



Agriculture and Information Technology Committee

RESOLUTION AUTHORIZING THE PROPOSED ACQUISITION OF A DEVELOPMENT EASEMENT ON EDWARD AND JUSTINE HUFNELL FARM BLOCK 5, LOTS 1 AND 5 UPPER PITTSGROVE TOWNSHIP

WHEREAS, Upper Pittsgrove township 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 Edward and Justine Hufnell farm and designated on the municipal tax map as Block 5, Lots 1 and 5 in the Township of Upper Pittsgrove, County of Salem, State of New Jersey; and

WHEREAS, the State Agriculture Development Committee has implemented the Statewide Formula Value which has increased the per acre value and allowed the landowners to take additional restrictions; 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 \$12,058 per acre on December 10, 2025; and

WHEREAS, the landowner has agreed to limit the size of the residential units on the premises (and/or in the non-severable exception area) to a maximum of 2,500 square feet of heated living space pursuant to N.J.A.C. 2:76-26.9(a)2, which will add an additional \$875.00 per acre; and

WHEREAS, the landowner has agreed to a maximum 10% impervious cover limit, as defined under N.J.A.C. 2:76-26.2 on the property outside of any exception areas, which will add an additional \$875.00 per acre; and

WHEREAS, the new per acre price is \$13,808.00

The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 20.66net 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 statue rule, regulation or policy:

State Agriculture Development Committee	\$	228,218.62
Salem County	\$	28,527.33
Upper Pittsgrove	\$	28,527.33
Total	\$	285,273.28; and

WHEREAS, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Edward and Justine Hufnell Farm, Block 5, Lots 1 and 5 in the township of Upper Pittsgrove, on approximately 20.66 net acres at its January 28, 2026, meeting and is subject to the following:

- (a) The conveyance of a development easement which shall provide for the following:
 1. Exception: Non-severable exception consisting of 1.5 acres for one (1) existing single family residential unit
 2. Non-Agricultural use(s): Zero (0)
 3. Dwellings: Zero (0)
 4. Residual Dwelling Site Opportunities: Zero (0)

NOW, THEREFORE, BE IT RESOLVED by the Salem County Board of County Commissioners that authorizes the proposed acquisition of a development easement on the Edward and Justine Hufnell farm in an amount of approximately \$28,527.33.

I hereby certify the foregoing to be a true resolution adopted by the Salem County Board of County Commissioners on February 4, 2026.


 STACY L. PENNINGTON
 Clerk of the Board

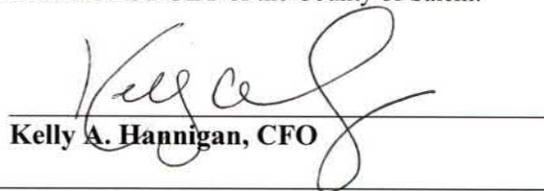
RECORD OF VOTE

COMMISSIONER	RESOLUTION MOVED	RESOLUTION SECOND	AYE	NAY	ABSTAIN	ABSENT
Deputy Director Taylor	✓		✓			
Commissioner Timmerman			✓			
Commissioner Collier		✓	✓			
Commissioner Ramsay			✓			
Director 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: \$ 28,527.33	DATE: February 4, 2026
ACCOUNT # 6-65-54-916-100-218	and NAME: Edward and Justine Hufnell
FOR: Easement – Edward and Justine Hufnell	
VENDOR: West Jersey Title	