

**TOWNSHIP OF FRANKLIN  
COUNTY OF HUNTERDON**

**RESOLUTION 2018 – 19**

**MICHISK FARM  
TOWNSHIPS OF FRANKLIN & RARITAN  
COUNTY PLANNING INCENTIVE GRANT FUNDING 2017 PLANNING ROUND APPLICATION**

**WHEREAS**, the County of Hunterdon submitted a County Planning Incentive Grant (CPIG) application during the 2017 Planning Round to the Hunterdon County Agriculture Development Board (CADB) and the State Agriculture Development Committee (SADC).

**WHEREAS**, the application provided for the proposed acquisition of a Development Easement on the property owned by **Robert Michisk**, located at approximately **95 Rake Factory Road, Flemington, NJ**, and designated on the County tax map as **Block 43 Lot 22 & Block 44 Lot 5 in the Township of Franklin** and Block 12 Lot 8 in the Township of Raritan, County of Hunterdon, State of New Jersey; and

**WHEREAS**, the State Agriculture Development Committee certified the fair market value (CMV) of the development easement pursuant to N.J.A.C. 2:76-7.14 at **\$7,900.00** per acre on **February 27, 2018**. The landowner accepted the SADC's CMV offer of **\$7,900.00** per acre. The estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated **48** 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 State statute, rule, regulation, or policy:

State Agriculture Development Committee (\$4,850.00/acre; 61.4% of est. total cost)	\$232,800.00
Hunterdon County (\$1,525.00/acre; 19.3% of est. total cost)	\$73,200.00
Franklin Township (\$1,525.00/acre; 19.3% of est. total cost <i>within Township</i> )	\$66,337.00
Raritan Township (\$1,525.00/acre; 19.3% of est. total cost <i>within Township</i> )	\$ 6,863.00
<b>TOTAL</b>	<b>\$379,200.00</b>

**NOW, THEREFORE, BE IT RESOLVED** that the Franklin Township Committee gives final approval to the proposed acquisition of a Development Easement on the property owned by Robert Michisk, located at approximately **95 Rake Factory Road, Flemington, NJ, and designated on the County tax map as Block 43 Lot 22 & Block 44 Lot 5 in the Township of Franklin** and Block 12 Lot 8 in the Township of Raritan, County of Hunterdon, State of New Jersey, and on approximately 48 acres pursuant to the County Planning Incentive Grant application and subject to the following:

1. The conveyance of a development easement which shall provide for the following as per the CADB:
  - a. No existing residences on the Premises.
  - b. No existing agricultural labor housing units on the Premises.
  - c. No RDSOs allocated.
  - d. No pre-existing nonagricultural uses on the Premises.
  - e. Exception(s): 1 – 5.5 acre non-severable exception around existing buildings and single family home.
  - f. Agricultural use(s): At the time of application the farm was in row crop, field and livestock production.
  - g. The conveyance of a Restrictive Covenant providing for the annual mowing of the property.
  - h. The conveyance of any and all proposed County rights-of-way from the owners of the fee simple title to the property as indicated by the office of the Hunterdon County Engineer.
  - i. If the Township has acquired any other restrictive covenants, it must appear before this Board prior to closing for a determination whether the restrictive covenants are acceptable. If the restrictive covenants are not deemed acceptable by the CADB and SADC, they must be released in their entirety.
  - j. The County's contribution is based on the assumption that the Township paid an amount of consideration for the Development Easement based upon a cost share agreement in the amount equal to or less than the SADC certified fair market value per acre of the Development Easement. The County's contribution shall be increased or decreased in accordance with County policy if that was not the case.

**BE IT FURTHER RESOLVED**, the Township of Franklin's resolution of approval shall be forwarded to the Hunterdon County Board of Chosen Freeholders recommending that the Board provide final authorization for the proposed acquisition of a Development Easement on the property owned by **Robert Michisk**, located at approximately **95 Rake Factory Road, Flemington, NJ, and designated on the County tax map as Block 43 Lot 22 & Block 44 Lot 5 in the Township of Franklin** and Block 12 Lot 8 in the Township of Raritan, County of Hunterdon, State of New Jersey, and in an amount not to exceed \$1,525.00 per acre or approximately **\$66,337.00** of the final surveyed acreage in Franklin Township.. The Township's contribution shall be paid in full at closing.

A copy of this Resolution shall be forwarded to the landowner, Raritan Township and the State Agriculture Development Committee.

Adopted: *MARCH 29, 2018*



Craig Repmann, Mayor  
Township Committee

Attest:



Ursula V. Stryker, RMC  
Municipal Clerk