



Application for Farmland Preservation

9/13/2023



NEW JERSEY
State Agriculture Development Committee

⇒ **Section I: To be completed by Landowner or Applicant**

SADC Direct Easement

**** Any partner application forms completed by the Applicant must also be submitted**

⇒ **Section II: To be completed by** **County** **Municipality** **Nonprofit** (**Easement** **Fee**)

Section I

FARM INFORMATION

Landowner Name(s): _____

Mailing Address: _____

Farm Address: (If different) _____

Email: _____

Phone: _____ Alternate Phone: _____

County: _____ Total Farm Acreage: _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Municipality: _____ Block & Lot _____ Acres _____

Please note: The SADC may request a lot consolidation, for ease of future taxation and monitoring, on applications that include multiple lots in one block.

Primary Contact Same as Above Other: Please fill in primary contact information below.

Name: _____ Relation: _____

Phone: _____ Email: _____

Mailing Address: _____

Contact for Farm Visits Primary Contact Landowner Other: List below

Name: _____ Relation: _____

Phone: _____ Email: _____

Please don't hesitate to contact the SADC Regional Acquisition Coordinators (RAC) for your County listed in the reference section.

SADC ID# _____
Date Received _____





LANDOWNER ELIGIBILITY

Pursuant to N.J.A.C. 2:76-6.18(z) an applicant or the applicant’s immediate family defined as applicant’s spouse, child, parent, or sibling residing in the same household cannot be a current CADB board member or Municipal Agriculture Advisory Committee member at the time of application to sell their development easement.

1. Are you or anyone in your immediate family a current member of the CADB? **YES** **NO**
2. Are you or anyone in your immediate family a current member of a Municipal Agriculture Advisory Committee (AAC)? **YES** **NO**
3. Are you or anyone in your immediate a current member of the Township Committee or Board of County Commissioners? **YES** **NO**

If Yes, Position _____ Term _____

If you said YES to any of the above questions, please stop and contact your SADC Regional Acquisition Coordinator at (609) 984-2504.

AGRICULTURAL PRODUCTION

1. Is the farmland rented or leased? **YES** **NO** **If Yes,** please provide a copy of the lease or, if verbal, describe the terms of the lease _____

2. Are there horses on the farm? Please contact the local coordinator to see if you need to complete an equine questionnaire. Check all that apply: **none** **personal use** **breeding** **boarding**
Other: _____
3. Do you have livestock? **YES** **NO**
If Yes, do you have an Animal Waste Management Plan? **YES** **NO**
4. Are there greenhouses/hoop houses on the farm? **YES** **NO** **If Yes,**
 - a. What is the composition of the floor of the greenhouse/hoop house? **soil** **gravel**
 weed block over soil **concrete** **other** _____
 - b. Are agricultural/horticultural products grown **in the ground** **in pots**
 in hydroponics **in something else?** _____
 - c. How many months of the year are the greenhouses/hoop houses covered? _____ months
 - d. Was any grading done to level the ground for the greenhouse/hoop house? **YES** **NO**
5. Is any part of the farm enrolled in a Federal Program (e.g., EQIP, CREP, CRP, WRE)?
 YES **NO** **If Yes,** describe & please provide map of restricted areas: _____

6. Is there any agricultural production currently taking place on the farm that is not covered on the current Farmland Assessment Form you provided with this application? **YES** **NO**

If Yes, please describe _____

7. The Farmland Preservation Deed of Easement protects the farm from activities which would be detrimental to drainage, flood control, water conservation, erosion control, soil conservation, and continued agricultural use. To avoid unnecessary delays in the process, please let us know so we can be of assistance to address any resource concerns:

- Are there areas of the farm that have been or are being mined? **YES** **NO**
- Are there areas of the farm that have or have a history of erosion? **YES** **NO**
- Are there existing conservation practices on the farm? If Yes, please describe.

What year were they installed? _____

NON-AGRICULTURAL ACTIVITIES

It is important to identify existing non-agricultural uses so they can continue after preservation. Examples of non-agricultural uses are:

- An existing business, not related to your farm's agricultural production, located in your barn or home.
- A facility used to process or sell items not produced on the farm.
- A portion of the farm or structure on the farm that is rented or used by someone else for a use or business not related to the production of your farm (e.g., equipment storage, vehicle parking, office).

Because non-agricultural uses on the easement area **CANNOT** be expanded or intensified after the farm is preserved, it is important to document details to protect the activity and landowners should consider taking an exception area instead, to provide the most flexibility. Exception areas are explained on Page 5 and in the guidance documents on Exception Areas and Non-Agricultural Use.

Appraisers must be aware of non-agricultural uses and determine the impact on the development easement value in their reports pursuant to the SADC Appraiser's Handbook. If you have any questions regarding non-agricultural uses, please address them with your local and/or SADC coordinator prior to submission of the application.

1. Are there existing non-agricultural uses on the farm?

YES **NO** **If Yes**, please answer the following. **If No**, please skip to the next page.

Please describe the non-agricultural use and the frequency it occurs: _____

2. Please provide a map or list the approximate dimensions and locations of any structures and/or areas utilized for a non-agricultural use.

3. Does the non-agricultural use involve a lease with another party? **YES** **NO**

If Yes, please provide a copy of the lease.

4. Describe how the non-agricultural use is and will be accessed on the farm: _____

RESIDENTIAL INFORMATION & IMPROVEMENTS

The “Easement Area” is the area of the farm that will be covered by the Deed of Easement and preserved for agricultural use and production. Existing residences may remain on the easement area.

A “Residential Opportunity” means any existing or future residential unit on the easement area of the farm and/or those to be located inside a severable or non-severable exception area.

Residential opportunities include:

- **Existing or future residential units and ancillary improvements (garage, pool, utilities, etc.) in Exception Areas***
 - An Exception Area is an area not covered by the farmland preservation Deed of Easement restrictions that will apply once the farm is preserved.
 - Ancillary improvements must stay within the exception area, unless additional SADC policies apply.
 - Non-agricultural uses may occur within the exception, subject to municipal ordinances.
- **Existing residential units and ancillary residential structures (garage, pool, utilities, etc.) on the Easement Area**
 - May be improved, subject to municipal ordinances. They also may be relocated subject to SADC and County and municipal approval.
 - Non-agricultural uses may not occur within the structures, unless additional SADC policies apply*
- **Future residential units and ancillary residential structures (garage, pool, utilities, etc.) on the Easement Area**
 - A Residual Dwelling Site Opportunity (RDSO) is the opportunity for the future construction of a single-family residential unit for agricultural purposes. For every 100 acres without an existing residence or residential exception area, the farm is eligible for one RDSO.
 - To be eligible for approval and continued use, at least one person living in the residence must be regularly engaged in common farm site activities on the farm. Should a person no longer be able to engage in common farm site activities they and their immediate family may continue to reside in the residence only if they have:
 - Retired, but were engaged in common farm site activities for at least 5 years; or
 - Suffered a disability and can no longer engage in common farm site activities as a result.
 - RDSOs are allocated to the farm at the time of application and are subject to future approvals by the CADB, SADC, and/or agency that purchases the easement.
 - You do not need to designate the area for the future residence until you are ready to “exercise the RDSO” – meaning construct the residential unit. The residence is not sited on the farm until approval is granted.

Residential units for agricultural labor can be designated at the time of application and/or requested after the farm is preserved. There must be a need shown for the labor residences and the units cannot be rented to a family member, of lineal descent, or someone not working on the farm.

EXCEPTION AREA INFORMATION

Why should I take an exception area?

- Do you wish to give or sell a building lot to someone?
- Do you have a barn where you might want to operate a business that might not be permitted under the farmland Deed of Easement (i.e. a non-agricultural use)?
- Do you want the flexibility to replace your home without farmland preservation program approvals?
- Are you entertaining the idea of operating a small business in the house or barns someday?

These are just a few common reasons why landowners choose to take exception areas. If your plans for future use of the farm includes any non-agricultural commercial uses, you should consider an exception area.

