

# **APPENDIX**

# Hunterdon County Preserved Farms as of August 24, 2007

## Table 1

<b>Municipality</b>	<b>Original Owner</b>	<b>Acres</b>
East Amwell	Inga Denton Estate	104.22
Readington	Schley Farm	105.08
<b>County Donated</b>	<b>2 Farms</b>	<b>209.30</b>
Alexandria	Alexandria Twp/Lauber	110.43
Alexandria	Alexandria Twp/Lyness, T. & M.	105.25
Alexandria	Alexandria Twp/Swift, H. & K.	92.36
Alexandria	Alexandria Twp/Tucker	62.22
Alexandria	Daley, F., Jr. & D.	30.69
Alexandria	Estate of Frances Bogad	51.28
Alexandria	Kappus, K.	124.47
Alexandria	Kelly, R. & E.	14.31
Alexandria	Niebuhr, A. & L.	44.82
Alexandria	Wrede, H. & V.	78.29
Alexandria/Milford Boro	Bush, E. & E.	43.27
Bethlehem	Asbury Farms	123.46
Bethlehem	Asbury Farms	84.69
Bethlehem	Beatty, B. & S.	145.71
Bethlehem	Canright, M. & Hansen, A.	36.04
Bethlehem	Huff, E. & L.	119.19
Bethlehem	Knigge, R. & C.	144.16
Bethlehem/Union	Delaney, J. & M.	114.32
Clinton	Clinton Twp/Muckelman	130.64
Clinton	Clinton Twp/Smith	211.87
Clinton/Lebanon Boro	Spencer, L.	80.93
Delaware	Aron, R., Jr. & C.	37.01
Delaware	Bodine, W. & P.	208.16
Delaware	Connolly, J. & Ashby, I	71.50
Delaware	Cramer, J.	43.50
Delaware	Emmons, A.	141.73
Delaware	Fisher, C. & R.	73.05
Delaware	Fisher, H. & H.	92.21
Delaware	Hilltop Farms, L.L.C.	135.81
Delaware	Hilton, E. & E.	70.06
Delaware	Koplowitz, L. & B.	39.32
Delaware	Michalenko, H. & B.	135.55
Delaware	NJCF	83.81
Delaware	NJCF/Jones	215.67
Delaware	Rading, B. & C.	207.85
Delaware	Rigney & Teeter	92.20
Delaware	Sayles, C. & P.	209.18
Delaware	Schenck, R. & M.	61.26
Delaware	Delaware Twp/Pauch	72.60
Delaware/Kingwood	E. J. Foley, Inc.	213.54
Delaware/Kingwood	Paulik, George Jr.	92.32
East Amwell	du Fosse	130.98
East Amwell	East Amwell/Amwell Valley Conservancy	337.03
East Amwell	East Amwell/Battle, M.	75.54

<b>Municipality</b>	<b>Original Owner</b>	<b>Acres</b>
East Amwell	East Amwell/Kanach J.	49.23
East Amwell	East Amwell/McLarty	90.40
East Amwell	East Amwell/Mencheck	51.03
East Amwell	East Amwell/Schwab, F.&M.	145.74
East Amwell	East Amwell/Sowsian	148.81
East Amwell	Garrett, R.&D./Mack, J.&L.	65.13
East Amwell	Gulick, R. & E.	215.42
East Amwell	Henssler, S.	123.39
East Amwell	Hill, W. & P.	131.48
East Amwell	Hun Cty/Kanach	133.47
East Amwell	Kinderman	57.73
East Amwell	Manners, E.	123.19
East Amwell	Nemeth, E. & R.	59.64
East Amwell	Nielsen, K. & Galloway, P.	87.77
East Amwell	Peabody, R. & K./Manners B. & J.	46.05
East Amwell	Russell, N. & V.	95.32
East Amwell	Thompson (N)	123.59
East Amwell	Thompson (S)	163.65
East Amwell	Totten, R. & E.	136.72
East Amwell	Weeden, M.	78.88
Franklin	Blew, T. & S.	159.50
Franklin	Dilts, G. & P.	200.19
Franklin	Franklin Twp/Lawson	39.30
Franklin	Gunther, J. & A.	64.61
Franklin	Knispel	149.05
Franklin	Mathews, H. & R.	119.65
Franklin	Muehlbauer, H. & Tolley, F.	116.91
Franklin	Panacek, H. & P.	256.43
Franklin	Peterson, E, et al	153.25
Franklin	Volk, L.F. Jr.	172.74
Franklin/Raritan	Hilken, E.	35.17
Holland	Borwegen, R., Jr. & B.	38.77
Holland	Holland Twp/Kinnney	177.49
Holland	Kozak, P. & E.	124.77
Holland	Lafevre, R. & P.	58.98
Holland	Milz, D. & P.	44.52
Holland	Shire, C. & D.	113.72
Kingwood	Gordeuk, J.	66.60
Kingwood	Gordeuk, M.	330.27
Kingwood	Kocsis, F. & M.	33.78
Kingwood	Rozansky, E.	51.44
Kingwood/Alexandria	Sargent, D.	105.14
Lebanon	Fentzlaff, E. & N.	39.59
Lebanon	Grossman, N/Wolff, N.	51.70
Lebanon	Weeks, J. & M.	105.47
Raritan	Chwat, S.	109.73
Raritan	Kulh Makarick Properties, LLC	44.29
Raritan	Moreira Family, LLC	84.86
Raritan	Quick River Farm	40.33
Raritan	Raritan Twp/Adda, J. & A.	98.51
Raritan	Raritan Twp/Balek	53.79
Raritan	Raritan Twp/Maraspin	69.28

<b>Municipality</b>	<b>Original Owner</b>	<b>Acres</b>
Raritan	Rogers, C. & J.	82.88
Raritan	Zanetti, E.	51.41
Raritan	Raritan Twp/Bond	112.30
Raritan	Raritan Twp/Everitt	95.68
Readington	Bauer/Cole	126.26
Readington	Burjan, J.	105.35
Readington	Readington Twp/Bartles	94.97
Readington	Readington Twp/BLN, LLC	130.79
Readington	Readington Twp/Burjan, J.	136.48
Readington	Readington Twp/Hrubesh	79.71
Readington	Readington Twp/Mason	242.11
Readington	Readington Twp/Moore	67.60
Readington	Readington Twp/Reno	49.54
Readington	Readington Twp/Romano	108.52
Readington	Readington Twp/Schaeffer C&C	93.65
Readington	Readington Twp/Schaeffer C&W	127.73
Readington	Readington Twp/Schley 1	100.07
Readington	Readington Twp/Schley 2	60.19
Readington	Readington Twp/Schley, J.	86.53
Readington	Schardien, J. & Reynolds, R.	87.42
Readington	Silver Bit & Spur Farm, LLC	40.03
Readington	Wallenjack, P.	92.25
Tewksbury/Readington	Emmet, C. & A.	123.86
Union	Bowers, J. & D.	102.17
Union	Union Twp/Geiler, D.	61.55
West Amwell	Amwell Conservancy, Inc.	591.49
West Amwell	West Amwell Township/Atchley	52.75

**County Easement Program**

**126 Farms**

**13388.43**

Alexandria	NJCF/Buchholz	43.29
Delaware	NJCF/Cline-Finkle	34.82
<b>NPG</b>	<b>2 Farms</b>	<b>78.11</b>
Alexandria	DiSabatino, S. & P.	51.83
Alexandria	Rounsavile, E.	68.47
Bethlehem	Bethlehem Twp/Branche R. & L.	59.26
Bethlehem	Bethlehem Twp/Bunting, G. & E.	118.86
Bethlehem	Bethlehem Twp/Busch, A.	78.31
Delaware	Cornerhouse Farm, LLC	31.99
Delaware	Delaware Twp/BrodeenI	48.00
Delaware	Delaware Twp/BrodeenII	59.16
Delaware	Delaware Twp/Johnson,, E. & D.	58.28
Delaware	Dugger, E. & H.	55.41
Delaware	Gilde, D.	17.64
Delaware	Guilloud, N. & D. (I)	29.40
Delaware	Guilloud, N. & D. (II)	34.94
Delaware	Guilloud, N. & D. (III)	15.53
Delaware	Jurasek, E. & A.	54.35
Delaware	Locandro, R. & M.	47.68

