

TOWNSHIP OF FRANKLIN
COUNTY OF HUNTERDON
STATE OF NEW JERSEY

RESOLUTION 2017 - 44

A RESOLUTION GRANTING FINAL APPROVAL OF THE
HOPE HILL APPLICATION TO SELL DEVELOPMENT EASEMENT

WHEREAS, the Township of Franklin submitted a Planning Incentive Grant (PIG) Application to the State Agriculture Development Committee 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 *et seq.*, and the regulations thereunder; and

WHEREAS, the application provided for the proposed acquisition of a Development Easement on property owned by Jason Vartikar & Sarah Christian and known as Block 23, Lots 8.01, 8.20, 8.21, and 8.22; and

WHEREAS, the State Agriculture Development Committee certified the fair market value (CMV) of the aforementioned development easement pursuant to N.J.A.C. 2:76-7.14 at \$9,800 per acre (for an approximate total of \$607,600); and

WHEREAS, the Township supports the preservation of this farm, but is not contributing a cost share for the easement purchase; and

WHEREAS, the Hunterdon Land Trust has secured a grant from the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) to provide a 50% Agriculture Land Easement (ALE) grant; and

WHEREAS, the estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 62 net easement acres), subject to the actual acreage to be covered by the development easement per the final survey which conforms to the farmland preservation program requirements:

State Agriculture Development Committee	\$303,800 (\$4,900 per acre)
Federal Agricultural Land Easement Grant	\$303,800 (\$4,900 per acre)

WHEREAS, the landowner has agreed to the additional restrictions involved with the ACEP-ALE Grant, including a ___% maximum impervious coverage restriction (approximately ___ acres) for the construction of agricultural infrastructure on the Property outside of exception areas; and

WHEREAS, the SADC and County may reimburse the Township for up to 50% of the eligible ancillary costs for the purchase of a development easement; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Franklin in the County of Hunterdon that the Township Committee gives final approval to the proposed acquisition of a development easement to be held by the County of Hunterdon on the Hope Hill Farm, Block 23, Lots 8.01, 8.20, 8.21, and 8.22 in the Township of Franklin, County

of Hunterdon, State of New Jersey, on approximately 62 acres pursuant to the County's Planning Incentive Grant application subject to the following:

1. The conveyance of a development easement which shall provide for the following:
 - a. One, 1.5 acre nonseverable exception limited to one single family residential unit;
 - b. One, 6.1 acre severable exception limited to one single family residential unit;
 - c. No non-agricultural uses;
 - d. No Residual Dwelling Site Opportunities;

IT IS FURTHER RESOLVED that this resolution be sent to the Hunterdon County Agriculture Development Board and to the State Agriculture Development Committee for their final approval;

FINAL APPROVAL and ACCEPTANCE of this application is contingent upon the approval and acceptance of the County of Hunterdon and the State Agriculture Development Committee.

CERTIFICATION

I do hereby certify that the foregoing is a true copy of a Resolution adopted by the Township Committee of the Township of Franklin in the County of Hunterdon, at a meeting thereof held June 8, 2017.



Ursula V. Stryker, Municipal Clerk