



Planning Incentive Grant (PIG) Easement Purchase Application



NEW JERSEY
State Agriculture Development Committee

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

County PIG

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

Municipal PIG

Section I

PROPERTY INFORMATION

Landowner Name(s): _____

Home 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 _____

Municipality: _____ Block & Lot _____ Acres _____

Primary Contact (if different from landowner):

Name: _____ Relation: _____

Phone: _____ Email: _____

Address: _____

Contact for Farm Visits Primary Contact Landowner Other: _____

Name: _____ Relation: _____

Phone: _____ Email: _____

**Please don't hesitate to contact the
Regional Acquisition Coordinators
with any questions (609) 984-2504**

For SADC use only	
SADC ID#	_____
Date Received	_____
Staff Reviewer	_____



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 an 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 Chosen Freeholders? **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 & DEVELOPMENT

1. Is the farmland rented or leased **YES** **NO** **If Yes,** please describe the terms of a verbal lease or provide a copy of the lease. _____
2. Are there horses on the property? Check all that apply: **none** **personal use** **breeding**
3. **boarding** **Other** _____
4. Do you have livestock? **YES** **NO**

If Yes, do you have an Animal Waste Management Plan? **YES** **NO**

5. Are there greenhouses/hoop houses on the property? **YES** **NO** **If Yes,**
 - a. What is the condition of the floor of the greenhouse/hoop house? **dirt** **gravel**
 weed block over dirt **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**
6. Did NRCS prepare an installation plan for any of the agricultural structures? **YES** **NO**
7. Is the property enrolled in a Federal Program (e.g., WHIP, EQUIP, CREP, CRP, WRE)?
 YES **NO** **If Yes,** describe & please provide map of restricted areas:

AGRICULTURAL PRODUCTION ACTIVITIES

Is there any agricultural production currently taking place on the property that is not covered on the current Farmland Assessment Form you provided with this application? **YES** **NO** If **Yes**, please describe.

NON-AGRICULTURAL PRODUCTION ACTIVITIES

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

An identified non-agricultural use can continue after preservation but CANNOT be expanded or intensified after the premises are preserved if located on the preserved farmland outside of an exception area.

1. Are there existing non-agricultural uses on the land to be preserved? **YES** **NO**

If **Yes**, please describe: _____

2. Are there non-agricultural uses occurring or planned within the exception area(s)? **YES** **NO**

If **Yes**, please describe: _____

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

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

If **Yes**, please identify the lessee, describe the business/operation, and provide a copy of the lease:

5. Describe how the non-agricultural use is and will be accessed on the parcel:

**Please review the guidance documents on Exception Areas and Non-Agricultural Use in the reference section for additional information.*

RESIDENTIAL INFORMATION & IMPROVEMENTS

What types of residential opportunities are available?

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

Residential opportunities include:

- **Existing or future residential units and ancillary residential structures (garage, pool, utilities, etc.) in Exception Areas***
 - An Exception Area is an area free from the farmland preservation Deed of Easement restrictions that will apply once the farm is preserved.
 - Improvements must stay within the exception area unless additional SADC policies apply.
 - Non-agricultural uses may occur within the structures, subject to municipal ordinances.
- **Existing residential units and ancillary residential structures (garage, pool, utilities, etc.) on the Preserved Acreage**
 - May be improved, subject to municipal ordinances, and 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 Preserved Acreage**
 - A Residual Dwelling Site Opportunity (RDSO) is the opportunity for the limited future construction of a residential unit for agricultural purposes. There is a limit of one RDSO per 100 acres, including existing residences, provided there are no other residential opportunities associated with the farm.
 - RDSOs are allocated to the farm at the time of application and are subject to approval by the CADB or appropriate easement holder.
 - 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 property until approval is granted.
 - 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 property.

**Please review the guidance documents on Exception Areas and Non-Agricultural Use in the reference section for additional information.*

EXCEPTION AREA INFORMATION

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)?
- Do you want 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, they cannot be expanded in the future unless they are within an exception area.