<b>Municipality</b>	<b>Original Owner</b>	<b>Acres</b>
Delaware	Robichaud, S.	23.04
Delaware	Spolar, W.	139.57
Delaware	Zachar, S. & H.	42.69
East Amwell	Cannelongo, K.	25.27
East Amwell	East Amwell/Furst	62.23
East Amwell	East Amwell/Halstead, R & D	109.58
East Amwell	East Amwell/Harrison	58.75
East Amwell	East Amwell/Hill	48.08
East Amwell	East Amwell/Kanach J.	70.83
East Amwell	Wielenta North	23.11
Franiklin	Stephens, R. & L.	14.86
Franklin	Passarello, J. & M.	64.21
Franklin	Rodrigues, A., D. Jr, & L.	142.87
Franklin	Vitale, M. & E.	52.89
Holland	Jenness, W., III	16.97
Lebanon	Rodigas, S.	58.42
Lebanon	Trimmer Road Co., LLC	52.51
Raritan	Kovi Family Farm Limited Partnership	129.82
Readington	Readington Twp/Arnaudy, R.	26.37
Readington	Readington Twp/Cuchiaro, P & D	25.47
Readington	Readington Twp/Dabrowski	35.43
Readington	Readington Twp/Dolan	20.55
Readington	Readington Twp/D'Urso	78.07
Readington	Readington Twp/Hamewith	81.95
Readington	Readington Twp/Hanna	23.66
Readington	Readington Twp/Jackson, J. & R.	33.05
Readington	Readington Twp/Jones	52.33
Readington	Readington Twp/Miller	40.57
Readington	Readington Twp/Pagano	32.87
Readington	Readington Twp/Pompliano	48.47
Readington	Readington Twp/Reno	70.07
Readington	Readington Twp/ScanlonI	41.38
Readington	Readington Twp/ScanlonII	43.66
Readington	Readington Twp/Staats	53.08
Readington	Rica, Family Enterprises, LLC	38.97
Readington	Triple D, LLC	44.65
Tewksbury	Chandor, J. & M.	42.00
Tewksbury	Emmet I, C. & A.	27.82
Tewksbury	Emmet II, C. & A.	11.31
Tewksbury	Tewksbury Twp/Turnquist	65.44
Tewksbury	Tewksbury Twp/Young	67.10
Tewksbury	Wade, C. & J.	103.47
Tewksbury	Watts, M.	67.77
West Amwell	W Amwell Twp/Fulper Home Farm	21.83
West Amwell	W Amwell Twp/Fulper Preservation LLC/HeiferI	44.29
West Amwell	W Amwell Twp/Fulper Preservation LLC/HeiferII	36.86
West Amwell	W Amwell Twp/Fulper Stoy Farm	31.10
<b>Municipal PIG</b>	<b>63 Farms</b>	<b>3280.62</b>

<b>Municipality</b>	<b>Original Owner</b>	<b>Acres</b>
East Amwell	SADC/Gardner	56.67
East Amwell/Delaware	SADC/Rosenborg	47.04
Franklin	SADC/Panacek	141.70
<b>SADC Donated</b>	<b>3 Farms</b>	<b>245.41</b>
Alexandria	Cronce	123.45
Bethlehem	Hagaman, E.	46.53
Bethlehem	Hagaman, E.	51.70
Bethlehem	Hajdu, M. E.	98.83
Bethlehem	Parisi, J.	55.68
Clinton	Teets, W.	50.91
Delaware	Caffrey, E. & M.	77.78
Delaware	Frank B. Cooper & Sons, LLC	43.31
Delaware	Frank B. Cooper & Sons, LLC	47.77
Delaware	Frank B. Cooper & Sons, LLC	36.59
Delaware	Delaware Twp/Juniper III, LLC	61.30
Delaware	Johnson, R.	37.95
Delaware	Marion, W. & VanDoren, A.	46.49
Delaware	Newbaker	17.52
Delaware	Walker, L.	80.17
Delaware/Kingwood	Kenney, J. & R.	148.16
Delaware	Ontario Limited	98.65
Delaware	Pyskaty, L.	74.02
East Amwell	Colonial Sportsmen Club, Inc.	92.37
East Amwell	Crater, S.	41.44
East Amwell	East Amwell/Rieter	19.05
East Amwell	East Amwell/Rieter	52.03
East Amwell	NJCF/Baron	163.23
East Amwell	We Beginnings Farm, LLC	62.92
Franklin	Franklin Twp/Cherryville	104.57
Franklin	Hodulik, T.	80.96
Holland	Hun Cty/Hoffman A	123.34
Holland	Hun Cty/Hoffman B	108.81
Holland	Hun Cty/Hoffman C	86.59
Holland	Phillips, R. & I.	64.81
Holland	Phillips, R.,I.,M./Sciarello, K.	64.90
Holland	Wydner, L. & D.	120.53
Holland	Young, K. & Ryan, M.	91.77
Kingwood	DeCroce, R. & A.	110.49
Kingwood	DeSapio, S. & M.	73.95
Kingwood	DeSapio, S. & M.	125.18
Lebanon	Lebanon Twp/Stonegate	174.25
Lebanon	Sekela, G.	78.48
Raritan	Jannuzzi, J.	19.29
Raritan	Lee, M. & H.	53.35
Raritan	Teatzner, A. & L.	29.76
Readington	Allen, R. & J.	124.48
Tewksbury	Schenker, A.	74.44
Union/Bethlehem	Ravenburg, R. T. & K.	37.52
<b>SADC Easement</b>	<b>45 Farms</b>	<b>3454.67</b>

<b>Municipality</b>	<b>Original Owner</b>	<b>Acres</b>
Alexandria	Segreaves, M.	137.63
Delaware	SADC/Fisher	82.40
Delaware	SADC/Evans	162.07
Clinton/Lebanon Boro	Romano, G. & A./Chivitti, J. & I.	128.84
East Amwell	SADC/Cavalier	105.90
East Amwell	SADC/Van Marter	147.99
Lebanon	NJWSA/Riback	93.68
Readington	SADC/Dobozynski	233.20
Readington	SADC/Kanach	218.69
Union	SADC/Barrett	149.77
West Amwell	J. B. Case Family Partnership	87.18
<b>SADC Fee Simple</b>	<b>11 Farms</b>	<b>1547.34</b>
<b>Totals:</b>	<b>252 Farms</b>	<b>22203.88</b>

**Hunterdon County – Cost of Preserved Farms**  
**as of August 24, 2007**  
**Table 2**

Municipality	Original Owner	County Cost	Municipal Cost	State Cost	Total Cost	Type of Acquisition
Alexandria	Alexandria Twp/Lauber	72,882	72,882	329,072	474,836	Cty EP
Alexandria	Alexandria Twp/Lyness, T. & M.	77,309	76,587	332,090	485,986	Cty EP
Alexandria	Alexandria/Nemeth	93,904	93,904	399,095	586,903	Cty EP
Alexandria	Alexandria Twp/Swift, H. & K.	62,340	62,340	290,921	415,602	Cty EP
Alexandria	Alexandria Twp/Tucker	15,555	15,555	93,330	124,440	Cty EP
Alexandria/Miford Boro	Bush, E. & E. Estate of Frances	34,897	39,558	152,215	226,670	Cty EP
Alexandria	Bogad	50,766	56,920	199,988	307,674	Cty EP SADC
Alexandria	Cronce			613,895	613,895	EP
Alexandria	Daley	27,343	30,750	113,334	171,427	Cty EP
Alexandria	DiSabatino, S. & P.	32,134	32,134	148,231	212,499	PIG
Alexandria	Kappus, K.	100,715	113,702	434,960	649,377	Cty EP
Alexandria	Kelly, R. & E.	9,160	9,160	41,791	60,110	Cty EP
Alexandria	Niebuhr	21,020	21,020	107,784	149,824	Cty EP
Alexandria	NJCF/Buchholz			125,390	125,390	NPG
Alexandria	Rounsaville	80,451	80,451	284,146	445,048	PIG SADC
Alexandria	Segreaves			2,384,970	2,384,970	FS
Alexandria	Wrede, H. & V.	28,965	28,965	161,267	219,198	Cty EP
Bethlehem	Asbury Farms	58,644	58,644	297,474	414,762	Cty EP
Bethlehem	Asbury Farms	36,668	36,668	192,591	265,927	Cty EP
Bethlehem	Beatty, B. & S.	57,134	57,134	314,776	429,043	Cty EP
Bethlehem	Bethlehem Twp/Branche R. & L.	36,345	36,936	135,214	208,494	PIG
Bethlehem	Bethlehem Twp/Busch, A.	75,869	101,159	328,767	505,795	PIG
Bethlehem	Bethlehem Twp/Bunting, G. & E.	146,203	234,163	594,324	974,690	PIG
Bethlehem	Canright, M. & Hansen, A.	50,280	45,234	125,879	221,393	Cty EP SADC
Bethlehem	Hagaman, E.			930,600	930,600	EP SADC
Bethlehem	Hagaman, E.			307,206	307,206	EP



