



Approved as to Form and Legality

Date Adopted

Committee

July 18, 2018

Agricultural/Tourism

Resolution Authorizing the Proposed Acquisition of a Development Easement on Kelly Farm Pilesgrove Township

WHEREAS, the Salem County Agriculture Development Board submitted a Planning Incentive Grant (PIG) application to the State Agriculture Development Committee (SADC), pursuant to the State Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et. Seq., the Planning Incentive Grant Program, N.J.S.A. 4:1C-43.1, and the regulations there under; and

WHEREAS, the application provided for the proposed acquisition of a Development Easement on the property owned by Dennis J. Kelly and designated on the municipal tax map as Block 24, Lot 3 in the Township of Pilesgrove, County of Salem, State of New Jersey; and

WHEREAS, the Township has the discretion to purchase the development easement at an amount higher than the SADC certified value, provided that amount does not exceed the highest appraised value; and

WHEREAS, the property owner has agreed to enter into an option agreement with the Township for a per acre price of \$7,260.00, which is higher than the SADC certified fair market value; and

WHEREAS, the Township has agreed that if there is any amount that is not covered by the SADC or the Federal program, that they will pay the difference; and

WHEREAS, the State Agriculture Development Committee certified the fair market value of the development easement pursuant to N.J.A.C. 2:76-7.14 at \$6,600 per acre on April 28, 2017. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 86 net acres), subject to (a) the actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program requirements, and (b) any additional adjustments pursuant to the State statute rule, regulation or policy:

State Agriculture Development Committee	\$	283,800.00
Salem County	\$	-0-
Pilesgrove Township	\$	-0-
Federal Farm and Ranch Lands	\$	340,560.00
Total	\$	624,360.00

WHEREAS, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Kelly Farm, Block 24, Lot 3 in the township of Pilesgrove, on approximately 86 net acres at its June 27, 2018 meeting and is subject to the following:

- (a) The conveyance of a development easement which shall provide for the following:
 1. Exception: None
 2. Non-Agricultural use(s): None
 3. Dwellings: None
 4. Residual Dwelling Site Opportunities: None

NOW THEREFORE BE IT RESOLVED, that the Salem County Board of Chosen Freeholders authorizes the proposed acquisition of a development easement on the Kelly Farm in an amount of approximately \$0.00.

LEE R. WARE, Freeholder
 Chairman, Transportation, Agriculture Committee

I hereby certify the foregoing to be a true resolution adopted by the Board of Chosen Freeholders of the County of Salem on July 18, 2018.

BRENDA P. BANKS
 Clerk of the Board

RECORD OF VOTE

FREEHOLDER	AYE	NAY	ABSTAIN	ABSENT	RESOLUTION MOVED	RESOLUTION SECONDED
L. Ware	✓				✓	
C. Hassler	✓					
B. Laury	✓					✓
S. Griscom	✓					
M. DeCastro	✓					

✓ Indicates Vote

Department Initials

KA