



Board of County Commissioners

Agricultural/Tourism Committee

Resolution Authorizing the Proposed Acquisition of a Development Easement on Smith Farm Alloway 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 thereunder. The County’s application includes a proposed funding plan which provides for the purchase of the development easements included in the application based upon the SADC using the sliding scale formula; and

WHEREAS, the application provided for the proposed acquisition of a Development Easement on the property owned by C. Dale Smith and Donald G. Smith and designated on the municipal tax map as Block 39, Lot 17 and Block 38, Lot 1 in the Township of Alloway, County of Salem, State of New Jersey; 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 \$6,700 per acre on November 19, 2020. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 78.6 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 | \$ | 315,972.00 |
| Salem County | \$ | 210,648.00 |
| Total | \$ | 526,620.00 |

WHEREAS, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Smith Farm, Block 39, Lot 17 and Block 38, Lot 1 in the township of Alloway, on approximately 78.6 net acres at its March 24, 2021 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 by the Salem County Board of County Commissioners authorizes the proposed acquisition of a development easement on the Smith Farm in an amount of approximately \$210,648.00.

LEE R. WARE, County Commissioner
Chair, Agricultural/Tourism Committee

I hereby certify the foregoing to be a true resolution adopted by the Salem County Board of County Commissioners on March 31, 2021.

STACY L. PENNINGTON
Clerk of the Board

RECORD OF VOTE

| COMMISSIONER | RESOLUTION MOVED | RESOLUTION SECOND | AYE | NAY | ABSTAIN | ABSENT |
|----------------|---------------------|----------------------|-----|-----|---------|--------|
| G. Ostrum, Jr. | | ✓ | ✓ | | | |
| E. Ramsay | | | ✓ | | | |
| L. Ware | ✓ | | ✓ | | | |
| R.S. Griscom | | | | | | ✓ |
| B. Laury | | | ✓ | | | |

I, **Kelly A. Hannigan**, Treasurer of the County of Salem, hereby certify in accordance with **Section 5:34-5 of the Local Public Contracts Guidelines and Local Public Contracts Regulations** that adequate funds for the contract listed below are available and are contained in the **OFFICIAL BUDGET** of the County of Salem.

Kelly A. Hannigan, Treasurer

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|--|-----------------------------|
| AMOUNT: Approximately \$210,648.00 | DATE: March 23, 2021 |
| ACCOUNT # and NAME: T-65-56-860-157-105 – Co Open Space/Farmland Preservation | |
| FOR: Easement – Smith Farm - Alloway | |
| VENDOR: West Jersey Title Agency | |