Bethlehem	Hajdu, M. E.			1,146,624	1,146,624	SADC EP
Bethlehem	Huff, E. & L.	55,866	55,866	285,608	397,340	Cty EP
Bethlehem	Knigge, R. & C.	53,153	53,153	295,683	401,989	Cty EP SADC EP
Bethlehem	Parisi, J.			654,240	654,240	
Bethlehem/U nion	Delaney, J. & M. Clinton	19,878	19,878	130,629	170,385	Cty EP
Clinton	Twp/Muckelman	117,660	161,655	514,472	793,787	Cty EP
Clinton	Clinton Twp/Smith	167,372	167,372	844,706	1,179,449	Cty EP SADC EP
Clinton	Teets, W.			661,297	661,297	
Clinton/Leba non Boro	Romano, G. & A./Chivitti, J. & I.			1,929,195	1,929,195	SADC FS
Clinton/Leba non Boro	Spencer, L.	181,836	371,667	679,169	1,232,672	Cty EP
Delaware	Aron, R., Jr. & C.	39,309	43,972	149,907	233,188	Cty EP
Delaware	Bodine, W. & P.	183,871	165,921	547,744	897,536	Cty EP SADC EP
Delaware	Caffrey, E. & M.			557,532	557,532	
Delaware	Connolly, J. & Ashby, I	96,734	119,184	344,611	560,529	Cty EP
Delaware	Cornerhouse Farm, LLC	41,588	41,588	140,760	223,937	PIG
Delaware	Cramer, J. Delaware	41,107	41,107	160,511	242,724	Cty EP
Delaware	Twp/BrodeenI	36,802	73,605	196,812	307,219	PIG
Delaware	Twp/BrodeenII Delaware	45,358	90,715	242,564	378,637	PIG
Delaware	Twp/Johnson,, E. & D.	49,540	99,079	253,527	402,146	PIG
Delaware	Delaware Twp/Pauch	92,561	114,340	337,576	544,478	Cty EP
Delaware	Dugger	193,928	193,928	581,784	969,640	PIG
Delaware	Emmons, A.	113,381	113,381	481,871	708,633	Cty EP
Delaware	Fisher, C. & R.	76,701		76,701	153,403	Cty EP
Delaware	Fisher, H. & H.	96,825		96,825	193,649	Cty EP SADC EP
Delaware	Frank B. Cooper & Sons, LLC			346,504	346,504	
Delaware	Frank B. Cooper & Sons, LLC			382,144	382,144	SADC EP
Delaware	Frank B. Cooper & Sons, LLC			292,752	292,752	SADC EP
Delaware	Gilde, D.	42,326	42,326	126,979	211,632	PIG
Delaware	Guilloud, N. & D. (I)	30,133	30,133	113,182	173,448	PIG
Delaware	Guilloud, N. & D. (II)	25,041	50,082	138,017	213,140	PIG
Delaware	Guilloud, N. & D. (III)	9,574	19,154	56,685	85,412	PIG
Delaware	Hilltop Farms, L.L.C.	81,487	81,487	380,271	543,244	Cty EP
Delaware	Hilton, E. & E.	40,126	40,126	189,561	269,814	Cty EP SADC EP
Delaware	Horner, G.			531,685	531,685	
Delaware	Johnson, R.			284,640	284,640	SADC EP
Delaware	Juniper III, LLC			711,022	711,022	SADC EP

Delaware	Jurasek, E. & A.	81,521	81,521	260,866	423,907	PIG
Delaware	Koplowitz, L. & B.	20,499	20,499	100,767	141,765	Cty EP
Delaware	Locandro, R. & M.	53,640	53,640	193,104	300,384	PIG
Delaware	Marion, W. & VanDoren, A.			353,309	353,309	SADC EP
Delaware	Michalenko, H. & B.	155,884		155,884	311,767	Cty EP SADC
Delaware	Newbaker			105,120	105,120	EP
Delaware	NJCF	87,998		87,998	175,996	Cty EP
Delaware	NJCF/Cline-Finkle			821,875	821,875	NPG
Delaware	NJCF/Jones	220,971	220,971	829,987	1,271,928	Cty EP SADC
Delaware	Pyskaty, L.			388,627	388,627	EP
Delaware	Rading, B. & C.	157,962		473,887	631,849	Cty EP
Delaware	Rigney & Teeter	111,963	138,595	413,611	664,169	Cty EP
Delaware	Robichaud, S. (Dodds)	35,708	35,708	112,886	184,302	PIG SADC
Delaware	SADC/Evans			1,944,888	1,944,888	EP SADC
Delaware	SADC/Fisher			1,198,616	1,198,616	FS
Delaware	Sayles, C. & P.	141,778	141,778	630,512	914,068	Cty EP
Delaware	Schenck, R. & M.	66,098	73,878	250,243	390,220	Cty EP
Delaware	Spolar, W.	122,124	122,124	495,474	739,721	PIG
Delaware	Zachar, S. & H.	41,264	82,528	200,629	324,421	PIG SADC
Delaware	Walker, L.			1,042,262	1,042,262	EP
Delaware/Kin gwood	E. J. Foley, Inc.	247,142	253,657	937,439	1,438,238	Cty EP SADC
Delaware/Kin gwood	Kenney, J. & R.			814,869	814,869	EP
Delaware/Kin gwood	Paulik, George Jr.	40,774	35,459	212,870	289,103	Cty EP SADC
Delaware East Amwell/Dela ware	Ontario Limited			503,992	503,992	EP
	SADC/Rosenborg				0	SADC Don SADC
East Amwell	Crater, S.			290,087	290,087	EP SADC
East Amwell	Colonial Sportsmen Club, Inc.			686,798	686,798	EP
East Amwell	du Fosse	75,970	167,658	358,893	602,522	Cty EP
East Amwell	East Amwell/Amwell Valley Conservancy	288,460	288,460	1,161,964	1,738,884	Cty EP
East Amwell	East Amwell/Battle, M.	81,203	81,203	298,375	460,782	Cty EP
East Amwell	East Amwell/Engel, T. & E.	53,239	53,239	193,596	300,074	Cty EP
East Amwell	East Amwell/Furst East Amwell/Halstead, R & D	137,848	137,848	470,305	746,000	PIG
East Amwell	East Amwell/Harrison	74,200	74,200	253,167	401,566	PIG
East Amwell	East Amwell/Hill	44,473	44,473	175,488	264,435	PIG

East Amwell	East Amwell/Kanach J.	86,088	86,088	299,191	471,368	PIG
East Amwell	East Amwell/McLarty East	92,660	92,660	348,040	533,360	Cty EP
East Amwell	Amwell/Mencheck	53,586	53,586	199,033	306,204	Cty EP SADC
East Amwell	East Amwell/Rieter			102,843	102,843	EP SADC
East Amwell	East Amwell/Rieter East Amwell/Schwab, F.&M.	128,831	128,831	519,986	777,647	EP
East Amwell	East Amwell/Sowsian Garrett, R.&D./Mack, J.&L.	103,661	103,661	459,791	667,112	Cty EP
East Amwell	Gulick, R. & E.	39,600	39,600	182,367	261,567	Cty EP
East Amwell	Henssler, S.	203,274	203,274	609,822	1,016,371	Cty EP
East Amwell	Hill, W. & P.	136,958	152,999	512,052	802,009	Cty EP
East Amwell	Hun Cty/Kanach	44,473	44,473	971,078	1,060,024	Cty EP
East Amwell	Inga Denton Estate	497,586		463,410	960,996	Cty EP
East Amwell	Kinderman				0	Cty Don
East Amwell	Cannelongo, K.	91,283	74,686		165,969	Cty EP
East Amwell	Manners, E.	60,646	60,646	181,937	303,228	Cty EP
East Amwell	Nemeth, E. & R. Nielsen, K. & Galloway, P.	214,045	142,697	1,070,224	1,426,965	Cty EP
East Amwell	Russell, N. & V.	44,583	44,583	192,410	281,575	Cty EP
East Amwell	SADC/Cavalier	103,830	128,756	390,568	623,153	Cty EP SADC
East Amwell	NJCF/Baron			1,126,294	1,126,294	EP
East Amwell	Peabody, R. & K./Manners B. & J.	66,015	81,340	221,035	368,390	Cty EP
East Amwell	SADC/Gardner	116,396	144,085	431,757	692,238	Cty EP SADC
East Amwell	SADC/Van Marter			1,539,982	1,539,982	FS SADC
East Amwell	Thompson (N)			1,257,881	1,257,881	FS
East Amwell	Thompson (S)	135,470	101,603	440,279	677,352	Cty EP
East Amwell	Totten, R. & E.	166,958	125,219	542,614	834,790	Cty EP
East Amwell	Wielenta South	286,573	134,720	925,907	1,347,200	Cty EP
East Amwell	Wielenta North	161,429	161,429	484,288	807,146	PIG
East Amwell	We Beginnings Farm, LLC	54,065	54,065	162,197	270,327	PIG SADC
East Amwell	Weeden, M.			449,892	449,892	EP
Franklin	Blew, T. & S.	26,898	100,966	151,450	279,314	Cty EP
Franklin	Dilts, G. & P.	71,752		71,753	143,505	Cty EP
Franklin	Franklin Twp/Cherryville	291,285	194,190	1,456,425	1,941,900	Cty EP SADC
Franklin	Franklin Twp/Lawson			1,204,692	1,204,692	EP
Franklin	Gunther	48,298	59,774	178,810	286,883	Cty EP
Franklin	Hilken	51,503	58,215	225,890	335,608	
Franklin	Hodulik, T.	64,141	96,211	240,529	400,881	Cty EP SADC
Franklin	Knispel			647,640	647,640	EP
Franklin		223,578	149,052	1,117,890	1,490,520	Cty EP