Exception Areas are not covered by the Deed of Easement or restricted to agricultural use. Primary residential development rights retained for an exception area must be specified and considered in the appraisal process. Ancillary residential and non-residential uses are not restricted, unless requested, but such uses are subject to applicable municipal, county, state, and federal laws and regulations.

Landowners will not be paid for acreage within severable or non-severable exception areas. Exception areas cannot be moved or expanded once the farm is preserved.

There are two kinds of exception areas:

- **Non-severable exception:** an area of the farm which is not covered by the Deed of Easement and remains tied to the farm and cannot be subdivided, transferred, or conveyed separately.
- **Severable Exception:** an area that can be subdivided and sold separately from the farm provided it meets local subdivision requirements. It is not necessary to sever (subdivide) a severable exception prior to preservation, but it is recommended since it cannot be changed once the farm is preserved.

Exception areas shall be permitted only if they do not cause a substantially negative impact on the continued use of the farm for agricultural purposes. Factors for determining if there is an adverse effect to the agricultural operation are as follows: location, severability, number requested, size, percent of farm, Right to Farm language, and potential uses. Adjustments can be made to an exception area up until the Deed of Easement is signed. If the exception is for a future residence, you are encouraged to do perc tests and other due diligence to make sure the area will accommodate a future residence.

Sample Residence in Easement and Non-Severable Exception Area



Sample Non-Severable and Severable Exception Area



RESIDENCES ON THE EASEMENT AREA

Are there any residences on the farm within the easement area (outside of any exception areas)?

YES **NO** If Yes, please describe how many and the type of residences (single-family, duplex, apartment(s), trailer, etc.) and accessory buildings (garages, barns, pools, etc.) are within the easement area. _____

1. Are any of the existing residences used for agricultural labor? **YES** **NO**

If Yes:

a. Which and how many units are used for agricultural labor? (apartment, single-family, etc.) _____

b. How many occupants? _____

c. When and how many months of the year are the units occupied? _____ months
Do all the occupants work on this farm? **YES** **NO** If No, please explain:

d. _____

2. Are any of the existing residences rented or leased? **YES** **NO**

If Yes, please provide copy of the lease.

3. Do you want to or has the county or municipality placed a size limitation on any of the residences?

YES **NO** If Yes, please list: _____

4. Do any of the residences also contain a non-agricultural use? **YES** **NO**

If Yes, please describe:

RESIDUAL DWELLING SITE OPPORTUNITIES

For every 100 acres without an existing residence or residential exception area, the farm is eligible for one RDSO. For example:

- Your farm is 120 acres and you request a 3-acre exception area for a residence, the net acreage of the preserved farm is over 100 acres and eligible for one RDSO.
- Your farm is 102 acres and you request a 3-acre exception area for a residence, the net acreage of the preserved farm is over 99 acres and not eligible for an RDSO.

If eligible, how many Residual Dwelling Site Opportunities (RDSOs) would you like to reserve? _____

EXCEPTION AREAS

If you are requesting exception areas, please answer the following and indicate the location on an aerial map. Contact your local and/or SADC coordinator if you need a copy of an aerial map.

It is recommended that the acreage and frontage of severable exceptions should meet local zoning minimum area, bulk, and dimension requirements for the proposed use. Road frontage and driveway access must be included within the severable exception area.

Since non-severable exceptions cannot be sold separately from the preserved farm, the zoning for minimum lot size is based on the entire farm. Driveway access to non-severable exceptions do not need to be included in the exception area. Driveways for future residences must be approved either at the time of application or by CADB and SADC staff after preservation. [Please review the policy on Access to Exception](#) areas in the reference section.

Please be aware that the number of permitted residences within an exception can impact the appraisal values.

Exception Area I: # _____ Acres Non-severable Severable

1. Is the exception area for existing or future residences? Or not for residential use.
2. Please describe any existing residences: _____

3. If the exception is for future residences, please describe what number and type of primary residences are being requested: _____

4. The exception area will be restricted to:
 One single-family residence or # _____ residences / type of residence _____
 Zero single-family residences: this exception is for flexibility of use.
 I do not wish to restrict the number of primary residences. If so, please explain: _____

5. Does the exception contain the existing/proposed septic & utilities for the residence(s) or other uses?
 YES **NO** [Please review the Septic Policy](#) in the reference section for additional information.
6. Does the exception contain any other buildings? **YES** **NO** **If Yes,** please describe: _____

7. Is the Exception area for a Trail or Open Space? **YES** **NO** If Yes, please provide maps showing how it connects to a trail system or an open space plan within the municipality or county and provide detail on width, buffers, improvements, and maintenance. _____

8. Additional comments or questions? _____

ADDITIONAL EXCEPTION AREAS

Copy page as needed

Exception Area 2: # _____ Acres Non-severable Severable

1. Is the exception area for existing or future residences? Or not for residential use
2. Please describe any existing residences: _____

3. If the exception is for future residences, please describe what number and type of primary residences are being requested: _____

4. The exception area will be restricted to:
 One single-family residence or # _____ residences / type of residence _____
 Zero single-family residences: this exception is for flexibility of use
 I do not wish to restrict the number of primary residences. If so, please explain: _____

5. Does the exception contain the existing/proposed septic & utilities for the residence(s) or other uses?
 YES **NO** [Please review the Septic Policy](#) in the reference section for additional information.
6. Does the exception contain any other buildings? **YES** **NO** **If Yes,** please describe: _____

7. Is the Exception area for a Trail or Open Space? YES NO If Yes, please provide maps showing how it connects to a trail system or an open space plan within the municipality or county and provide detail on width, buffers, improvements, and maintenance. _____

8. Additional comments or questions? _____

OTHER BUILDINGS ON THE EASEMENT AREA

Are there any other buildings on the farm outside the exception area? **YES** **NO**

If No, please skip to the next section.

If Yes:

1. Please describe any non-residential structures (barn, run-in sheds, garage, trailer, etc.) on the area to be preserved.

2. Do any of the structures also contain a non-agricultural use? **YES** **NO**

If Yes, please describe and provide copies of any written leases for any buildings.

EASEMENTS AND RIGHTS OF WAY

Are there any easements or rights of way associated with the land being preserved? **YES** **NO**

If No, please skip to the next section.

If Yes, please check all easements that apply:

- | | | |
|--|---|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Water Lines | <input type="checkbox"/> Sewer Lines |
| <input type="checkbox"/> Gas Lines | <input type="checkbox"/> Sight Triangle | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Bridge/Road ROW | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

1. Are there access easements on or for the farm? **YES** **NO** **If Yes**, please describe:

2. Do you have existing or approvals for solar, wind, or biomass energy generating installations?

Existing **Approvals** **None** **If Existing or Approvals**, please describe:

FARM HISTORY

Has this farm been the subject of an application for subdivision? Major Minor None

If **None**, please skip to the next page.

If **Major** or **Minor**, **COPIES OF THE RESOLUTIONS & MEETING MINUTES ARE REQUIRED.**
Supporting documentation should be submitted (surveys, municipal ordinances applicable at time of approval, etc.).

1. If approved, the subdivision application was Preliminary Final
2. Type of development (residential, commercial, office, mixed): _____
units or square footage _____
Preliminary Approval Date: _____ expiration _____
Final Approval Date: _____ expiration _____
3. Are all the parcels included in the final subdivision approval in the preservation application?
 YES NO
4. Have any extensions been obtained? YES NO **If Yes**, please describe:

5. Are there any outstanding and/or expired permits needed to perfect the approvals and/or build?
 YES NO **If Yes**, please describe and provide supporting documentation:

6. What conditions of approval have not been addressed? How likely are they to be resolved and what are the obstacles and costs involved?

7. List and discuss any past, current and/or ongoing litigation involving this project, including bankruptcy and foreclosure, or “builder’s remedy” actions. Any litigation that needs resolution in order to proceed with the project?