There are two kinds of exception areas:

- **Non-severable exception:** an area of the farm which is excepted from the Deed of Easement but remains tied to the farm and cannot be subdivided, transferred, or conveyed separately from the farm.
- **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.

Exception areas shall be permitted only if they do not cause a substantially negative impact on the continued use of the land for agricultural purposes. Factors for determining if there is an adverse effect to the applicant's agricultural operation are as follows: severability potential from the premises, number requested, size, percent of premises, Right to Farm language, location, and use.

Landowners will not be paid for areas designated as a severable or non-severable exception and exception areas cannot be granted, moved, or expanded once the farm is preserved.

Sample Residence in Easement and Non-Severable Exception Area



Sample Non-Severable and Severable Exception Area



**Please review the guidance documents on Exception Areas and Non-Agricultural Use in the reference section for additional information.*

RESIDENCES ON THE EASEMENT AREA

Are there any residential units on the property within the easement area? **YES** **NO**

If No, please skip to the next page.

If Yes, please describe how many and the type of residential units (single-family, duplex, apartment(s), attached, trailer, etc.) and accessory buildings (garages, barns, pools, etc.) are within the easement area.

1. Are any of the existing residential units 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

d. Do all the occupants work on this farm? **YES** **NO** **If No**, please explain:

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

If Yes, please provide copy of the lease.

3. Do you or the county or municipality want to place a size limitation on any of the residential units?

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

4. Do any of the residential units also contain a nonagricultural use? **YES** **NO**

If Yes, please describe:

5. How many Residual Dwelling Site Opportunities (RDSO) would you like to reserve? _____

One RDSO per 100 acres, including existing residences, is permitted provided there are no other residential opportunities associated with the farm.

EXCEPTION AREAS

Will you be requesting any exception areas? **YES** **NO**

If Yes, please answer the following and indicate location on a tax map with access/driveways included.

If No, please skip to the next page.

Exception Area 1:

1. # _____ Acres Non-severable Severable

If Severable, the acreage and frontage of the exception should meet local zoning minimum area, bulk, and dimension requirements for the proposed use.

2. Is the exception area for an existing or future residential use? **Existing** **Future** **Other**

If Existing, please describe existing residential units:

If Other, please describe:

3. Will the exception area have additional restrictions?

One single-family residence # _____ residences / type _____

Zero (0) single-family residences **Other** _____

4. Does the exception contain the existing/proposed septic & utilities for the residence(s)?

YES **NO** Please review the Septic Policy in the reference section for additional information.

5. Does the exception contain any buildings? **YES** **NO** **If Yes**, please describe:

6. Is the exception area for an existing or planned future non-agricultural use? **YES** **NO**

If Yes, please describe: _____

7. Is the Exception area for a Trail or Open Space? **YES** **NO** **If Yes:**

a. Did the County or Township request it? **YES** **NO**

b. Please provide detail on width, buffers, improvements, and maintenance:

c. Please attach maps showing how it connects to a trail system or an open space plan within the municipality or county.

EXCEPTION AREAS (continued)

Copy page if additional exceptions are requested.

Exception Area 2: Please indicate location on a tax map with access/driveways included.

8. # _____ Acres Non-severable Severable

If Severable, the acreage and frontage of the exception should meet local zoning minimum area, bulk, and dimension requirements for the proposed use.

9. Is the exception area for an existing or future residential use? Existing Future Other
If Existing, please describe existing residential units:

If Other, please describe:

10. Will the exception area have additional restrictions?

One single-family residence # _____ residences / type _____

Zero (0) single-family residences **Other** _____

11. Does the exception contain the existing/proposed septic & utilities for the residence(s)?

YES **NO** Please review the Septic Policy in the reference section for additional information.