Franklin	Mathews, H. & R. Muehlbauer, H. & Tolley, F.	80,536	80,536	241,608	402,680	Cty EP
Franklin	Panacek, H. & P.	205,175	277,659	724,251	1,207,085	Cty EP
Franklin	Passarello	372,642	248,428	1,863,210	2,484,280	Cty EP
Franklin	Peterson, E, et al	107,462	107,462	330,408	545,332	Cty EP
Franklin	Rodrigues, A., D. Jr, & L.	155,781	148,097	436,608	740,486	Cty EP
Franklin	SADC/Panacek	221,455	221,455	700,083	1,142,992	PIG SADC Don
Franklin	Stephens				0	
Franklin	Vitale, M. & E.	29,710	29,710	89,130	148,550	PIG
Franklin	Volk, L.F. Jr.	56,851	56,851	208,896	322,599	PIG
Holland	Borwegan	130,606	147,817	582,156	860,579	Cty EP
Holland	Jeness	31,012	31,012	131,801	193,825	Cty EP
Holland	Holland Twp/Kinnney	26,297	26,297	83,133	135,727	PIG
Holland	Hun Cty/Hoffman A	43,317	43,317	259,902	346,536	Cty EP SADC EP
Holland	Hun Cty/Hoffman B				0	SADC EP
Holland	Hun Cty/Hoffman C				0	SADC EP
Holland	Kozak, P. & E.	62,384	62,384	311,918	436,686	Cty EP
Holland	Lafevre, R. & P.	49,131	55,435	210,725	315,291	Cty EP
Holland	Milz, D. & P.	59,829	73,718	213,677	347,224	Cty EP SADC EP
Holland	Phillips, R. & I. Phillips, R.,I.,M./Sciarello, K.			259,240	259,240	SADC EP
Holland	Shire, C. & D.	90,977	90,977	386,651	568,605	Cty EP SADC EP
Holland	Wydner, L. & D.			445,961	445,961	SADC EP
Holland	Young, K. & Ryan, M.			302,834	302,834	SADC EP
Kingwood	DeCroce, R. & A			883,920	883,920	SADC EP
Kingwood	DeSapio, S. & M.			369,760	369,760	SADC EP
Kingwood	DeSapio, S. & M.			625,895	625,895	SADC EP
Kingwood	Gordeuk, J.	223,114			223,114	Cty EP
Kingwood	Gordeuk, M.	1,113,95				
Kingwood	Kocsis, F. & M.	9			1,113,959	Cty EP
Kingwood	Rozansky	35,067	39,256	135,132	209,455	Cty EP
Kingwood/Alexandria	Sargenti, D.	60,797	67,792	221,174	349,763	Cty EP
Lebanon Borough	Spencer	97,595	109,663	396,152	603,410	Cty EP
Lebanon	Fentzloff	81,275	23,000	307,500	411,775	
Lebanon	Grossman, N/Wolff, N.	52,415	108,315	270,788	431,518	Cty EP
Lebanon	Lebanon Twp/Stonegate		120,117	360,351	480,468	Cty EP SADC EP
Lebanon	NJWSA/Riback			1,742,490	1,742,490	SADC
Lebanon				1,021,068	1,021,068	SADC

Lebanon	Rodigas, S.			371,558	371,558	FS PIG
Lebanon	Sekela, G.			690,696	690,696	SADC EP
Lebanon	Trimmer Road Co., LLC			333,957	333,957	PIG
Lebanon	Weeks, J. & M.	202,495	303,742	759,355	1,265,592	Cty EP
Raritan	Chwat, S.	76,810	76,810	340,160	493,781	Cty EP SADC
Raritan	Jannuzzi, J.			135,058	135,058	EP
Raritan	Kovi	381,656	381,656	1,144,968	1,908,280	PIG
Raritan	Kuhl-Makarick	105,596	158,395	395,988	659,979	Cty EP SADC
Raritan	Lee, M. & H.			533,530	533,530	EP
Raritan	Moriera	276,979	415,469	1,038,674	1,731,122	Cty EP
Raritan	Quick River Farm Raritan Twp/Adda, J. & A.	159,095	215,246	561,513	935,854	Cty EP
Raritan	Raritan Twp/Balek	85,222	85,222	511,333	681,777	Cty EP
Raritan	Raritan Twp/Bond	176,655	176,655	736,465	1,089,775	Cty EP
Raritan	Raritan Twp/Everitt Raritan	127,980	203,820	616,200	948,000	Cty EP
Raritan	Twp/Maraspin	137,448	206,171	512,428	856,047	Cty EP
Raritan	Rogers, C. & J.	182,338	182,338	547,015	911,691	Cty EP SADC
Raritan	Teatzner, A. & L.			306,549	306,549	EP
Raritan	Zanetti, E.	95,411	143,117	357,793	596,321	Cty EP
Raritan/Franklin	Michisk, R.	47,135	47,135	187,377	281,647	Cty EP SADC
Readington	Allen, R. & J.			1,307,051	1,307,051	EP
Readington	Bauer/Cole	144,994	144,994	434,981	724,969	Cty EP
Readington	Burjan, J. Readington	147,487	147,487	484,601	779,575	Cty EP
Readington	Twp/Arnaudy, R.	84,377	84,377	253,133	421,887	PIG
Readington	Readington / Bartles Readington	64,876	64,876	289,605	419,357	Cty EP
Readington	Twp/BLN, LLC Readington	175,191	175,191	650,708	1,001,090	Cty EP
Readington	Twp/Burjan, J.	267,507	401,259	1,003,151	1,671,917	Cty EP
Readington	Readington/Cuchiaro Readington	88,394	88,394	265,183	441,971	PIG
Readington	Twp/Dabrowski Readington	70,860	70,860	212,580	354,300	PIG
Readington	Twp/Dolan Readington	32,878	32,878	102,745	168,502	PIG
Readington	Twp/D'Urso Readington	265,438	265,438	796,314	1,327,190	PIG
Readington	Twp/Hamewith Readington	244,199	244,199	732,597	1,220,995	PIG
Readington	Twp/Hanna Readington	55,800	55,800	167,400	278,999	PIG
Readington	Twp/Hrubesh Readington	144,940	144,940	434,819	724,699	Cty EP
Readington	Twp/Jackson, J. & R.	105,744	105,744	317,232	528,720	PIG
Readington	Readington	86,842	86,842	267,873	441,556	PIG

	Twp/Jones						
Readington	Readington Twp/Moore	90,347	90,347	335,574	516,267	Cty EP	
Readington	Readington Twp/Mason	303,120	303,120	1,042,037	1,648,278	Cty EP	
Readington	Readington Twp/Miller	57,817	57,817	188,664	304,298	PIG	
Readington	Readington Twp/Pagano	68,088	68,088	204,264	340,441	PIG	
Readington	Readington Twp/Pompliano	83,602	83,602	254,441	421,645	PIG	
Readington	Readington Twp/Reno	64,643	79,765	233,366	377,774	Cty EP	
Readington	Readington Twp/Reno	130,332	130,332	390,997	651,662	PIG	
Readington	Readington Twp/Romano	185,523	185,523	559,182	930,228	Cty EP	
Readington	Readington Twp/ScanlonI	71,337	71,337	217,114	359,789	PIG	
Readington	Readington Twp/ScanlonII	66,648	81,459	224,339	372,447	PIG	
Readington	Readington Twp/Schaeffer C&C	116,814	116,814	433,881	667,509	Cty EP	
Readington	Readington Twp/Schaeffer C&W	151,433	151,433	562,464	865,329	Cty EP	
Readington	Readington Twp/Schley 1	129,958	177,715	533,145	840,819	Cty EP	
Readington	Readington Twp/Schley 2	92,315	110,397	331,191	533,904	Cty EP	
Readington	Readington Twp/Schley, J.	145,207	196,457	512,500	854,164	Cty EP	
Readington	Readington/Staats Rica, Family	180,475	180,475	541,426	902,376	PIG	
Readington	Enterprises, LLC	77,942	77,942	233,826	389,710	PIG	
Readington	SADC/Dobozynski			1,982,498	1,982,498	SADC FS	
Readington	SADC/Kanach			2,134,501	2,134,501	SADC FS	
Readington	Schley Farm Schardien, J. & Reynolds, R.			768,231	768,231	Cty EP	
Readington	Silver Bit & Spur Farm, LLC	66,668	90,197	235,298	392,164	Cty EP	
Readington	Triple D, LLC	172,783	172,783	518,352	863,918	PIG	
Readington	Wallenjack, P.	334,050	26,350	360,400	720,800	Cty EP SADC	
Tewksbury	Chandor			1,008,000	1,008,000	EP	
Tewksbury/Readington	Emmet, C. & A.	326,982	490,473	1,226,184	2,043,639	Cty EP SADC	
Tewksbury	Emmet I, C. & A.			467,326	467,326	EP SADC	
Tewksbury	Emmet II, C. & A.			251,060	251,060	EP SADC	
Tewksbury	Schenker, A.			2,009,772	2,009,772	EP SADC	
Tewksbury	Tewksbury Twp/Turnquist			369,093	369,093	PIG	
Tewksbury	Watts, M.			1,036,866	1,036,866	PIG	