8. Are there any conservation easements other than what was already provided in the application?

9. Please provide details & estimates to remediate/clean up all environmental contamination and materials in order to build housing, if applicable:

10. Please provide any sewer/septic information, capacity, status, costs, soil logs, or related documents.
11. Please provide any NJDEP approvals.
12. Please provide any water permits and capacity.

ADDITIONAL APPLICANT INFORMATION

1. Is the farm for sale? **YES** **NO**

2. Is the owner of the farm involved in an estate situation? **YES** **NO**
If the land is held by an Estate, please provide:
 Will Probate and Tax Waiver **or** statement that no waiver is needed and why
If the land is held in a Trust please provide: Will **and** Trust Documents

3. Has the landowner filed for bankruptcy? **YES** **NO**
If Yes, provide documentation from the Court authorizing the application for farmland preservation.

4. Is the farm involved in a foreclosure? **YES** **NO**

5. Is there a mortgage on the farm? **YES** **NO** Please note that if the farm proceeds to preservation, any mortgages or liens will have to be paid off or subordinated to the deed of easement prior to closing. Please contact your local and/or SADC Coordinator with questions.

6. Is the landowner a Corporation? **YES** **NO** If **Yes**, please provide:
 Corporate Resolutions (authorizing application and contact person(s))
 Copy of Certificate of Incorporation
 Copy of By-Laws any amendments and schedules

7. Is the landowner an LLC? **YES** **NO**
If **Yes**, please provide Operating Agreement **and** Certificate of Formation

8. Is the applicant a Contract Purchaser? **YES** **NO** If **Yes**, please provide:
 Copy of the Contract Date of Contract Expiration: _____
Is the landowner aware of the application for preservation? **YES** **NO**

***Changes can be made throughout the preservation process.
However, changes may result in delays and changes to the easement offer.***

All applicants must sign here to acknowledge submission of the application and to confirm you've received and signed copies of the Guidance Documents on Exception Areas, Non-Agricultural Uses, and Division of the Premises.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

QUESTIONS? Please contact your location or SADC Regional Acquisition Coordinator

FARM CONSERVATION PLAN

Pursuant to paragraph 7 of the Farmland Deed of Easement, every farm preserved must obtain a Conservation Plan within a year of closing on the easement purchase.

A Farm Conservation Plan is a FREE site-specific plan developed by the Natural Resources Conservation Service (NRCS) that guides you through a variety of conservation and environmental farming practices and explain how each practice helps improve your land. They help you inventory the resources on your land and consider which conservation practices could contribute to an environmentally and economically sound farm. The implementation of these conservation practices is voluntary, although the NRCS may have grants available to implement the conservation practices and enhance the viability of your farm operation. More detail on Conservation Plans can be found here:

https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs141p2_018353.pdf

Does the farm currently have a Conservation Plan? YES NO Please sign the release below even if you do not currently have a conservation plan. This release is necessary to allow SADC staff access to the current or future plan.

AUTHORIZATION TO RELEASE CONSERVATION PLAN TO SADC

I request and authorize the USDA - Natural Resource Conservation Service (NRCS), the USDA - Farm Service Agency (FSA) and/or a Technical Service Provider (TSP) to provide the State of New Jersey, State Agriculture Development Committee (SADC), with a copy of my conservation plan and all associated documents, including geospatial data, as needed. I further understand that SADC will not release these documents to any person or organization without my permission. I understand from time to time, SADC may request additional or updated information, if available, from NRCS, FSA, or a TSP for the Block and Lots or Farm and Tracts listed.

This request and authorization apply to the blocks and lots contained within this application and the surrounding lands that may be part of the same conservation plan, which may include, but is not limited to:

- The following Farm/Tracts: _____
- All Farms/Tracts on record with NRCS in my name.
- Other: _____

Name and address of TSP, if applicable:

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

SADC Guidance Documents

The SADC hopes you take the time to review the following guidance documents. They may help you understand some of the important aspects of the Deed of Easement, which is the document that preserves farms.

Please check off to indicate you received the noted document and sign below.

- Guidance document on Exception Areas
- Guidance document on Non-Agricultural Uses
- Guidance document on Division of the Premises
- Guidance document on Special Occasion Events
- Deed of Easement

More information can be found on the SADC website in the Guidance Library and Policy Pages

<https://www.nj.gov/agriculture/sadc/publications/guidance.html>

<https://www.nj.gov/agriculture/sadc/rules/>

<https://www.nj.gov/agriculture/sadc/farmpreserve/resources/standarddeeds.html>

Print Name

Signature

Date

Print Name

Signature

Date



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

phone: 609-984-2504
email: sadc@ag.nj.gov
web: www.nj.gov/agriculture/sadc

Exception Areas

An exception is an area free from the farmland preservation Deed of Easement restrictions that will apply once the farm is preserved. It is very important to consider exception areas prior to preservation because they will not be granted, moved or expanded once the farm is preserved.

Types of Exceptions

There are two types of exceptions: non-severable and severable.

Non-severable Exceptions:

A non-severable exception is an area of the farm which is excepted from the easement restrictions but remains tied to the farm and cannot be subdivided, transferred or conveyed separately from the farm.

Severable Exceptions:

A severable exception is an area that can be subdivided and sold separately from the farm provided it meets local subdivision requirements. It is not necessary to sever (subdivide) a severable exception prior to preservation. A landowner will not be paid for areas designated as a severable or non-severable exception because the Deed of Easement restrictions will not apply to the area(s).

Why should I take an exception area?

- Do you wish to provide a building lot for a child?
- Do you have a barn where you might want to operate a business that might not be permitted under the farmland Deed of Easement (i.e. a nonagricultural use)?
- Would you like to have the flexibility to replace your home without farmland preservation program approvals?
- Perhaps you are entertaining the idea of operating a Bed & Breakfast in the main farmhouse someday?

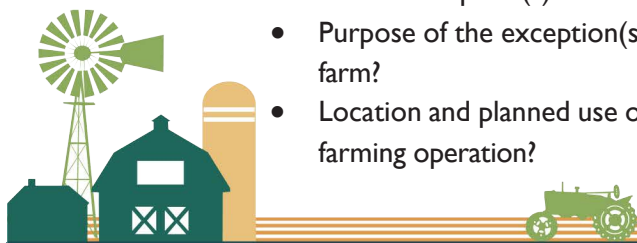
These are just a few common reasons why landowners choose to take exception areas. If your plans for future uses of the premises include any nonagricultural production based activity you should consider an exception area.

Although nonagricultural uses existing and recognized at the time of preservation are allowed, did you know they cannot be expanded in the future unless they are within an exception area?

Locating an Exception Area

It is very important to consider the number, size and location of exception areas. Exception area requests which negatively impact the farm or are found to allow excessive housing around the agricultural operation may not be approved. Therefore, balancing landowners' needs with a sensitivity to the agricultural operation, now and into the future, is important. The SADC considers the following in evaluating exceptions:

- Number of exceptions requested – is it excessive?
- Size of exception(s) – is it a very large area of the farm?
- Purpose of the exception(s) – will future uses negatively impact the farm?
- Location and planned use of the exception area – sensitive to the farming operation?



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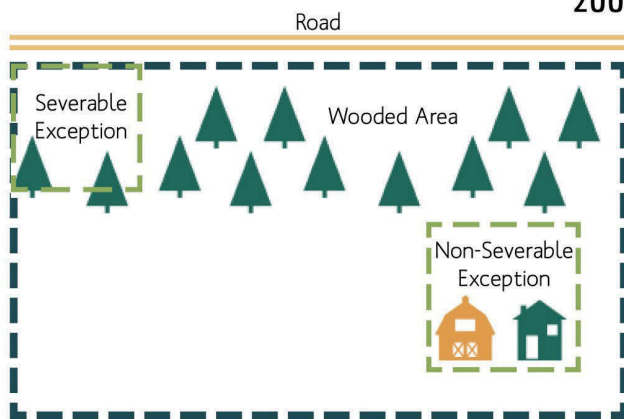
phone: 609-984-2504
fax: 609-633-7229
email: sadc@ag.nj.gov
web: www.nj.gov/agriculture/sadc

Exception Areas

Locating an Exception Area continued...

