



Board of County Commissioners

Agriculture and Information Technology Committee

RESOLUTION AUTHORIZING THE PROPOSED ACQUISITION OF A DEVELOPMENT EASEMENT ON SUZANNE PIERCE FARM BLOCK 11, LOT 16.02 ALLOWAY TOWNSHIP

WHEREAS, Alloway 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 Township’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 Suzanne Pierce farm and designated on the municipal tax map as Block 11, Lot 16.02 in the Township of Alloway, 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 \$12,648 per acre on July 30, 2025; and

The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 8.04 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	\$	81,351.36
Salem County	\$	10,169.28
Alloway	\$	10,169.28
Total	\$	101,689.92; and

WHEREAS, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Suzanne Pierce Farm, Block 11, Lot16.02 in the township of Alloway, on approximately 8.04 net acres at its February 25, 2026, meeting and is subject to the following:

- (a) The conveyance of a development easement which shall provide for the following:
 1. Exception: Zero (0)
 2. Non-Agricultural use(s): Zero (0)
 3. Dwellings: One (1)
 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 Suzanne Pierce farm in an amount of approximately \$10,169.28.

I hereby certify the foregoing to be a true resolution adopted by the Salem County Board of County Commissioners on March 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: \$10,169.28	DATE: March 4, 2026
ACCOUNT: #6-65-54-916-100-218	and NAME: Suzanne Pierce
FOR: Easement – Suzanne Pierce	
VENDOR: West Jersey Title	