Union	Bowers, J. & D.	61,303	61,303	286,079	408,684	Cty EP SADC
Union	SADC/Barrett			790,720	790,720	FS
Union	Union Twp/Geiler, D.	32,444	48,666	324,445	405,556	Cty EP SADC
Union/Bethlehem	Ravenburg Amwell Conservancy, Inc.			243,848	243,848	EP
West Amwell	Atchley	580,905	651,231	2,261,299	3,493,435	Cty EP
West Amwell	J.B. Case Family Partners	95,674	129,441	337,673	562,788	Cty EP SADC
West Amwell	W Amwell Twp/Fulper Preservation LLC/Heiferl W Amwell Twp/Fulper Preservation LLC/Heiferl W Amwell Twp/Fulper Stoy Farm W Amwell Twp/Fulper Home Farm			1,656,439	1,656,439	FS
West Amwell	LLC/Heiferl W Amwell Twp/Fulper Preservation	84,156	84,156	252,470	420,782	PIG
West Amwell	LLC/Heiferl W Amwell Twp/Fulper Stoy Farm	91,410	91,410	274,231	457,051	PIG
West Amwell	W Amwell Twp/Fulper Home Farm	64,680	64,680	194,039	323,399	PIG
West Amwell	Farm	55,875	55,875	167,624	279,373	PIG
	<b>Totals</b>	<b>20,588,720</b>	<b>19,503,506</b>	<b>119,287,109</b>	<b>159,379,335</b>	

**\*Total Cost does not include \$947,714 in Non-Profit Contributions.**

## Hunterdon County Planning Incentive Grant - Targeted Farms

Number	OWNERS NAME	MUNICIPALITY	MUNI CODE	BLOCK	LOT	ACREAGE
1	Frick/Levick	Alexandria Twsp	1001	15	13	42.41
2	Muhs	Alexandria Twsp	1001	19	30	26.00
3	Muhs/Kelly	Alexandria Twsp	1001	19	30.01	37.60
4	Harold Miller	Alexandria Twsp	1001	10	74	68.00
5	Diocese	Alexandria Twsp	1001	11	16	80.00
6	Weeast	Alexandria Twsp	1001	13	15	72.00
7	Wilson	Alexandria Twsp	1001	13	9	68.00
8	Frank Nemeth	Alexandria Twsp	1001	14	15	102.00
9	Leone/Ri-Arm	Alexandria Twsp	1001	16	13	46.00
10	Runge	Alexandria Twsp	1001	24	19	119.00
11	Boesch	Alexandria Twsp	1001	22	36	39.76
				42	20	
12	Reid, Norwood	Alexandria Twsp	1001	12	6	221.95
				12	10	
13	Herr, Marilyn	Clinton Twsp	1006	16	73	131.78
		Readington Twsp	1022	44	18	
				44	50	
				44	54	
				25	7.03	
				25	7.04	
				25	7.05	
14	Apostolis	Delaware Twsp	1007	17	15	56.00
15	Kurzenberger	Delaware Twsp	1007	25	13	116.00
16	Bond	Delaware Twsp	1007	44	1	250.00
				44	3	
17	Fisher	Delaware Twsp	1007	21	2	64.00
				21	2.02	
				21	2.03	
				21	2.04	
				21	2.05	
18	Bodine	Delaware Twsp	1007	53	4	60.00
19	Cane	Delaware Twsp	1007	30	6	88.00
20	Copeland	Delaware Twsp	1007	39	3	83.00
21	Emmons	Delaware Twsp	1007	38	8	44.00
22	Kohler	Delaware Twsp	1007	62	12	101.00
23	Reimer	Delaware Twsp	1007	42	3	75.00
24	Unfried	Delaware Twsp	1007	57	8	93.00
25	Wheaton	Delaware Twsp	1007	33	4	?
				33	4.03	
26	Smith	Delaware Twsp	1007	21	3	71.55
				21	3.03	
				21	12.03	
27	Befeler/Buchbinder	Delaware Twsp	1007	58	8.02	54.37
28	Johnson	Delaware Twsp	1007	21	4.03	47.54
29	Everitt, Roger and Alice	East Amwell	1008	3	1	56.00
				3	2.02	
30	Hockenbury, Irvin and Vilma	East Amwell	1008	18	3	64.00
31	Holcombe, Robert and Barbara Ann	East Amwell	1008	34	34	97.00
32	Perehynys Farm	East Amwell	1008	6	13	130.00
				2	25	
33	Perkovich, Edward and Sarah	East Amwell	1008	3	4	113.00
				3	5	



34	Slivis, Salvatore and Margo	East Amwell	1008	8.02	29	62.00
35	Jorgenson -Southwark Farm	East Amwell	1008	11	3	63.00
36	Stahl, Chris	East Amwell	1008	5	1.06	145.00
				5	2	
37	Thompson Realty	East Amwell	1008	16.01	26	58.00
				16.01	27	
38	Thompson	East Amwell	1008	25	2	88.00
39	VanDoren Family	East Amwell	1008	20	16	144.00
				20	16.01	
				20	30	
40	Welisewitz, Nick and Robert	East Amwell	1008	20	8	165.00
				20	9	
41	Wertsville Industries	East Amwell	1008	35	3	97.00
42	Zuegner, Louis and Jeanne	East Amwell	1008	17	34	82.00
43	Horoschak	Franklin Twsp	1010	49	16	133.00
				49	18	
44	Racioppo, Steve	Franklin Twsp	1010	30	3.01	97.76
				30	3.02	
				30	3	
				30	8	
45	Cain, Richard	Holland Twsp	1015	25	28	59.56
46	Carroll, Carol	Holland Twsp	1015	25	34	70.30
47	Phillips	Holland Twsp	1015	26	19	44.70
				26	17.01	
				26	20	
48	Boss, Henry	Holland Twsp	1015	15	7	135.00
49	Boss, Nelson	Holland Twsp	1015	16	16	98.00
				15	6	
50	Brown, Charles and Lorraine	Holland Twsp	1015	9	20	96.00
				14	2	
51	Cernecaro, Roger and Ralph	Holland Twsp	1015	17	19	104.00
52	Clark, Olga	Holland Twsp	1015	6	60	180.00
53	Dufek, Frank and Margaret	Holland Twsp	1015	16	19	54.00
54	Gardener, Billie and Donna	Holland Twsp	1015	6	48	52.00
55	Gombosi Holland Farms	Holland Twsp	1015	25	30	151.00
				17	24	
56	Kerr/Gervas	Holland Twsp	1015	15	1	58.00
				15	1.02	
57	Silva, Robert	Holland Twsp	1015	10	43	97.00
58	Stamets	Holland Twsp	1015	25	60	203.00
59	Silva, Anthony	Holland Twsp	1015	22	56	81.97
60	Carlson	Holland Twsp	1015	5	6	76.48
61	Oliver	Holland Twsp	1015	2	4	86.34
62	Sanderson, Harvey and Judith	Holland Twsp	1015	14	38	40.05
63	Harder	Holland Twsp	1015	11	2	116.73
64	Braun	Holland Twsp	1015	15	2	112.40
65	Townsquare Nursery	Holland Twsp	1015	25	45	50.00
66	Kaufman	Holland Twsp	1015	22	58	87.90
67	Dodds	Holland Twsp	1015	21	4	48.80
				21	4.03	
				21	4.02	
68	Covalesky, Andrew and Patricia	Kingwood Twsp	1016	12	26	59.94
69	Wydner, Elizabeth	Kingwood Twsp	1016	14	20	92.23
70	Varela	Kingwood Twsp	1016	33	12	91.00
				32	5	
				32	2	
71	Avila, Bennett	Kingwood Twsp	1016	35	6	28.02
72	Pandy, Wesley	Kingwood Twsp	1016	6	26	55.01
				6	26.01	

73	Burrell, Thomas & Eva	Lebanon Twsp	1019	66	18	28.27
				66	18.01	
				66	18.02	
				66	18.03	
74	Bowlby	Raritan	1021	71	19	174.49
				71	19.02	
				72.07	81	
75	Snyder	Raritan	1021	82	2	50.37
76	Case	Raritan	1021	77	7	76.13
77	Van Doren	Raritan	1021	77	9	85.06
				77	10.17	
78	Holland Brook Realty, LLC.	Readington Twsp	1022	53	5	23.00
79	Orlando	Readington Twsp	1022	65	7	22.29
80	Rothpletz	Tewksbury Twsp	1024	38	1	204.00
				38	17	
81	Roerig, Phil	Union twsp	1025	30	8	63.73
82	Foran, (West Amwell Conservancy)	West Amwell Twsp	1026	7	15	32.54
83	FULPER "C"	West Amwell Twsp	1026	17	14	120.00
				17	15	
84	FULPER "E"	West Amwell Twsp	1026	8	29.02	130.00
				8	32	
				8	33	
85	Hanover Shoe Farm	West Amwell Twsp	1026	19	3.01	68.00
86	Nunn	West Amwell Twsp	1026	8	29.01	30.00
87	Runkle	West Amwell Twsp	1026	13	1.01	50.00
88	Amwell Chase	West Amwell Twsp	1026	5	24	211.42
				5	24.01	
89	Amwell Hunt	West Amwell Twsp	1026	8	20	130.36

PROJECT AREA	Number of Targeted Farms	Acreage Total
East	3	177
South	47	4132
West	37	3256
Lebanon	1	28

HUNTERDON COUNTY AGRICULTURE DEVELOPMENT BOARD
Application to Sell a Development Easement Pursuant to the State Agriculture Retention and Development Act

Hunterdon County Planning Incentive Grant Program

County PIG Program

OPEN ENROLLMENT

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Municipality of Farm: \_\_\_\_\_