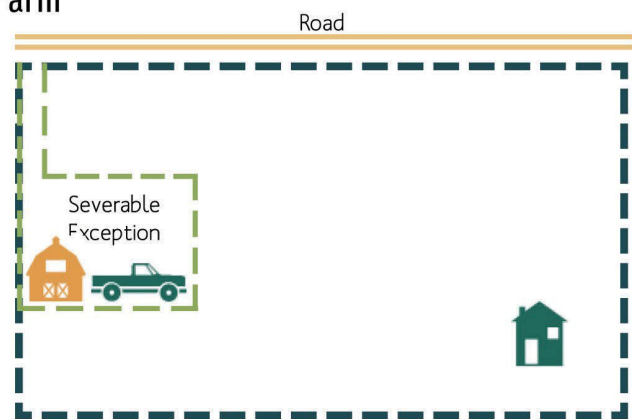
If you are requesting an exception for a future housing opportunity, you are strongly encouraged to thoroughly explore the feasibility of that location including septic suitability, ability to obtain water, road access, wetlands, wetland buffers and special regulations that may apply in your area, such as the Highlands or Pinelands. If the access to an exception area is used exclusively for nonagricultural purposes, the access must also be included in the exception area. Residential use is not considered a nonagricultural purpose, so, if the exception is being used for a residential use the driveway does not have to be included within the exception area. Remember - you must make decisions about exceptions at the time of application, prior to appraisals being conducted. If you change your mind during the preservation process, this could result in delays in processing your application.

Sample Exception Area Layouts 200 Acre Farm



Example #1

A 200 acre farm with a non-severable exception around an existing barn and house and a severable exception along the road for the landowner's child to subdivide and own separate from the farm.



Example #2

A farm with a severable exception around a nonagricultural use and driveway, and a house on the farm outside of an exception area.



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Nonagricultural Uses

The restrictions in the Deed of Easement limit a preserved farm to agricultural uses. Once your farm has been preserved, no nonagricultural uses will be allowed, except if otherwise outlined in the Deed of Easement or if they occur within an exception area. Because nonagricultural uses are not related to agricultural production, they cannot continue unless recorded in a Schedule B in the Deed of Easement or contained within an exception area. Both of these options are designed to protect you and allow you to continue your nonagricultural use into the future.

Do you have a nonagricultural use on your farm?

Some examples of a nonagricultural use include:

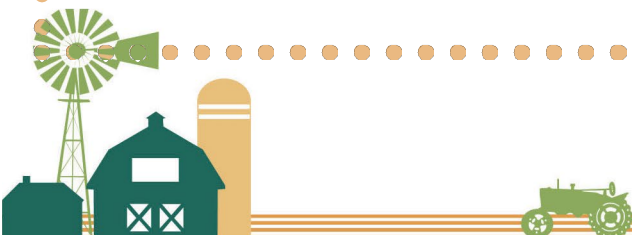
- An existing business, not related to your farm's agricultural production, located in your barn or home
- A lumber processing business that uses timber produced/grown by other farmers
- A facility used to process or sell agricultural products not raised on the farm or by the owner's farming operation
- A portion of your farm or structure on your farm that is rented or used by someone else for a use or business not related to the production of your farm e.g., equipment, vehicle parking, office)
- A portion of your farm or structure on your farm that is used for the storage of agricultural products or materials not derived from or intended for use on your farm (e.g., grain/cold storage, parts,

Schedule B Nonagricultural Use

This option allows you to continue your nonagricultural use following the preservation of your farm at the same scale and location it is at the time of preservation.

Before appraisals and surveys are conducted, you will be asked to identify and describe any nonagricultural uses occurring on your farm. Details of the use(s), such as the type, frequency, intensity, size and location, will be recorded as a Schedule B and attached to the Deed of Easement. This document binds your use to its current parameters so that you cannot expand or change it in the future.

Although you will still be paid for the land under the use, this option provides you with little flexibility and no opportunity to expand the use, change the use, or start a new use in the future. Additionally, if the current nonagricultural use ceases at some point, you are not permitted to resume it in the future.



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web: www.nj.gov/agriculture/sadc

Nonagricultural Uses

Nonagricultural Uses in Exception Areas

You also have the option of excepting out some of your land under and surrounding a nonagricultural use(s) from the Deed of Easement. This option provides you with maximum flexibility for your use in the future since the land in exception areas is not subject to the restrictions of the Deed of Easement. Although you will not be paid for the land in an exception area, you will be able to change, improve and expand your use within the exception area as you wish, subject to all applicable local and state regulations.

An exception area around a nonagricultural use is ideal if you can foresee the use or an area of your farm changing in the future. For instance, you may have an older barn that is becoming too small for modern tractors and your agricultural operation. Rather than razing it or allowing it to go into disrepair, you may want to rent this space out to a carpenter or other small business. By including the structure in an exception area, you maintain the flexibility to repurpose an agricultural structure and adapt to the changes of your farm.



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

phone: 609-984-2504
fax: 609-633-7229
email: sadc@ag.nj.gov
web: www.nj.gov/agriculture/sadc

Division of the Premises

The Deed of Easement sets forth the legal restrictions that will apply to your farm once it is preserved. The survey metes and bounds description of your farm has the effect of tying all of your lots together as one preserved “premises.”

Although your farm may consist of multiple lots, after preservation they cannot be divided, transferred individually or conveyed to other owners without written approval of the State Agriculture Development Committee (SADC) and the easement holder, which may be the County Agriculture Development Board (CADB) or a non-profit agency.

The SADC’s objective is to retain large masses of viable agricultural land. Agricultural parcels may become less viable if reduced in size. Therefore, the SADC will carefully consider the criteria to evaluate whether a permanently preserved farm should be divided.

Diagram of a Non-Contiguous Division

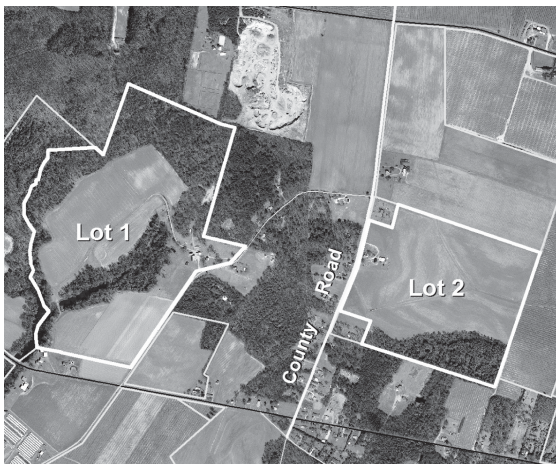
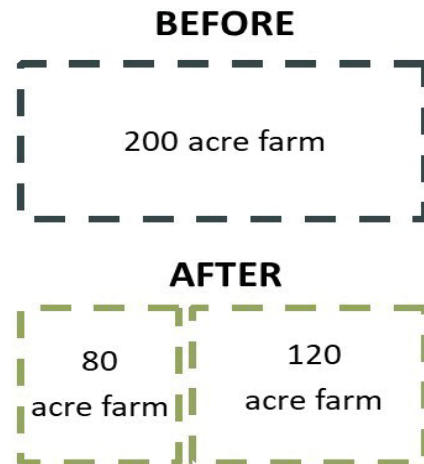


Diagram of a Contiguous Division



Major SADC Considerations

- Total Tillable Acreage
- Quality of Soils
- Configuration of New Parcels
- Historical Agricultural Uses
- Existing Agricultural Infrastructure
- Proximity to Other Farms/ Preserved Farms
- Proposed Agricultural Uses
- Benefit to Production Agriculture



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D

Division of the Premises– Contiguous and Non-Contiguous Updated 12/04/2019 Page 1 of 3

Division of the Premises

To request approval to divide the preserved premises, you need to submit an application to the easement holder demonstrating that the division would meet both of the following tests:

The Agricultural Purpose Test

First, the proposed division must be for an agricultural purpose. The SADC considers enhanced agricultural production activities, such as agricultural expansion, diversification and/or intensification resulting from a division as typically meeting the agricultural purpose test.

