

DIRECT EASEMENT PURCHASE PROGRAM

ESTATE OF THOMAS EVANS

Date: May 18, 2022

To: Franklin Township

From: Stefanie Miller, Acquisition Programs Manager
stefanie.miller@ag.nj.gov or 609-913-6572



The State Agriculture Development Committee (SADC) received an application to sell a development easement on Thomas Evans farm in March 2022. Pursuant to SADC regulations *1, Franklin Township and Hunterdon County were notified of the application on March 3, 2022, so that they may provide comments. Franklin Township requested additional information, which is why I provide the attached in preparation for the May 26, 2022, meeting of the Township Committee.

Attachment A: Minimum criteria for farmland preservation pursuant to N.J.A.C. 2:76-6.20.

Attachment B: Information on the farm characteristics which are evaluated to determine a “Quality Score.” The Evans farm has a Quality score that ranks it as a “Priority farm” for the Direct easement program. We note that the farm is also identified as a target farm in the County and Township’s farmland preservation element of the Master Plan.

Attachment C: Mapping & Score report for the Evans farm

Attachment D: March 3 letter to Franklin Township and response form.

The SADC carefully considers local zoning, the farm’s proximity to the County’s Agricultural Development Area along with any additional comments from the County and/or municipality.

The SADC did order appraisals on the Evans farm and will proceed to make the landowners’ an offer for the purchase of the development rights.

<https://sonj.sharepoint.com/sites/AG-SADC-PROD/Farm Documents/10-0281-DE/Acquisition/Application, Option & Offer drafts/Local Notice/Evans Info for Franklin Meeting.docx>

*1 NJAC 2:76-11.3 and 11.4



Eligibility for Farmland Preservation

12/10/2019



NEW JERSEY
State Agriculture Development Committee

APPLICATION ELIGIBILITY

- This application is not being considered in any other farmland preservation program at this time.
- The Municipality, Board, or County has not owned title to the land for more than three years.
- The landowner has not rejected an offer for an amount equal to or greater than the certified market value under any farmland preservation program within the past 2 years. (This provision applies only to an application from the same landowner for the same farm.)
- The application is located within an adopted Agricultural Development Area.
- The application is a targeted farm within the County's or Township's approved Planning Incentive Grant Project Area. **Project Area:** _____
- The subject farm is eligible for farmland assessment.

LANDOWNER ELIGIBILITY

Pursuant to N.J.A.C. 2:76-6.18(z) an applicant or the applicant's immediate family defined as applicant's spouse, child, parent, or sibling residing in the same household cannot be a current CADB board member or Municipal Agriculture Advisory Committee member at the time of application to sell their development easement.

1. Are you or anyone in your immediate family a current member of the CADB? **YES** **NO**
2. Are you or anyone in your immediate family a current member of a Municipal Agriculture Advisory Committee (AAC)? **YES** **NO**
3. Are you or anyone in your immediate a current member of the Township Committee or Board of Chosen Freeholders? **YES** **NO**

If Yes, Position _____ Term _____



MINIMUM ELIGIBILITY CRITERIA

Pursuant to [N.J.A.C. 2:76-6.20](#),

The land must exhibit development potential based on the following standards:

- (1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the farm.
- (2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.
- (3) If the land is 25 acres or less, the land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps <http://njogis-newjersey.opendata.arcgis.com/datasets/2012-land-use-land-cover-wetlands>. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the NJDEP may be secured.

_____ % **soils classified as freshwater or modified agricultural wetlands.**

- (4) If the land is 25 acres or less, the land shall not contain more than 80% soils with slopes in excess of 15% as identified on a USDA NRCS SSURGO version 2.2 or newer soils map.

_____ % **soils with slopes in excess of 15%.**

If the land does not meet any of the standards above, is it eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law? **YES** **NO**

FOR LANDS LESS THAN OR EQUAL TO 10 ACRES the land also must meet the criteria below to be eligible for preservation with SADC funding:

- The land produces agricultural or horticultural products of at least \$2,500 annually. Supporting documentation must be provided (tax forms, receipts, etc.)
- At least 75% of the land is tillable or a minimum of 5 acres, whichever is less. _____% or _____ ac
- At least 75% of the land, or a minimum of 5 acres, whichever is less, consists of soils that can support agricultural or horticultural production. _____% or _____ ac

FOR LANDS GREATER THAN 10 ACRES the land also must meet the criteria below to be eligible for preservation with SADC funding:

- At least 50% of the land or a minimum of 25 acres, whichever is less, is tillable. _____% or _____ ac
- At least 50% of the land or a minimum of 25 acres, whichever is less, consists of soils that can support agricultural or horticultural production. _____% or _____ ac

SUBCHAPTER 11. COMMITTEE ACQUISITION OF FARMLAND DEVELOPMENT EASEMENTS

§ 2:76-11.5 Committee evaluation

(a) In determining the suitability of the purchase of development easements on farmland, the committee shall consider the criteria set forth in the Agriculture Retention and Development Act [N.J.S.A. 4:1C-31](#) and any comments of the respective board and municipality.