Date of Application: \_\_\_\_\_

YOU MUST SUBMIT THE FOLLOWING FORMS WITH THIS APPLICATION (Check off boxes):

ALL APPLICANTS:

- HC-PIG1, Application to sell a Development Easement (this form)
A tax map, showing:
the outline of your farm
locations of all dwellings and farm buildings
any EXCEPTIONS you have formally requested in section VI of this application
boundaries - classified by land use TYPE according to the list of choices in section XIII.
A copy of your current farmland assessment form
A copy of your deed
If available, a copy of an existing survey and title insurance policy

FOR MUNICIPAL APPLICANTS AND/OR OWNERS OF A DEVELOPMENT EASEMENT

- All of the above is required
Deed of Easement
Restrictive Covenant for annual mowing
Any and all additional Restrictive Covenants
Two (2) original surveys
Title Insurance Policy
County Right-of-Way Easements, or a written indication from the County Engineer that none were required

**I. PREREQUISITES:**

A fundamental concept of the State Agriculture Retention and Development Program is to preserve farmland in “critical masses” or relatively large core areas. The reason for this is that large areas of preserved farms have a greater chance of survivability than isolated, pockets of farms. Therefore, to apply for this program you must be located in an Agriculture Development Area (ADA) that has been designated by the Hunterdon County Agriculture Development Board (CADB). Additionally, your farm must be located in an existing Project Area as designated in the Hunterdon County Comprehensive Farmland Preservation Plan.

**NOTE: The CADB reserves the right to only consider parcels at least 40 acres or larger. The SADC reserves the right to only consider parcels that meet the State minimum eligibility criteria.** *(These criteria are available from the CADB office or directly from the SADC.)*

The other prerequisite of the program is the commitment of your municipality to participate in the program and contribute funding. Your municipality must submit to the CADB a letter stating their interest in participating in the program and a resolution authorizing their local contribution. The CADB will solicit that letter; however, you and your CADB municipal liaison are responsible for obtaining the municipal support and making sure that the letter and resolution are received by the CADB prior to the review of your application. *(The name of your CADB municipal liaison is available from the CADB office or your municipal clerk.)*

Any landowner selling a development easement to the County is required to provide the County with a Restrictive Covenant. The Restrictive Covenant requires the landowner to cut or mow on an annual basis between July 15 and August 15.

**II. ATTORNEY REVIEW:**

This is an application to sell a development easement, pursuant to the State Agriculture Retention and Development Act. After a “development easement” has been sold on a piece of property, the use of the land becomes severely limited. You may wish to consult with an attorney about this program, prior to submitting an application. If you have an attorney or will be retaining one, kindly provide the following information:

Attorney’s Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**III. AFFIDAVIT**

I/We \_\_\_\_\_  
*(please print your name(s))*  
 understand: a) I/we have the right to consult with an attorney; b) the required components of the application form; c) the prerequisites of the program; and d) how our application is evaluated.

I/We also understand that if the application requirements outlined on the first page of this application are not completed and submitted to the Hunterdon County Agriculture Development Board, my/our application may not be considered.

Signature(s): \_\_\_\_\_ Date \_\_\_\_\_

**IV. GENERAL INFORMATION**

Name of record owners of farm: \_\_\_\_\_

Are you the record owner?      Yes      No

If not, are you a contract purchaser?      Yes      No  
*(If not, you may not be eligible to submit an application)*

Have you entered into a contract for sale for the property or the development easement?  
Yes      No

*(If yes, please explain and submit a copy of your contract)* \_\_\_\_\_

Any other provisions for the sale: \_\_\_\_\_

**Premises:**

Municipality _____	Block _____	Lot(s) _____
Municipality _____	Block _____	Lot(s) _____
Municipality _____	Block _____	Lot(s) _____
Municipality _____	Block _____	Lot(s) _____
Municipality _____	Block _____	Lot(s) _____

**Gross Acreage of Total Premises:** \_\_\_\_\_

Please check source:      tax map  
    survey  
    deed

NOTE: THE CADB REQUIRES THE EXACT TAX MAP ACREAGE; IF THIS INFORMATION IS INCORRECT PLEASE PROVIDE US WITH DOCUMENTATION PROVING THE CORRECT ACREAGE TOTALS.

**Street Address of Premises:** \_\_\_\_\_

**NOTE: INCLUDE A TAX MAP WITH ALL REQUIRED INFORMATION AS OUTLINED ON PAGE 1.**

**V. RESIDUAL DWELLING SITE OPPORTUNITIES (RDSOs)**

Pursuant to N.J.A.C. 2:76-6.17, applicants for easement purchase may be eligible for Residual Dwelling Site Opportunities (RDSOs) **only if the premises to be preserved is 100 acres or greater.** An RDSO is the right to construct a residential unit within a residual dwelling site for agricultural purposes. Applicants must determine how many RDSOs they wish to request prior to the CADB's preliminary review. The number of RDSOs may not exceed an overall gross density of one residential unit per 100 acres, including existing residential buildings on the premises. In the event that the application is granted final approval, the value of all RDSOs approved in the application will be deducted from the final easement value in accordance with SADC Policy P-19, or other policies promulgated by the SADC.

How many RDSOs would you like to request? \_\_\_\_\_

**VI. EXCEPTIONS AND NONSEVERABLE EXCEPTIONS**

An "exception" is a portion of the farm that will be excluded from the development easement. A severable exception is an area that can be subdivided from the farm and may be sold to anyone. Severable exceptions are not usually encouraged and may be a negative consideration of your application; however in certain situations it may be permitted. You will need municipal planning board approval if you want to subdivide your excepted lot(s).

A nonseverable exception does not create a new tax lot or the need for subdivision approval and is typically around existing farm structures or a site for a future dwelling. The CADB generally favors a nonseverable exception for any parcel under 100 acres that currently has no dwelling. The CADB awards three points for one nonseverable exception that is placed around the dwelling and farm buildings.

The CADB and SADC reserve the right to impose restrictions on exception areas. You will not be paid for the acreage within them if they are approved.

Are you requesting any exceptions?      Yes      No  
If **yes**, please complete the following:

1. What is the acreage of the exception? \_\_\_\_\_
2. What is your reason for the exception? \_\_\_\_\_
3. Show the exception location on your attached **tax map** and write the lot number (if more than one lot is included in this application) where the exception is to be located: \_\_\_\_\_
4. Will the exception be severable?  
   Yes      No
5. If severable, does the exception exceed the local zoning regulations?  
   Yes      No                    Minimum allowable lot size: \_\_\_\_\_
6. Is the exception for a municipal farmland preservation and/or open space program?  
   Yes      No

**VII. NET ACRES:**

Please calculate net acres to be considered for easement purchase below:

$$\begin{array}{r}
 \text{[Gross Acres]} - \text{[Acres in Exception(s)]} = \text{Net Acres to be Preserved} \\
 \text{_____} - \text{_____} = \text{_____}
 \end{array}$$

**VIII. AGRICULTUREAL PRODUCTION:**

Please describe all agricultural production currently taking place on the property using the appropriate Standard Industrial Code (SIC) found in Appendix A.

SIC#_____	Agricultural Production Type_____	Approximate Acreage_____
SIC#_____	Agricultural Production Type_____	Approximate Acreage_____
SIC#_____	Agricultural Production Type_____	Approximate Acreage_____
SIC#_____	Agricultural Production Type_____	Approximate Acreage_____
SIC#_____	Agricultural Production Type_____	Approximate Acreage_____

**VIII. EXISTING RESIDENTIAL/LABOR HOUSING:**

Are there any residential housing, agricultural labor housing, or other housing on the premises?

Yes            No

If **no**, skip to the next section.

If **yes**, complete the following questions regarding housing units on the premises.

**RESIDENCE A (CHECK ONE ONLY) DUPLICATE THIS SHEET AS NECESSARY.**

- Standard Single Family Residence
- Single Family with apartment
- Duplex
- Apartment
- Other \_\_\_\_\_

Is the structure the Primary Residence?	Yes	No
Is the structure for agricultural labor housing?	Yes	No
Is the structure under a lease or rental agreement?	Yes	No
Will the residence be within an exception on the preserved property?	Yes	No

**RESIDENCE B (CHECK ONE ONLY)**

- Standard Single Family Residence
- Single Family with apartment
- Duplex
- Apartment

( ) Other \_\_\_\_\_

Is the structure the Primary Residence?	Yes	No
Is the structure for agricultural labor housing?	Yes	No
Is the structure under a lease or rental agreement?	Yes	No
Will the residence be within an exception on the preserved property?	Yes	No

**IX. EXISTING STRUCTURES (Non-Residential):**

Are there any non-residential structures on the premises?

Yes          No

If **no**, skip to the next section.

If **yes**, complete the following questions regarding structures on the premises.