The Agricultural Viability Test

Second, the division must result in agriculturally viable parcels, each capable of sustaining a variety of agricultural operations that produce a reasonable economic return under normal conditions, solely from the parcel's agricultural production. So, the SADC would need to be confident that each newly created farm has sufficient agricultural resource value (soil quality, tillable land, size, etc.) to support a variety of agricultural operations into the future. Additionally, any parcel not meeting the minimum eligibility criteria for new applications to the program set forth in the SADC regulations will not be approved.

Division Procedure

1. Submit completed application and required maps to the easement holder.
2. The easement holder will ensure that the application is complete and evaluate it based on the Deed of Easement and the agricultural purpose and viability tests.
3. If approved, the easement holder will forward the application to the SADC for its review based on the Deed of Easement and the agricultural purpose and viability tests.
4. If approved by the SADC, new surveys and legal descriptions may be required as a condition of approval. In addition, the SADC may request to review any deed which transfers a portion of the Premises to a new owner. Upon review and approval of all necessary documents, the SADC will record its approval resolution with the appropriate County Clerk's office.

Application and additional information can be found under Policies at <http://www.nj.gov/agriculture/sadc/rules/>

Why might an application for a division of the Premises be denied?

- Each parcel does not meet the minimum eligibility criteria on its own – For example, the newly created farms may not be of sufficient size or may have a lack of tillable acres on at least one parcel.
- Large wooded areas or areas of marginal soils render the tillable land of one parcel insufficient or unable to support a variety of agricultural production activities.
- Lack of a concrete plan for agricultural production for one or both of the new parcels to be created.
- The purpose of the division is speculative resale of one or multiple preserved parcels.
- The purpose of the division is to accomplish *estate planning*.

Special Occasion Events - Overview

Special Occasion Events on Preserved Farmland – P.L. 2023, c.9.

Introduction

P.L. 2023, c.9 became law on February 3, 2023. The law recognizes the positive effects that holding special occasion events (SOEs) on preserved farms can have, under certain conditions. Among these are helping sustain the agricultural industry, enhancing the growing demand for agritourism activities on farmland, and improving the viability of the state’s farm operations without displacing agricultural or horticultural use of the land, or disrupting neighborhoods that surround preserved farms.



What an SOE Is

An SOE is a cultural or social event, including a wedding, held on preserved farmland. For the purposes of P.L. 2023, c.9., SOEs do not include the following: activities eligible for Right to Farm Act protection; recreational uses already permitted under the farmland preservation deed of easement; and weddings held for the owner, operator, or employee of the commercial farm or weddings held for certain family members of the commercial farm owner.

Who May Apply to Hold SOEs

The owner or operator of a preserved farm that is also a “commercial farm” may apply to hold SOEs. The preserved farmland must produce agricultural or horticultural products worth \$10,000 or more annually to qualify to hold SOEs. If the applicant to hold SOEs is a farm operator, and not the farm owner, the operator must obtain written authorization from the owner to apply.

How Many SOEs May be Held

Farm owners or operators can receive approval to hold up to twenty-six (26) SOEs per calendar year on the preserved farm. Up to six of the SOEs may have 250 or more guests in attendance at any time during the event. If a farm holds more than one SOE on the same day, only one of the SOEs on that day may have 100 or more guests. An event is considered a single SOE if the event lasts not more than two consecutive days and is marketed as a single event. Further, events held by or for a nonprofit entity do not count as an SOE if the event has fewer than 100 guests and the permittee does not charge for and receives no fees or compensation for hosting the event, other than for reimbursement of out-of-pocket expenses, which cannot exceed \$1,000.



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Special Occasion Events - Overview

Area Used to Hold SOE's

The area used to host the SOEs is referred to as the "occupied area", and includes all areas needed for structures, parking, and other infrastructure. The occupied area may be up to 10 acres or 10% of the preserved farmland acreage, whichever is less. SOEs may not interfere with the use of the preserved farm for agricultural or horticultural production and shall have only minimal effects on the occupied area and ensure that the land can be readily returned to productive agricultural or horticultural use after the event.

SOEs can be held outside, or inside a building that is at least 5 years old at the time of application for the SOE. No new permanent structures may be constructed or used to host SOEs, and improvements to existing structures are limited to the minimum required for the protection of health and safety. Temporary structures or tents may be used, provided they comply with applicable construction and fire codes and are limited to use between April 1 to November 30.

No public utilities other than electric and water service may be extended to the preserved farm for holding SOEs. Parking areas for SOEs must use existing parking areas and land around existing buildings to the extent possible. Additional temporary, on-site parking areas are required to follow standards previously adopted by the SADC in regulation (N.J.A.C. 2:76-2A.13).

How it Works

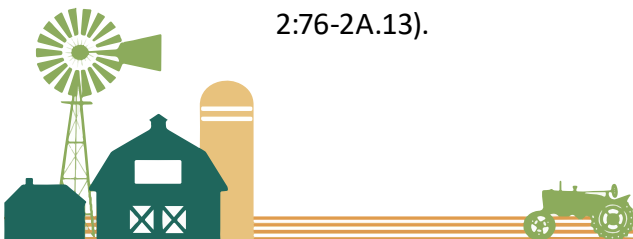
Farm owners, or farm operators with written authorization from the owner, can submit an SOE application to the holder (grantee) of the Farmland Preservation Program (FPP) deed of easement.

The easement holder, typically a county agriculture development board (CADB), board of county commissioners, nonprofit organization, or State Agriculture Development Committee (SADC), will review the application. The grantee must first confirm that the farm complies with its FPP deed of easement in order for it to be eligible to hold SOEs.

The grantee has 90 days in which to review the application and "shall" approve the application if it adheres to the requirements in the law and to forthcoming regulations promulgated by the SADC.

If the grantee does not respond to the application within 90 days, the application is deemed approved. A nonprofit grantee can approve, approve with conditions, or deny the application. A grantee cannot require a farm to submit an application to hold SOEs more than once annually.

Once an applicant receives approval to hold SOEs, the applicant is required to report annually to the grantee information about the SOEs held in the prior calendar year, including information on the dates, type of SOEs, and number of attendees of each event held. The Grantee is required to send a copy of this information to the SADC.



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Special Occasion Events - Overview

County, Nonprofit, and SADC Roles

Counties and nonprofit partners are responsible for accepting, reviewing, and acting on SOE applications from farms for which they hold the FPP deed of easement. No additional approval by the SADC is required; the SADC, like its partners, only reviews and acts on SOE applications from those farms on which it holds the easement. Partners must forward a copy of all SOE approvals and annual reporting information received from farms holding SOEs to the SADC.

The SADC is directed to develop and adopt regulations governing the SOE program, however, applications may be submitted to and processed by the easement holder prior to the SADC adopting SOE rules. The SADC also is required to regularly report to the legislature on implementation of the program.

Municipal Role

All applicable State and local laws and regulations apply to the holding of SOEs, including but not limited to those concerning food safety, litter, noise, solid waste, traffic, and the protection of public health and safety. If the SOEs proposed by a farm would generate parking or traffic flow that could unreasonably interfere with normal traffic or emergency vehicle movement, or require the expenditure of municipal resources or inspections from agencies or authorities of the municipality, a municipality may require the submission of a municipal SOE application to review compliance of a farm's proposed SOEs with local laws. Municipalities may not charge more than a \$50 application fee and may not require more information than would be required for similar events conducted at a public park or another public venue.