12. Does the exception contain any buildings? **YES** **NO** **If Yes**, please describe:

13. Is the exception area for an existing or planned future non-agricultural use? **YES** **NO**

If Yes, please describe: _____

14. Is the Exception area for a Trail or Open Space? **YES** **NO** **If Yes:**

a. Did the County or Township request it? **YES** **NO**

b. Please provide detail on width, buffers, improvements, and maintenance:

c. Please attach maps showing how it connects to a trail system or an open space plan within the municipality or county.

OTHER BUILDINGS

Are there any other buildings on the property? **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 nonagricultural use? **YES** **NO**

If Yes, please describe:

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

1. Are there access easements on the land being preserved? **YES** **NO** **If Yes**, please describe:

2. Are parts of this farm participating in any federal programs? (WHIP, EQUIP, CRP, WRP, etc.)

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

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

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

SUBDIVISION APPROVALS

Has this property 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, 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
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. Please provide details & estimates to cure/clean up all environmental contamination and materials in order to build housing, if applicable:

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

8. 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?

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

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 property for sale? **YES** **NO**

2. Is the landowner of the Premises 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 property involved in a foreclosure? **YES** **NO**

5. 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

6. Is the landowner an LLC? If **Yes**, please provide Operating Agreement **and** Certificate of Formation

7. 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? _____

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.nj.gov/agriculture/sadc/farmpreserve/resources/summit07conservationplanning.pdf>

Does the farm currently have a Conservation Plan? **YES** **NO**

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 applies 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: _____



Planning Incentive Grant

Easement Purchase Application



NEW JERSEY
State Agriculture Development Committee

SECTION II

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

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 property.)
 - 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: _____

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 premises.
- (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 <http://njogis-newjersey.opendata.arcgis.com/datasets/2012-land-use-land-cover-wetlands>. 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	=	_____ %
-------	-------------	---	---------

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 premises 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 property boundary bordered by the following uses:

- | | |
|--|--|
| 1. Deed Restricted Farmland (permanent) _____% | 10. Farmland (unrestricted) _____% |
| 2. Deed Restricted Wildlife Areas, municipal, county or state-owned parcels _____% | 11. Woodlands _____% |
| 3. Stream (perennial) and Wetlands _____% | 12. Parks (high use) _____% |
| 4. Cemeteries _____% | 13. Residential (w/infrastructure) _____% |
| 5. Parks (limited public access) _____% | 14. Residential (<5 acres w/o infrastructure) _____% |
| 6. Military Installations _____% | 15. Commercial _____% |
| 7. Golf Course (public) _____% | 16. Industrial _____% |
| 8. 8 Year Programs and EP Applications _____% | 17. Schools _____% |
| 9. Highways (limited access) and Railroads _____% | 18. 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: _____

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

- Minimum Lot Size: _____

- Required Frontage: _____ Property has _____ ft. of frontage

1. Do minimum area, bulk and dimension requirements in the zoning code permit, by right, additional development on the premises. **YES** **NO**

If No, please describe zoning relief required to develop this property and provide relevant zoning information.

2. Is there a current NJDEP wetlands Letter of Interpretation (LOI)? **YES** **NO**

If Yes, please submit a copy of the LOI.

3. 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.

4. Will the purported development value of the land depend on the potential to provide access for additional development? **YES** **NO** **If Yes**, the municipal zoning ordinances allowing further subdivision of the land must be verified and confirmed in writing by the municipal zoning officer or planner.

Will access only be available pursuant to an easement? **YES** **NO**

If Yes, the easement must specify that further subdivision of the land is possible.