**STRUCTURE A (CHECK ONE ONLY) DUPLICATE THIS SHEET AS NECESSARY.**

( ) Barn          ( ) Shed  
( ) Garage        ( ) Silo  
( ) Stable        ( ) Other \_\_\_\_\_

Is the structure for an agricultural use?	Yes	No
Is the structure under a lease or rental agreement?	Yes	No
Will the structure be within an exception on the preserved property?	Yes	No

**STRUCTURE B (CHECK ONE ONLY)**

( ) Barn          ( ) Shed  
( ) Garage        ( ) Silo  
( ) Stable        ( ) Other \_\_\_\_\_

Is the structure for an agricultural use?	Yes	No
Is the structure under a lease or rental agreement?	Yes	N
Will the structure be within an exception on the preserved property?	Yes	No

**STRUCTURE C (CHECK ONE ONLY)**



- Barn                       Shed  
 Garage                       Silo  
 Stable                       Other \_\_\_\_\_

Is the structure for an agricultural use?                      Yes      No  
 Is the structure under a lease or rental agreement?                      Yes      No  
 Will the structure be within an exception on the preserved property?                      Yes      No

**STRUCTURE D (CHECK ONE ONLY)**

- Barn                       Shed  
 Garage                       Silo  
 Stable                       Other \_\_\_\_\_

Is the structure for an agricultural use?                      Yes      No  
 Is the structure under a lease or rental agreement?                      Yes      No  
 Will the structure be within an exception on the preserved property?                      Yes      No

**X. EASEMENTS / RIGHTS OF WAY:**

Are there any Easements, Rights of Way, or restrictions of record, that affect the premises?  
*(Failure to list all easements and restrictions of record may adversely affect your application at a subsequent time)*

Yes                      No

If **no**, skip to the next section.

If **yes**, complete the following questions regarding easements on the premises.

**EASEMENT A: (CHECK ONE ONLY) DUPLICATE THIS SHEET AS NECESSARY.**

- Power Lines     Road Rights of Way  
 Water Lines     Stream Corridor  
 Telephone Lines     Sewer  
 Gas Lines     Drainage

Other

Conservation (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.)

Describe the easement and the effects: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EASEMENT B: (CHECK ONE ONLY)**

Power Lines

Road Rights of Way

Water Lines

Stream Corridor

Telephone Lines

Sewer

Gas Lines

Drainage

Other

Conservation (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.)

Describe the easement and the effects: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EASEMENT C: (CHECK ONE ONLY)**

Power Lines

Road Rights of Way

Water Lines

Stream Corridor

Telephone Lines

Sewer

Gas Lines

Drainage

Other

Conservation (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.)

Describe the easement and the effects: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**XI. PRE-EXISTING NON-AGRICULTURAL USES**

- Are there non-agricultural uses on the Premises to be preserved?      **Yes**      **No**  
(Outside of an exception)

- Will non-agricultural use(s) occur within the exception area(s)?      **Yes**      **No**

**NOTE: A NON-AGRICULTURAL USE ON THE PREMISES CANNOT BE EXPANDED OR INTENSIFIED AFTER THE FARM IS PRESERVED.**

List the type and frequency of any existing non-agricultural uses:

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Note the approximate dimensions and location of any structures and/or areas utilized for a non-agricultural use:

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In the event the non-agricultural use involves a lease with another party, identify the individual or entity leasing the structure and type of business or operation:

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If non-agricultural events are held on the premises, identify for what purpose and the frequency of the activity:

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Describe how the non-agricultural use will be accessed on the parcel.

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*\*An identified non-agricultural use can NOT be expanded or intensified after the premises is preserved if located on the preserved farmland outside of an exception area.*

**XII. AGRICULTURAL USE AND PRODUCTION:**

1. Identify the types of agricultural enterprises on the premises (*e.g. dairy, field crops*) by checking the appropriate column:

	<u>Primary</u>	<u>Secondary</u>
Dairy	_____	_____
Nursery	_____	_____
Field Crops	_____	_____
Vegetables	_____	_____
Orchard	_____	_____
Swine	_____	_____
Vineyard	_____	_____
Equine	_____	_____
Other	_____	_____

2. Identify the approximate percent (%) of land use of the acreage to be considered for easement purchase.

**NOTE: THE FOLLOWING INFORMATION WILL BE VERIFIED AGAINST THE 2005 FARMLAND ASSESSMENT FORM SUBMITTED WITH THIS APPLICATION.**

1. Cropland Harvested	_____ %
2. Cropland Pasture	_____ %
3. Permanent Pasture	_____ %
4. Woodlands	_____ %
5. Wetlands	_____ %
6. Other: _____	_____ %

<u>TOTAL</u>	<u>100 %</u>
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3. Is the farm currently enrolled in an 8-year Municipally Approved Farmland Preservation Program?      Yes      No

### **XIII. BOUNDARIES AND BUFFERS**

- On the **tax map** included with this application, along your property's boundaries you must write the number(s) of the appropriate land use listed below:

1. Deed restricted farmland (permanent)
2. Deed restricted wildlife areas, municipal, county or state owned parcels
3. Streams (perennial) and wetlands
4. Cemeteries
5. Parks (passive recreation)
6. Military installation
7. Golf course (public)
8. Eight year programs and EP applications
9. Highways (limited access), Railroads
10. Farmland (unrestricted)
11. Woodlands
12. Parks (high use)
13. Residential developments (less than six acre lots)
14. Commercial
15. Industrial
16. Schools
17. Other \_\_\_\_\_

**NOTE: TO THE BEST OF YOUR ABILITY, THE ENTIRE BOUNDARY OF YOUR FARM MUST BE IDENTIFIED AS ONE OR MORE OF THE ABOVE LAND USES. BE SURE TO NOTE STREAMS AND WETLANDS THAT ARE LOCATED ALONG ANY PROPERTY BOUNDARY.**

### **XIV. SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES**

*\*It is important that you complete all of the following questions.*

**NOTE: ALL PRESERVED FARM OWNERS ARE REQUIRED TO OBTAIN A FARM CONSERVATION PLAN APPROVED BY THE LOCAL SOIL CONSERVATION DISTRICT WITHIN ONE YEAR AFTER YOU SELL THE DEVELOPMENT EASEMENT.**

1. How many acres of your farm are actively cropped or grazed?  
\_\_\_\_\_
  
2. Do you have a Soil Conservation management plan on file with the Soil Conservation District?      Yes      No  
When was your plan filed or last updated?  
\_\_\_\_\_  
Is your management plan listed by a name other than your own?    Yes  
No  
What percent of the plan do you feel has been implemented?  
\_\_\_\_\_
  
3. If you do not have a plan on file with the District, do you have conservation practices such as terracing, diversions, etc.?    Yes    No  
If **yes**, please give the date of installation and describe in detail the practices, i.e. type of crops rotated, widths of the strips, etc. Please be as specific as possible.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
4. Is there any on-site evidence of good maintenance of installed soil conservation practices?    Yes    No    If yes, please state specifically:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
5. What good farm management practices are employed such as fertilizing, grazing, soil testing, liming, clipping, weed control and woodland management? Provide details:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
6. Please specify all on-site investments that currently exist on your farm, such as permanent structures (*include approximate size of buildings*), liquid manure facilities, underground irrigation systems, and nursery stock. Do not include farm equipment.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**XV. SUPPLEMENTAL QUESTIONS**

1. Have any percolation tests or soil logs been conducted in the last five years?  
Yes No If yes, please provide the results.
  
2. Has there been any sludge application on the farm? Yes No  
If yes, please answer a. and b. below:
  - a. Are there monitoring wells to evaluate its impact on the groundwater?  
Yes No
  - b. Please provide the test results.
  
3. Are you engaged in composting? Yes No If yes, please describe the extent of composting  

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4. Are you aware of any other testing, dumping or any other type of disposal activity on the property? Yes No If yes, please explain:  

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**XV. SUPPLEMENTAL QUESTIONS (continued)**

Federal Funding Requirements for Farmland Preservation:

Certain farms may be eligible for Federal funding in addition to funds contributed by the State, County, and your municipality.

The Federal government imposes additional restrictions on farms which accept Federal funding. These restrictions go beyond those normally imposed by the State.

The additional restrictions required by the Federal Farm and Ranch Lands Protection Program are set forth in paragraphs 7(iii) and 25 in the Deed of Easement. A copy of this document is available upon request to the Hunterdon County Agriculture Development Board. The additional restrictions that property owners must agree to when federal funding is accepted are as follows:

A farm conservation plan prepared in consultation with both the Natural Resource Conservation Service and the local soil conservation

district;

The farm conservation plan would be developed utilizing the standards and specifications of the Natural Resource Conservation Service Field Office Technical Guide and 7 C.F.R. Part 12 that are in effect as of the date of execution of the Deed of Easement (You are encouraged to contact the local field office to obtain copies of the current applicable standards and specifications);

The Natural Resource Conservation Service shall have the right to enter the property with advance notice to monitor compliance with the conservation plan. If there is noncompliance with the conservation plan, the Natural Resource Conservation Service will work with the Grantor to explore methods of compliance and give the Grantor time to take corrective action which will not exceed twelve (12) months; and,

If the Natural Resource Conservation Service informs the County of the Grantor's noncompliance with the conservation plan, the County must take all reasonable steps to secure compliance, including legal action if necessary.

**5. In the event that federal funds are available for the purchase of a Development Easement on your farm, are you willing to accept such funding with the understanding that this will demand a farm conservation plan to be enforced on your farm?**

**Yes**

**No**

**XVI. SUBDIVISION OF THE PREMISES:**

Has the landowner been granted any subdivision approvals or initiated any action to obtain subdivision approval on the premises?