For More Information

Please see the SADC website, www.nj.gov/agriculture/sadc, for a copy of the SOE law and an SADC Q&A document. Farm owners and operators, as well as farmland preservation partners, also can contact the SADC at (609) 984-2504 and ask for David Kimmel.



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DISCLAIMER: This document is a draft and certain provisions will be modified depending on the Grantee, specific property conditions, and SADC approval requirements. However, most of the provisions contained in this draft deed are pursuant to [N.J.A.C. 2:76-6.15](#) and cannot be changed. The final version will be based on requirements set forth in the approval of an individual application for farmland preservation. This draft document is provided for reference only. Please contact sadc@ag.nj.gov with any questions.

**DEED OF EASEMENT
STATE OF NEW JERSEY
AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM**

This Deed is made _____, YEAR

BETWEEN **LANDOWNER** whose address is _____, and is referred to as the Grantor;

AND **STATE, COUNTY OR NONPROFIT** whose address is _____ and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of _____, County of _____, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of _____ **DOLLARS (\$_____)**.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedule C.

The tax map reference for the Premises is:

**Township of __, County of __
Block __, Lot __**

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of _____ County;

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.

2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.

3. 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 nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

- i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
- ii. No change in the pre-existing nonagricultural use is permitted;
- iii. No expansion of the pre-existing nonagricultural use is permitted; and
- iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

- i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
- ii. Grantor's long-term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with

the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has _ (#) existing single family residential building(s) on the Premises and _ (#) residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises for agricultural, residential and recreational uses subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b) IS DELETED IF THERE ARE NO EXCEPTION AREAS and EDITED DEPENDING ON THE APPLICATION APPROVALS.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Area, as described in the attached Schedule C subject to the following conditions:

- i. The Exception Area shall not be moved to another portion of the Premises and shall not be swapped with other land.
- ii. The Exception Area shall not be severed or subdivided from the Premises. **OR** the Exception Area may be severed or subdivided from the Premises.
- iii. The Exception Area shall be limited to ___ single family residential unit(s).
- iv. (Right to Farm Language if Exception is Non-Severable) Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person who is occupying or residing on the Exception Area as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises")

permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons occupying or residing on the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

OR

- v. (Right to Farm Language if Exception is Severable) Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person to whom title to the Exception Area is transferred as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons taking title to the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement. This provision shall be included in any deed conveying title to the Exception Area.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.
- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

MOST PROPERTIES ARE NOT ELIGIBLE FOR A RESIDUAL DWELLING SITE OPPORTUNITY. DETAILS WILL BE DISCUSSED DURING THE APPLICATION PROCESS.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

- i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, 'heirs, executors, administrators, personal or legal representatives, successors and assigns' have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee (_%) percent of the value of the development rights as determined at the time of the subsequent conveyance.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination

of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (# / #).

Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants on the date of execution of this Deed of Easement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers.

Name of Seller, Name of position (if applicable)

(ACKNOWLEDGMENT WILL VARY BASED ON TYPE OF ENTITY i.e., individual, corporation, or LLC)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, YEAR,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- a. is named in and personally signed this DEED OF EASEMENT;
- b. signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
- c. made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
- d. the actual and true consideration paid for this instrument is \$_____

Insert Name & Title under signature

(BOARD OF COUNTY COMMISSIONERS)

THE UNDERSIGNED, being _____ of the _____ Board of County Commissioners, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this ____ day of ____ . YEAR.

Insert Name & Title under signature
_____ Board of County Commissioners

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, YEAR

_____ personally came before me and acknowledged under oath, to my satisfaction that this person:

- a. is named in and personally signed this Deed of Easement;
- b. signed, sealed and delivered this Deed of Easement as the Board of County Commissioners act and deed; and
- c. Is the Administrator / Clerk of the _____ Board of County Commissioners

Signed and sworn to before me on _____, YEAR

Insert Name & Title under signature
_____ Board of County Commissioners

(STATE AGRICULTURE DEVELOPMENT COMMITTEE)

The State Agriculture Development Committee has approved the purchase of the development easement on the Premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and has authorized a grant of ___% of the purchase price of the development easement to ___ County in the amount of \$__

Susan E. Payne, Executive Director
State Agriculture Development Committee

Date

STATE OF NEW JERSEY, COUNTY OF MERCER SS.:

I CERTIFY that on _____, 20____,

Susan E. Payne personally came before me and acknowledged under oath, to my satisfaction, that this person:

- a. is named in and personally signed this DEED OF EASEMENT,
- b. signed, sealed and delivered this DEED OF EASEMENT as the Committee's act and deed, and
- c. is the Executive Director of the State Agriculture Development Committee.

Insert Name & Title under signature

SCHEDULE A

INSERT LEGAL METES AND BOUNDS OF THE PREMISES

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.

OR

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 nonagricultural use occurs on the Premises: *The pre-existing nonagricultural use will be described herein based on all pertinent approvals.*

SCHEDULE C

INSERT LEGAL METES AND BOUNDS OF THE EXCEPTION AREA (IF ANY)



Application for Farmland Preservation

12/10/2019



NEW JERSEY
State Agriculture Development Committee

SECTION II

⇒ **Section II: To be completed by** County Municipality Nonprofit

APPLICATION ELIGIBILITY

- This application is not being considered in any other farmland preservation program at this time.
- The Municipality, Board, or County has not owned title to the land for more than three years.
- The landowner has not rejected an offer for an amount equal to or greater than the certified market value under any farmland preservation program within the past 2 years. (This provision applies only to an application from the same landowner for the same farm.)
- The application is located within an adopted Agricultural Development Area.
- The application is a targeted farm within the County's or Township's approved Planning Incentive Grant Project Area. **Project Area:** _____
- The subject farm is eligible for farmland assessment.
- County PIG Only: This application meets the minimum eligibility criteria established by the County in its comprehensive farmland preservation plan and has a **rank score of** _____ out of _____ points based on the County's adopted ranking criteria.
 1. Has the Municipality, Board, or County pre-acquired the farmland easement? **YES** **NO**
If Yes: Easement Holder: _____ Date of acquisition: _____
 Purchase Price: _____ Acreage of the easement: _____
 2. Has the Municipality, Board, or County purchased the land in fee? **YES** **NO** **If Yes:**
 Date of acquisition: _____ Purchase Price: _____ Total Acreage: _____
 3. Has the Municipality identified this farm for affordable housing?

PREPARED BY: _____

Phone: _____

Email: _____

MINIMUM ELIGIBILITY CRITERIA

Pursuant to [N.J.A.C. 2:76-6.20](#),

The land must exhibit development potential based on the following standards:

- (1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the farm.
- (2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.
- (3) If the land is 25 acres or less, the land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps <https://njogis-newjersey.opendata.arcgis.com/datasets/njdep::wetlands-of-new-jersey-from-land-use-land-cover-2012-update/explore?location=40.236904%2C-74.442007%2C8.23> If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the NJDEP may be secured.
_____ % **soils classified as freshwater or modified agricultural wetlands.**
- (4) If the land is 25 acres or less, the land shall not contain more than 80% soils with slopes in excess of 15% as identified on a USDA NRCS SSURGO version 2.2 or newer soils map.
_____ % **soils with slopes in excess of 15%.**

If the land does not meet any of the standards above, is it eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law? **YES** **NO**

FOR LANDS LESS THAN OR EQUAL TO 10 ACRES the land also must meet the criteria below to be eligible for preservation with SADC funding:

- The land produces agricultural or horticultural products of at least \$2,500 annually. Supporting documentation must be provided (tax forms, receipts, etc.)
- At least 75% of the land is tillable or a minimum of 5 acres, whichever is less. _____% or _____ ac
- At least 75% of the land, or a minimum of 5 acres, whichever is less, consists of soils that can support agricultural or horticultural production. _____% or _____ ac

FOR LANDS GREATER THAN 10 ACRES the land also must meet the criteria below to be eligible for preservation with SADC funding:

- At least 50% of the land or a minimum of 25 acres, whichever is less, is tillable. _____% or _____ ac
- At least 50% of the land or a minimum of 25 acres, whichever is less, consists of soils that can support agricultural or horticultural production. _____% or _____ ac

SOILS Calculations should be based on the latest SSURGO data available (see References). This is the same data the SADC will use to evaluate the accuracy of the soil data submission.

