

FRANKLIN TOWNSHIP
HUNTERDON COUNTY
AMENDED RESOLUTION #2018-76

WHEREAS, the Hunterdon County Agriculture Development Board informed Franklin Township that it has received farmland preservation applications from landowners within Franklin Township; and

WHEREAS, the State Agriculture Development Committee provides approximately sixty percent of the funds to acquire a development easement on a farm; and

WHEREAS, for the balance of the easement purchase funds Hunterdon County determines the portion to be paid by the County and the portion to be paid by Franklin Township; and

WHEREAS, the Hunterdon County Agriculture Development Board requests confirmation from the Township that Franklin Township approves of and will provide their cost-share on farmland preservation applications within the Township; and

WHEREAS, on December 6, 2018, the SADC certified the fair market value (CMV) of the development easement pursuant to N.J.A.C. 2:76-7.14 at \$8,500.00 per acre on the America's Grow-a-Row Farm in Franklin Township Block 10, Lot 6 --with one dwelling opportunity consisting of: zero Residential Dwelling Site Opportunity (RDSO); zero existing dwellings in the Proposed Easement Area; zero severable exceptions; and one 1.8-acre non-severable exception limited to one future single family residential unit; resulting in approximately **37.06 net acres**; and

WHEREAS, on December 7, 2018, the landowner accepted the CMV of \$8,500.00 per acre, conditioned upon all interested parties granting final approval for acquisition of a development easement; and providing for a commitment of funding pursuant to N.J.A.C. 2:76-17.16, the estimated cost sharing breakdown for the acquisition of the development easement is as follows (based on an estimated 37.06 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 (\$5,150.00/acre; ~60% of est. total cost)	~\$190,859.00
Hunterdon County (\$1,675.00/acre; ~20% of est. total cost)	~\$62,075.50
Franklin Township (\$1,675.00/acre; ~20% of est. total cost)	~\$62,075.50
Total	~\$315,010.00

NOW, THEREFORE, BE IT RESOLVED, that the Holland Township Committee gives final approval to the proposed acquisition of a development easement on the property owned by America's Grow-a-Row, located at 150 Pittstown Rd., Pittstown, NJ; and designated as Block 10, Lot 6 in the Township of Franklin, County of Hunterdon, State of New Jersey, and on approximately 37.06 acres pursuant to the Municipal Planning Incentive Grant application subject to the following:

1. The conveyance of a development easement which shall provide for the following:
 - a. Exceptions: one 1.8-acre non-severable exception limited to one future single family residential unit;
 - b. Dwellings: One future dwelling in a non-severable exception area;
 - c. Agricultural Labor Housing Units: Zero
 - d. Preexisting Non-Agricultural Uses: None
 - e. Trail or Access Easements: Zero Existing or Proposed
2. The conveyance of a Restrictive Covenant providing for an annual mowing of the property; and
3. 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; and
4. The County's contribution is based on the assumption that the Township paid an amount of consideration for the Development Easement based upon an amount equal to, or greater than, the SADC certified fair market value per acre of the Development Easement. The County's contribution shall be reduced in accordance with County policy if that was not the case; and
5. The Township of Franklin will contribute and estimated sum of approximately \$62,075.50. The Township's contribution shall be paid in full at closing.

A copy of this Resolution shall be forwarded to the landowner/applicant, County of Hunterdon Agriculture Development Committee, and the State Agriculture Development Committee.

Adopted December 13, 2018
Amended February 28, 2019



Craig Repmann, Mayor

Attest:

Catherine Innella
Deputy Clerk