County Road Right of Way acreage to be determined. Final acreage to be determined by survey.
3. Value of the development easement is SADC-certified at \$12,000 per acre; \$1,512,000.00 estimated total certified price for 126 acres. SADC cost-share is estimated at \$907,200 (60%).
4. County funding - No local or third party cost-share funding.
5. No installment purchase.
6. No existing housing opportunities on the proposed Premises.
7. One 3-acre non-severable exception. One 28.5-acre non-severable exception with public access easement.
8. No RDSO.
9. No existing agricultural labor housing.
10. No pre-existing non-agricultural uses on the proposed Premises.
11. Public access easement for trail along stream corridor within 28.5-acre non-severable exception.
12. Funding from base grant and/or competitive grant.
13. No Federal funds requested.
14. The landowners will complete the subdivision without restriction prior to closing and the simultaneous preservation; and

Kerr Ridge Associates North Farm (Block 98, Lot 15 North):

1. The Kerr Ridge Associates North Farm is owned by Kerr Ridge Associates and is located on the Township of Hopewell tax map as Block 98, Lot 15.

2. Acreage is approximately 73 total acres / 70 net acres subtracting exception area. County Road Right of Way acreage to be determined. Final acreage to be determined by survey.
3. Value of the development easement is SADC-certified at \$12,200 per acre; \$854,000.00 estimated total certified price for 70 acres. SADC cost-share is estimated at \$512,400 (60%).
4. County funding - No local or third party cost-share funding.
5. No installment purchase.
6. No existing housing opportunities on the proposed Premises.
7. One 3-acre non-severable exception.
8. No RDSO.
9. No existing agricultural labor housing.
10. No pre-existing non-agricultural uses on the proposed Premises.
11. No pre-existing or proposed trail or access easements.
12. Funding from base grant and/or competitive grant.
13. No Federal funds requested.
14. The landowners will complete the subdivision without restriction prior to closing and the simultaneous preservation; and

Kerr Ridge Associates South Farm (Block 98, Lot 15 South):

1. The Kerr Ridge Associates South Farm is owned by Kerr Ridge Associates and is located on the Township of Hopewell tax map as Block 98, Lot 15.
2. Acreage is approximately 69 total acres / 66 net acres subtracting exception area. County Road Right of Way acreage to be determined. Final acreage to be determined by survey.
3. Value of the development easement is SADC-certified at \$12,100 per acre; \$798,600.00 estimated total certified price for 66 acres. SADC cost-share is estimated at \$479,160 (60%).
4. County funding - No local or third party cost-share funding.
5. No installment purchase.
6. No existing housing opportunities on the proposed Premises.
7. One 3-acre non-severable exception.
8. No RDSO.
9. No existing agricultural labor housing.
10. No pre-existing non-agricultural uses on the proposed Premises.
11. No pre-existing or proposed trail or access easements.
12. Funding from base grant and/or competitive grant.
13. No Federal funds requested.
14. The landowners will complete the subdivision without restriction prior to closing and the simultaneous preservation.

NOW THEREFORE BE IT RESOLVED, that the Mercer County Agricultural Development Board grants final approval for development easement cost-share grant applications on the Kerr Ridge Farm, LLC Farms, Block 95, Lot 3 North and the Kerr Ridge Associates Farms, Block 98, Lot 15, conditioned upon the availability of state cost-share funds; and,

BE IT FURTHER RESOLVED, that the Mercer County Agricultural Development Board requests State Agriculture Development Committee Final Approval of the applications.

I certify that the above Resolution was adopted at a meeting of the Mercer County Agricultural Development Board on August 3, 2020.



Emily Blackman, Secretary