



Board of County Commissioners

Agricultural/Tourism Committee

Resolution Authorizing the Proposed Acquisition of a Development Easement on Kessel’s Nursery, LLC Farm (Lot 9) Upper Pittsgrove Township

WHEREAS, the Township of Upper Pittsgrove 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 Kessel’s Nursery, LLC and designated on the municipal tax map as Block 14, Lot 9 in the Township of Upper Pittsgrove, 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 December 10, 2021. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 20.3 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	\$	81,606.00
Salem County	\$	27,202.00
Upper Pittsgrove	\$	27,202.00
Total	\$	136,010.00

WHEREAS, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Kessel’s Nursery, LLC Farm, Block 14, Lot 9 in the township of Upper Pittsgrove, on approximately 20.3 net acres at its February 23, 2022 meeting and is subject to the following:

- (a) The conveyance of a development easement which shall provide for the following:
 1. Exception: 3 acre non severable for future flexibility and one existing single family residential unit
 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 Kessel's Nursery, LLC Farm in an amount of approximately \$27,202.00.



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 2, 2022.



STACY L. PENNINGTON
Clerk of the Board

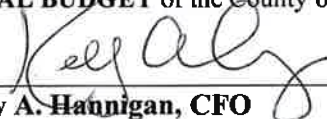
RECORD OF VOTE

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

✓ Indicates Vote

Department Initials KA

I, **Kelly A. Hannigan, CFO** 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, CFO

AMOUNT:	Approximately \$32,890.00	DATE: March 2, 2022
ACCOUNT # and NAME:	T-65-56-860-157-105	Co Open Space/Farmland Preservation
FOR:	Easement – Kessel's Nursery, LLC Farm – Upper Pittsgrove (Lot 9)	
VENDOR:	West Jersey Title Agency	