Exception acres should not be included or used to calculate soil score.

Prime	_____ acres	=	_____ %
Statewide	_____ acres	=	_____ %
Local	_____ acres	=	_____ %
Unique	_____ acres	=	_____ %

Please identify unique soils: _____

List crop(s) grown on unique soil: _____

Other	_____ acres	=	_____ %
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TOTAL NET ACRES	_____ acres	=	100 %
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TILLABLE ACRES Please provide a map delineating tillable acres. *Exception acres should not be included or used to calculate tillable acres score.* This is verified by current Farm Tax Assessment Form, aerial photography interpretation, and site visit.

For evaluation purposes, the term “tillable” means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment purposes.

- (1) “Cropland harvested” means land from which a crop was harvested in the current year. Cropland harvested shall include land under structures utilized for agricultural or horticultural production.
- (2) “Cropland pastured” means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.
- (3) “Permanent pasture” means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

Indicate the percentage of the farm that is classified under the following categories.

Exception acres should not be included.

Cropland Harvested	_____ acres	=	_____ %
Cropland Pastured	_____ acres	=	_____ %
Permanent Pasture	_____ acres	=	_____ %
Woodlands	_____ acres	=	_____ %
Other: _____	_____ acres	=	_____ %
TOTAL NET ACRES	_____ acres	=	100 %

BOUNDARIES AND BUFFERS (as depicted on map submitted with the application)

Indicate the percentage of the subject farm boundary bordered by the following uses:

- | | |
|--|---|
| <input type="checkbox"/> Deed Restricted Farmland (permanent) _____% | <input type="checkbox"/> Stream (perennial) and Wetlands _____% |
| <input type="checkbox"/> Deed Restricted Wildlife Areas, municipal, county or state-owned parcels _____% | <input type="checkbox"/> Cemeteries _____% |
| <input type="checkbox"/> Military Installations _____% | <input type="checkbox"/> Parks (limited public access) _____% |
| <input type="checkbox"/> 8 Year Programs and EP Applications _____% | <input type="checkbox"/> Golf Course (public) _____% |
| <input type="checkbox"/> Farmland (unrestricted) _____% | <input type="checkbox"/> Highways (limited access) and Railroads _____% |
| <input type="checkbox"/> Parks (high use) _____% | <input type="checkbox"/> Woodlands _____% |
| <input type="checkbox"/> Residential (<5 acres w/o infrastructure) _____% | <input type="checkbox"/> Residential (w/infrastructure) _____% |
| <input type="checkbox"/> Industrial _____% | <input type="checkbox"/> Commercial _____% |
| | <input type="checkbox"/> Schools _____% |
| | <input type="checkbox"/> Other _____% |
| | 100 % |

FEDERAL FUNDING: Agricultural Land Easement (ALE)

1. Does this farm have federal funding associated with it?

- None** **Funding Obtained** **Application Pending** **Future Funding Round**

Who obtained the federal grant? _____

2. What is the impervious cover limit associated with the ALE? _____%

3. Does the ALE allow for future divisions? **YES** **NO** **If yes, How many?** _____

ZONING & DEVELOPMENT POTENTIAL

Zoning Code: _____

Minimum Lot Size: _____

Required Frontage: _____ **Farm has** _____ **feet of frontage**

Please provide district regulations and any other sections of the land use regulation that apply to or support development on this farm (e.g. cluster provision, additional roads, etc.)

1. Is agriculture a permitted use in every zone district associated with this farm? **YES** **NO**
If **No**, please stop and contact your SADC RAC.

2. Do minimum area, bulk, and dimension requirements in the zoning code permit, by right, additional development on the farm. **YES** **NO** **If No**, please describe zoning relief required to develop this farm and provide relevant zoning information.

3. Is there a current NJDEP wetlands Letter of Interpretation (LOI)? **YES** **NO**
If Yes, please submit a copy of the LOI.

4. Does parcel access require crossing of wetlands, steep slopes or other environmentally impacted areas
 YES **NO** **If Yes**, please explain how the access over environmentally impacted areas can accommodate further development beyond what currently exists.

5. Is the upland (non-wetland) area of the farm sufficient to support additional development beyond what currently exists? **YES** **NO** **If No**, please stop and contact your SADC RAC.

6. Is the farm eligible for allocation of development credits pursuant to a transfer of development rights program authorized and duly adopted by law? **YES** **NO**
 - a. Subject Farm is in a: Sending Zone Receiving Zone
 - b. TDR Program is: Local Regional (Pinelands, Highlands etc.)
 - c. Credits Allocated # _____ Verified Source: _____
 - d. Credits Estimated # _____ Verified Source: _____
 - e. Have any credits been severed and either sold or retained by landowner? **YES** **NO**

7. Has the farm ever been included in the municipality's Master Plan Housing Element or Fair Share Plan?
 YES **NO** **If Yes**, please stop and contact your SADC RAC.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

8. In which [Planning Area](#) is the parcel located?

- (PA1) Metropolitan (PA2) Suburban Other: _____
- (PA3) Fringe (PA4) Rural
- (PA4b) Rural & Environmentally Sensitive (PA5) Environmentally Sensitive

PINELANDS

9. Is the parcel located in the Pinelands Region? **YES** **NO**

Please review map link in reference section for additional information.

If Yes, in which Pinelands Management Area is the parcel located?

- Preservation Area District Forest Area
- Agricultural Production Area Special Agricultural Production Area
- Rural Development Area Pinelands Village and Pinelands Town
- Regional Growth Area

10. If the parcel is located in Ag. Production, Special Ag. Production or Preservation Pinelands Management Areas has the New Jersey Pinelands Commission issued a Pinelands Development Credit (PDC) Letter of Interpretation (LOI) for any portion of the farm in question? **YES** **NO**

Note: Copies of any and all Letters of Interpretation (LOI) should be submitted.

If Yes, how many Pineland Development Credits (PDC) is the parcel eligible for? _____

a. Have any PDCs been severed? **YES** **NO**

If No, LOI # _____ Date of LOI _____ LOI Application # _____

b. Is the landowner willing to accept an impervious coverage limitation of 10 percent on the farm in exchange for a base value increase in the Pinelands Valuation Formula pursuant to N.J.A.C.2:76-19.4(c)? **YES** **NO**

c. Does the farm contain lakes or reservoirs greater than 2 acres which contains water year-round? **YES** **NO** **If Yes**, is the landowner willing to accept the following additional deed restriction (need link or list deed restriction) in exchange for a base value increase of 0.375 percent per acre in the Pinelands Valuation Formula pursuant to N.J.A.C. 2:76-19.11 **YES** **NO**

HIGHLANDS

11. Is the parcel located in the Highlands Region? **YES** **NO**

If Yes, is it in the **Preservation** or **Planning Area**?

Please review map link in reference section for additional information.

If Planning Area, does municipality have an approved petition for Plan Conformance?

- YES** **NO**

12. Has the applicant, or an immediate family member, owned the farm continuously since August 10, 2004? **YES** **NO** **If No**, did they enter into a binding contract of sale to purchase the farm on or before May 17, 2004? **YES** **NO** Date of Contract: _____

MINIMUM RANK SCORE (County PIG & Nonprofit Only)

Please complete the questions below and refer to SADC Policy P-14-E, Prioritization of Project Areas (<http://www.nj.gov/agriculture/sadc/rules/P14eprioritizationofprojectareaspdf.pdf>) to calculate the application individual's rank score. Pursuant to N.J.A.C. 2:76-17.2, an applicant will be considered an "Eligible Farm" if it is a targeted farm achieving an individual rank score equal to or greater than 70% of the county's average quality score for the previous three years as determined by the SADC.