Yes

No

If **YES**, please fully describe the status of any subdivision approvals or actions taken to obtain subdivision approval:

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**Please return this application to:**

**Hunterdon County Agriculture Development Board  
County Administration Building #1  
Route 12, County Complex  
PO Box 2900  
Flemington, New Jersey 08822-1200**

**(908) 788-1490**

*We have a website! This application form and other CADB information is available on the CADB website at [www.co.hunterdon.nj/cadb.htm](http://www.co.hunterdon.nj/cadb.htm)*

**Hunterdon County Agriculture Development Board  
Farmland Preservation Program  
County Planning Incentive Grant (PIG)  
Easement Purchase Criteria  
9/13/07**

The Hunterdon County Agriculture Development Board (CADB) adopted the following criteria on September 13, 2007 for reviewing County Planning Incentive Grant applications in accordance with the Agricultural Retention and Development Act N.J.S.A. 41C-11 et seq. The summary of the criteria with their relative weights is shown below. For more information on the rules and regulations governing County easement purchase criteria, please contact the CADB office at 908.788.1490.

**Summary**

Factors which determine the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture. (N.J.S.A. 4:1C-31b.(3))

1.0 SOILS	Weight 30
2.0 BOUNDARIES AND BUFFERS	Weight 20
3.0 LOCAL COMMITMENT	Weight 13
4.0 SIZE AND DENS	Weight 24
5.0 SOIL CONSERVATION AND FARM PRACTICES MANAGEMENT	Weight 18

Degree of imminence of change of the land from productive agriculture to nonagricultural use (N.J.S.A. 4:1C-31b.(3))	Weight 6
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Ranking process for preliminary approval	n/a
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Exceptions	Weight +3 to -25
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	Total Weight	89 to 114
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**County Planning Incentive Grant Criteria**

Encouraging the Survivability of Productive Agriculture

1.0 SOILS - Weight 30

**NOTE: Any application receiving a soil score less than 10.0, will be assessed a five point deduction from its soil score.**

Formula:	
% Prime soils x 30	=
% Statewide soils x 20	=
% Unique soils x (0 or 25*)	=
% Local Soils x 10	=

Total weight = the sum of the categories

*\*If a designated unique soil is not being used for its unique purpose, no points will be assigned.*

2.0 BOUNDARIES AND BUFFERS - Weight 20

The weights reflect differences in the permanence of agricultural buffers and the effectiveness of other buffers in reducing the negative impacts of nonagricultural development.

The following weights have been assigned:

1. Deed restricted farmland (permanent)	20 points
2. Deed restricted wildlife areas, municipal, county, or state owned parcels	18 points
3. Streams perennial) and wetlands	18 points
4. Cemeteries	16 points
5. Parks (passive recreation)	14 points
6. Military installation	14 points
7. Golf Course (public)	14 points
8. Eight year programs and EP applications	13 points
9. Highways (limited access)/Railroads	10 points
10. Farmland (unrestricted)	6 points
11. Woodlands	6 points
12. Parks (high use)	5 points
13. Residential developments (less than six acre lots)	0 points
14. Commercial	0 points
15. Industrial	0 points
16. Schools	0 points
17. Other (Value determined on a case by case basis)	0 points

Formula: The weight of each buffer is multiplied by its percentage of the entire perimeter of the farm. All of the individual scores are totaled for a final score.

3.0 LOCAL COMMITMENT - Weight 13

Priority will be given where municipal, county, regional and state policies support the long term viability of the agricultural industry. Factors indicating support:

- 3.1 Municipal actions that promote agricultural preservation and agricultural viability.
- a. Farm businesses/agritourism are promoted in the municipal master plan (1 point)
  - b. Municipality has previously approved eight year programs. (1 point)
  - c. Development easements have been purchased in the municipality. (1 point)
- 3.2 There is sewer or other growth leading infrastructure serving the premises.
- Yes \_\_\_\_\_ (0 points)
  - No \_\_\_\_\_ (1 point)
- 3.3 Right to Farm Ordinances
- The Right to Farm Ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm Ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded.
- (4 points) (Liaisons are required to provide a copy of the ordinance).
- 3.4 The municipality actively supports the reduction of animal damage to farmland by having an animal damage control plan or other means to control wildlife damage.

(0 to 5 points)

The municipality shall identify all municipally owned parcels, greater than 5 acres, by block and lot number and explain the type of animal damage control plan for each parcel (if applicable).

4.0 SIZE AND DENSITY - Weight 24

Individual applications are scored on both size and density with a maximum score of 12 points awarded for size and a maximum of 12 points awarded for density for a maximum total combined score of 24.

4.1 Size (12 points)

Points are based on the size of each individual application relative to average farm size in the respective county according to the latest U.S. Census of Agriculture. Points will be awarded for size up to a maximum of 12 as follows:

$$\text{Points Awarded} = 12 \times \frac{\text{Size of individual application}}{(2 \times \text{county average farm size})}$$

*The factor "2" encourages counties to enroll farms above average in size.*

4.2 Density (12 points)

The density score will be awarded based on the following:

The application which is not reasonably contiguous (within one-half mile linear distance) with another development easement purchase application approved by the Board and received by the Committee, lands where development easement have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs in the project area will receive (0) points. One point (1) will be allocated for each reasonably contiguous (within one-half mile linear distance) farmland preservation program or municipally approved farmland preservation program. Two (2) points will be allocated for each of the other above noted lands in the project area which are determined to be reasonably contiguous (within one-half mile linear distance) with the subject application and each other not to exceed a maximum score of 12 points.

5.0 SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES - Weight 18

5.1 Percent of total land actively cropped or actively used for grazing  
(Percentage X 2) (Max 2 points)

5.2 Soil conservation measures, other than having land in grass and hay

- S.C. Management Plan on file (*must be filed or updated during the past 15 years up to the application deadline*) (Maximum 1 point)
- Percent of Plan implemented, or if no plan on file with district, physical evidence of on-site S.C. practices such as: terracing, tiling waterways, diversions (Maximum 3 points)
- On-site evidence of good maintenance of installed S.C. practices (Maximum 2 points)

5.3 Good farm management practices employed  
Examples: Fertilizing, liming, crop rotation, contour farming, clipping and weed control cover cropping, woodland management.  
(Maximum 5 points)

5.4 On-site investments indicating a serious commitment to continue

farming (includes permanent structures, liquid manure, nursery stock underground irrigation systems, etc. The conditions of the buildings will also be considered. Farm equipment will not be considered.)  
 (Maximum 5 points) Degree of Imminence of Change - Weight 6

Although the CADB intends to avoid approving applications in areas where the likelihood of suburbanization is high; the likelihood that a farm (application) will be converted to a non-agricultural use will either receive additional points or lose points, according to its degree of imminence of change. *The degree of imminence of change is measured as follows:*

- Farms with less than 50 feet of road frontage -5 points
- Farms with difficult access, such as steep slopes, streams or any other environmental constraints that affect access to the parcel -2 points
- Farms with preliminary subdivision approval +3 points
- Farms owned by an estate or institution and/or filing for bankruptcy +3 points

**Ranking Process for Preliminary Approval**

The CADB reserves the right to give special considerations to applications in order to accomplish program objectives. This may alter the numerical ranking of the applications. A copy of the program objectives are available at the CADB office.

**Exceptions - Weight +3 to -25**

Severable Exceptions

Exceptions are portions of an applicant's property not included in the easement purchase application. In general, the Hunterdon County Agriculture Development Board discourages severable exceptions. Factors for determining if there is an adverse effect to the applicant's agricultural operation are as follows:

- \$ severability potential from the premises
- \$ number requested
- \$ size
- \$ percent of premises
- \$ right to farm language
- \$ negative impact on the agricultural operation

No negative points are assessed if the severable exception is for open space purposes.

Criteria for Severable Exceptions  
Points

- Each severable exception requested points -5
- The severable exception exceeds the minimum lot size for a dwelling - each lot -1 point
- The landowner restricts the severable exception to only one residential unit +1 point
- Total severable exception acreage exceeds 5% of the tract acreage -1 point

Right to farm language required on the deed of the exception +1 point

- X **If the CADB determines that the severable exception has a significant negative impact on agricultural productivity, the CADB reserves the right to limit or deny the exception.**

NONSEVERABLE EXCEPTIONS

Criteria for Nonseverable Exceptions

The CADB encourages nonseverable exceptions around existing dwellings and principal farm buildings. Nonseverable excepted areas are not separate lots but simply a designated area on the farm that does not receive farmland preservation funding and is not subject to the restrictions in the deed of easement. Nonagricultural uses, in accordance with municipal zoning, would be permitted within this area. The CADB will allow only one per application.

Nonseverable exception around dwelling and principal farm buildings +3 points

If the applicant requests a nonseverable exception on a property that has no dwelling and is not eligible for an RDSO, the CADB encourages such an exception. There is no effect on the applications score. 0 points

*For more information, please contact:*

Hunterdon County Agriculture Development Board  
County Administration Building #1  
PO Box 2900  
Flemington, New Jersey 08822-2900  
908.788.1490  
[www.hunterdon.nj.us/cadb.htm](http://www.hunterdon.nj.us/cadb.htm)

12.23.02