



Board of County Commissioners

Resolution No. 2026 – 128

Agriculture and Information Technology Committee

**RESOLUTION AUTHORIZING THE PROPOSED ACQUISITION OF A
DEVELOPMENT EASEMENT ON JEANNIE AVERSA FARM
BLOCK 2201, LOT 1
PITTSBORO TOWNSHIP**

WHEREAS, the Township of Pittsboro 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 Jeannie Aversa farm and designated on the municipal tax map as Block 2201, Lot 1 in the Township of Pittsboro, 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 \$12,804 per acre on January 14, 2026; 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 \$950.00 per acre; 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 \$950.00 per acre; and

WHEREAS, the new per acre price is \$14,704.00; and

The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 6.87 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	\$	80,813.18
Salem County	\$	10,101.65
Pittsboro	\$	10,101.65
Total	\$	101,016.48

WHEREAS, the Salem County Agriculture Development Board gave final approval to the proposed acquisition of a development easement on the Jeannie Aversa Farm, Block 2201, Lot 1 in the township of Pittsgrove, on approximately 6.87 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: One (1) non-severable exception consisting of one (1) acre for one (1) future 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 does authorizes the proposed acquisition of a development easement on the Jeannie Aversa Farm in an amount of approximately \$10,101.65.

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

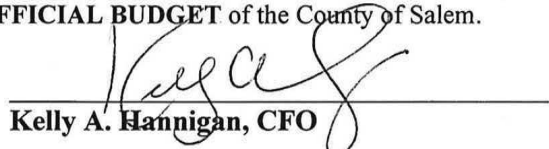
RECORD OF VOTE

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:	Approximately \$52,512.79	DATE:	March 4, 2026
ACCOUNT #	6-65-54-916-100-218	and NAME:	Co Open Space/Farmland Preservation
FOR:	Easement – Jeannie Aversa Farm – Pittsgrove		
VENDOR:	West Jersey Title Agency		