



**Resolution to Amend Resolution 2020-371
Authorizing the Proposed Acquisition of a Development Easement on
Mahalik/Eddis Farm
Mannington Township**

WHEREAS, the Township of Mannington 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 Matthew Mahalik and Dawn Eddis and designated on the municipal tax map as Block 39, Lot 18 in the Township of Mannington, 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 \$5,800 per acre on May 13, 2020. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 14.3 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	\$	49,764.00
Salem County	\$	16,588.00
Mannington Township	\$	16,588.00
Total	\$	82,940.00

WHEREAS, the landowners are requesting an additional one (1) acre non-severable exception area with zero (0) housing opportunities; and

WHEREAS, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Mahalak and Eddis Farm, Block 39, Lot 18 in the township of Mannington, on approximately 14.3 net acres at its October 28, 2020 meeting and was amended at their March 24, 2021 meeting adding in one (1) acre non-severable exception and is subject to the following:

- (a) The conveyance of a development easement which shall provide for the following:
 1. Exception: One non-severable exception consisting of 9.5 acres restricted to zero (0) residential housing opportunities, already encumbered by existing Wetlands Reserve Easement.
 2. Exception: One acre non-severable with no housing opportunities
 3. Non-Agricultural use(s): None
 4. Dwellings: One
 5. 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 Mahalik/Eddis Farm in an amount of approximately \$16,588.00.

 LEE R. WARE, Freeholder
 Chair, Agricultural/Tourism Committee

I hereby certify the foregoing to be a true resolution adopted by the Board of Chosen Freeholders of the County of Salem on March 31, 2020.

 STACY L. PENNINGTON
 Clerk of the Board

FREEHOLDER	RESOLUTION MOVED	RESOLUTION SECOND	AYE	NAY	ABSTAIN	ABSENT
G. Ostrum, Jr.		✓	✓			
C. Hassler			✓			
L. Ware	✓		✓			
R.S. Griscom						✓
B. Laury			✓			

✓ Indicates Vote

Department Initials KA