



Board of County Commissioners

**Agricultural/Tourism Committee**

**Resolution Authorizing the Proposed Acquisition of a Development Easement on Bell Farm Alloway Township**

**WHEREAS**, the Township of Alloway 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 Joseph Bell, Sr. and Robin Bell and designated on the municipal tax map as Block 3, Lot 34 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 \$4,600 per acre on January 12, 2021. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 21.1 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	\$	58,236.00
Salem County	\$	19,412.00
Alloway Township	\$	19,412.00
Total	\$	97,060.00

**WHEREAS**, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Bell Farm, Block 3, Lot 34 in the township of Alloway, on approximately 21.1 net acres at its April 28, 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 Bell Farm in an amount of approximately \$19,412.00.



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**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 May 19, 2021.

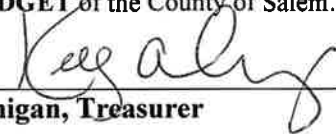


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**STACY L. PENNINGTON**  
 Clerk of the Board

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.



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**Kelly A. Hannigan, Treasurer**

<b>AMOUNT:</b> Approximately \$19,412.00	<b>DATE:</b> May 7, 2021
<b>ACCOUNT # and NAME:</b> T-65-56-860-157-105 – Co Open Space/Farmland Preservation	
<b>FOR:</b> Easement – Bell Farm - Alloway	
<b>VENDOR:</b> West Jersey Title Agency	