1. **70% of the County's average rank score as certified by the SADC for the most recently approved scores = _____** as found on the SADC website at: <http://www.nj.gov/agriculture/sadc/farmpreserve/programs/countyPIG.html>
2. **The rank score of this application, pursuant to N.J.A.C. 2:76-6.16 and as determined by SADC policy P-14-E, with information provided on the following pages in this application = _____**

DENSITY OR CONTIGUOUS PROPERTIES

List, by name and program (e.g. County PIG, Direct Easement), lands that are reasonably contiguous (within 1/2 mile linear distance) to the subject application which are comprised of: development easement purchase applications approved by the CADB and received by the SADC during the current round, applications with final approval, lands where development easements have already been purchased, 8-yr program parcels and other permanently deed restricted active farmlands. Include subject application if not an isolated parcel.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

WAIVER TO MINIMUM RANK SCORE (COUNTY PIG ONLY)

Pursuant to N.J.A.C. 2:76-17.9(a)7i, if a farm fails to meet the minimum rank score and the county wishes to preserve the farm using Committee funds the county may request from the Committee a waiver of the minimum score criteria.

Does the County wish to request a waiver to the Minimum Quality Score? **YES** **NO**

If Yes, the Committee may grant a waiver of the minimum score criteria upon finding that any of the following apply (please check all that apply and provide a letter addressing the following):

- 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.
- The subject farm is of exceptionally high agricultural resource value based on soil characteristics.
- The subject farm 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.

CHECKLIST:

All checklist items are required for administrative completeness of this application. Omissions may delay review and evaluation of this application. Please check off the following attachments upon completion:

- Completed and signed Section I & II **** Any other application forms completed by the Applicant must also be submitted**
- Signed Guidance Documents: Exceptions, Non-Agricultural Uses, & Division of the Premises (If applicable: ALE Grants)
- Completed Appraisal Order Checklist
- Current recorded deed of ownership
- Contract purchaser agreement, if appropriate
- Current recorded deed of easement and/or conservation easements, if appropriate
- Map with lot boundaries, exceptions, existing residences, and adjacent land uses clearly identified
- Current Farmland Tax Assessment Form with Land Use (crops/products) identified
- Copies of all recorded easements on the Farm
- County ranking (For County PIG & Nonprofit applications)
- Other documents as required in the Application

NONPROFIT APPLICATION ADMINISTRATIVE VERIFICATION

- Public notice has been completed.
 - The nonprofit must **publish a notice in the official newspaper** of the municipality in which the project is located within **90 days** of submitting an application. Date: _____
 - The nonprofit must notify the Municipal governing body in which the project is located. Date: _____
 - The nonprofit must notify the CADB in which the project is located. Date: _____
- Onsite inspection of farm has been completed. Date: _____
- Attachment with estimated acquisition costs, funding partner information and grant request.

Prepared by: _____



Affidavit of County Agriculture Development Board Or Municipal Agricultural Advisory Committee Verification

County of _____ }
State of NEW JERSEY } SS

Name of Affiant

Landowner / Applicant's name

Being duly sworn according to law, upon his/her oath, disposes and says:

1. I am the _____ of the _____ (hereinafter "Board") and am fully aware of all the actions the Board has taken.
2. The Board has completed, reviewed and approved the subject farm application pursuant to SADC regulations and policies including N.J.A.C.2:76-17.3 and 17A.3 "Prerequisites for grant eligibility" and N.J.A.C.2:76-17.9 and 17A.9 "Committee review of an application for the sale of a development easement from an eligible farm".
3. Staff of the Board has performed a site inspection of this farm on _____.
4. A copy of the landowner's application will be provided to two SADC certified appraisers hired to evaluate the development easement on this farm.
5. All information contained in the attached application for an easement purchase cost share grant is complete and accurate.

Signature & Title

Sworn and Subscribed before me
this _____ day of _____, 20__.

Notary Public



References



NEW JERSEY
State Agriculture Development Committee

CONTACTS

Please don't hesitate to contact the **Regional Acquisition Coordinators** with any questions

(609) 984-2504 or SADC emails are firstname.lastname@ag.nj.gov

- Atlantic, Burlington, Camden, Cape May, Cumberland & Gloucester: Cindy Roberts
cindy.roberts@ag.nj.gov
- Bergen, Mercer, Middlesex, Morris, Passaic, Somerset, Sussex & Warren: David Zaback
david.zaback@ag.nj.gov
- Monmouth, Ocean & Salem: Katie Mazzella katie.mazzella@ag.nj.gov
- Hunterdon & Acquisition Program Manager: Stefanie Miller stefanie.miller@ag.nj.gov (609) 913-6572

REFERENCES

SADC REGULATIONS AND POLICIES <https://www.nj.gov/agriculture/sadc/rules/>

- Minimum Eligibility Criteria N.J.A.C. 2:76-6.20(c), -6.23 (a), 6.20(d), -17.4(a)
- Residual Dwelling Site Opportunities (RDSOs) N.J.A.C. 2:76-6.17
- SADC Policy: Exercising a Residual Dwelling Site Opportunity
 - <https://www.nj.gov/agriculture/sadc/documents/rules/p3IRDSOpolicy.pdf>
- SADC Guidance Library: <http://www.nj.gov/agriculture/sadc/publications/guidance.html>

GUIDANCE DOCUMENTS

- Exception Areas: <https://www.nj.gov/agriculture/sadc/documents/publications/exceptionareas.pdf>
- Non-agricultural Uses:
<https://www.nj.gov/agriculture/sadc/documents/publications/nonagriculturaluses.pdf>
- Division of Preserved Land:
<https://www.nj.gov/agriculture/sadc/documents/publications/divisionofpremiseswithsignature.pdf>
- Septic Policy (P-49): <https://www.nj.gov/agriculture/sadc/documents/rules/pol49.pdf>
- Access to Exception Areas:
<https://www.nj.gov/agriculture/sadc/documents/rules/p4Iaccesstoexceptionareas.pdf>

MAPPING RESOURCE

<https://www.njmap2.com/>

<https://njdasadc.maps.arcgis.com/home/index.html>

APPRAISAL RESOURCES

<https://www.nj.gov/agriculture/sadc/appraisals/>

AGRICULTURAL PRODUCTION & DEVELOPMENT

- Equine Questionnaire: <https://www.nj.gov/agriculture/sadc/documents/publications/equineactivitiesq.pdf>
- Right to Farm Guidebook: <https://www.nj.gov/agriculture/sadc/documents/rtfprogram/resources/guidebook.pdf>
- Adopted Agricultural Management Practices (AMPs): <https://www.nj.gov/agriculture/sadc/rtfprogram/amps/adoptedamps/index.html>

WETLANDS

- <https://www.nj.gov/dep/gis/lulc12c.html>
- <http://www.nj.gov/dep/gis/geoweb splash.htm>

SOILS

- USDA NRCS Web Soil Survey: <https://websoilsurvey.nrcs.usda.gov/app/>

STATE PLANNING AREAS: <http://www.nj.gov/state/planning/spc-state-plan.html>

Highlands

- Highlands Region Mapping: <http://www.state.nj.us/njhighlands/gis/>
- Plan Conformance <https://www.state.nj.us/njhighlands/planconformance/>

Pinelands

- Pinelands Region: <http://www.nj.gov/pinelands/home/maps/index.shtml>

MINIMUM RANK SCORE (County PIG ONLY)

- SADC Policy-PRIORITIZATION OF PROJECT AREAS AND INDIVIDUAL APPLICATIONS <https://www.nj.gov/agriculture/sadc/documents/rules/PI4eprioritizationofprojectareaspdf.pdf>
- County Planning Incentive Grants <http://www.state.nj.us/agriculture/sadc/farmpreserve/programs/countyPIG.html>
- NJ Division of Taxation - Table of Equalized Values <http://www.state.nj.us/treasury/taxation/lpt/lptvalue.shtml>