5. Is the upland (non-wetland) area of the property sufficient to support additional development beyond what currently exists? **YES** **NO** (if “NO” – stop this farm may not be eligible)

6. Is the land eligible for allocation of development credits pursuant to a transfer of development rights program authorized and duly adopted by law? **YES** **NO**

a. Subject Property 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**

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

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

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

PINELANDS

7. 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

8. 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 property 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 property 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 property 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

9. 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**

10. Has the applicant, or an immediate family member, owned the premises continuously since August 10, 2004? **YES** **NO**

If No, did they enter into a binding contract of sale to purchase the premises on or before May 17, 2004? **YES** **NO** Date of Contract: _____

MINIMUM RANK SCORE (County PIG 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, round and program (e.g. 2004A EP, State Acquisition, 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 property is of exceptionally high agricultural resource value based on soil characteristics.
- The subject property 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.

LOCAL COMMITMENT

If the application spans multiple municipalities duplicate this sheet as necessary to indicate each municipality separately.

1. Local Zoning

- a. Does local zoning require an average minimum lot size of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations?
 YES **NO**
- b. Is sliding scale zoning utilized? **YES** **NO**
- c. Are transfer of development rights/credits available? **YES** **NO**
- d. Is the zoning for very low density? **YES** **NO** **If Yes, explain:**

2. Are there other equivalent measures that discourage conflicting nonagricultural development? **YES** **NO** **If Yes, explain:**

3. Is there sewer or other growth leading infrastructure already serving or immediately adjacent to the premises?
 YES **NO**

4. Is purchase of development easements consistent with the State Development and Redevelopment Plan and county and local plans? **YES** **NO**

5. Is there an active municipal liaison with the CADB? **YES** **NO**
If Yes, please provide name, phone number, and email address:

3. Do planning board actions regarding nonagricultural development support farmland preservation? (i.e. as supported by the Master Plan?) **YES** **NO**

4. Does municipal governance regarding nonagricultural development support farmland preservation?
 YES **NO**

5. Has the municipality ever passed an ordinance approving a municipally approved 8-year program (MAFPP)?
 YES **NO**

6. Have development easements already been purchased in the municipality? **YES** **NO**

7. Does the municipality have a “Right to Farm” ordinance? **YES** **NO**
If Yes, please provide a copy of the municipal ordinance.

8. Does the municipality’s “Right to Farm” ordinance require a developer and/or landowner, who plans to build or sell a lot in an agricultural area, to inform prospective purchasers through their agent, of the existence of the “Right to Farm” ordinance and the protection it grants to agricultural operations? **YES** **NO**

9. Does the municipality’s “Right to Farm” ordinance require “right to farm language” to be included in the Deed of transfer for sales in agricultural areas of the Township? **YES** **NO**

10. Community Financial Support

This figure should represent the amount committed or spent by the municipality for the preservation of farmland. If a municipality has an Open Space Tax, only the amount specifically designated for farmland preservation can be included. Please refer NJ Division of Taxation-Table of Equalized Values, link in Reference Section.

Budget: \$ _____ Referendum: \$ _____

Trust Funds: \$ _____ Bonds: \$ _____

Other: \$ _____ Total Funds: \$ _____

Municipal Equalized Assessed Valuation: \$ _____

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
- Signed Guidance Documents: Exceptions, Non-Agricultural Uses, & Division of the Premises (If applicable: Division of the Premises for Farms with Non-Contiguous Parcels & 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
- Tax map with lot boundaries, exceptions, existing residences, and adjacent land uses clearly identified
- Current Farmland Tax Assessment Form with Land Use (crops/products) identified
- GIS map with the application lot boundaries and any preserved farms (current applications or previously preserved) within one-half mile of the application parcel(s) clearly identified. Please refer to GIS Technical Specifications for Maps in reference section
- USDA NRCS or GIS wetlands and soils map with lot boundaries and exceptions clearly identified and soil calculations including soil map units, acres, and percentages of each unit
- Copies of all recorded easements on the Property
- County ranking (For County PIG applications)
- Other documents as required in the Application



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

County of _____ }
State of NEW JERSEY } SS

Name of Affiant

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

1. I am the Chairperson 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 property 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 property.
5. All information contained in the attached application for an easement purchase cost share grant is complete and accurate.

Chairperson, _____

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

Notary Public