(b) The SADC uses the same eligibility and ranking criteria that all programs use:

- Minimum Eligibility criteria contained in [N.J.A.C 2:76-6.20](#)
 - Including: development potential, tillable acres, soils capable of production (Attachment A)
- Quality Farm Score contained in [N.J.A.C. 2:76-6.16](#) (Attachment B)
 - Including: soil quality, proximity to other preserved properties and uses that reduce use conflicts, size and local commitment.

(c) All applications are prioritized as follows:

1. "Priority farm"
 - meets or exceeds both 75 percent of the average farm size in the county in which it is located and
 - its quality score is at least 90 percent of the average quality score in the county in which it is located.
2. "Alternate farm"
 - meets or exceeds both 55 percent of the average farm size in the county in which it is located and
 - its quality score is at least 70 percent of the average quality score in the county in which it is located.
3. "Other farm"
 - does not meet the criteria for "priority" or "alternate" farms.

(d) Average farm size in a county shall be determined based on the average farm size of farms using the US Census data.

(e) Average quality score in a county shall be based on the average quality scores determined pursuant to N.J.A.C. 2:76-6.16 for all farms granted preliminary approval by the Committee through the county planning incentive grant program within the previous three fiscal years.

Similarly, the criteria in the County Planning Incentive Grant program includes that the farm application must meet 70% of the County's average quality score in order to be eligible or the County can request a waiver from the SADC if the farm is otherwise important to preserve.

	Average Farm size	Priority		Alternate	
		75% of Average Census (2017) Acres	90% of Average Quality Score	55% of Average Census (2017) Acres	70% of Average Quality Score
Atlantic	64.00	48	***	35	****
Bergen	14.00	10	***	7	****
Burlington	105.00	78	61	57	47
Camden	47.00	35	***	25	****
Cape May	50.00	37	59	27	46
Cumberland	118.00	88	54	64	42
Gloucester	85.00	63	59	46	46
Hunterdon	63.00	47	57	34	44
Mercer	78.00	58	59	42	46
Middlesex	74.00	55	56	40	43
Monmouth	47.00	35	61	25	48
Morris	35.00	26	55	19	43
Ocean	33.00	24	59	18	46
Passaic	21.00	15	***	11	***
Salem	126.00	94	62	69	48
Somerset	79.00	59	60	43	47
Sussex	59.00	44	42	32	32
Warren	80.00	60	57	44	44

NJ State Agriculture Development Committee
Quality Score Calculation Worksheet

[Adapted from SADC Policy 14E](#)

Farm Name
Street Address and Municipality
Block & Lot

A. Survivability Factors

1.0 Soils (Weight 15 points)

Farmland Soils Category	Value (% Total)		Formula		Score
Prime Soils		x	15	=	0.00
Statewide Important		x	10	=	0.00
Local Soils		x	5	=	0.00
Unique and used for unique purpose		x	12.5	=	0.00
Justify points for Unique _____					
<i>Total</i>			<i>0.0%</i>	Total Score =	0.00

1.1 Tillable Acres (Weight 15 points)

Tillable Acres Category	Value (% Total)		Formula		Score
Cropland Harvested		x	15	=	0.00
Cropland Pastured		x	15	=	0.00
Permanent Pasture		x	2	=	0.00
<i>Total</i>			<i>0.0%</i>	Total Score =	0.00

2.0 Boundaries & Buffers (Weight 20 points)

Category	% of Perimeter		Formula		Score
Deed restricted farmland (permanent)		x	20	=	0.00
Deed restricted wildlife areas, municipal-, county-, or state-owned parcels		x	18	=	0.00
8-year programs and EP applications		x	13	=	0.00
Farmland (unrestricted)		x	6	=	0.00
Streams (perennial) and wetlands		x	18	=	0.00
Parks (limited public access)		x	14	=	0.00
Parks (high use)		x	5	=	0.00
Cemeteries		x	16	=	0.00
Golf course (public)		x	14	=	0.00
Military installations		x	14	=	0.00
Highways (limited access), Railroads		x	10	=	0.00
Woodlands		x	6	=	0.00
Other: Residential		x	0	=	0.00
<i>Total</i>			<i>0.0%</i>	Total Score =	0.00

2.1 Negative Considerations for Exceptions (up to -10)

Skip this section if the exception is nonseverable OR for municipal or county preservation.

EXCEPTIONS	Number or, Yes or No		Points (see Policy 14E)
A. Number of exceptions subject to negative points (see Policy 14E)		=	0
B. Number of building lots in excess of the local zoning requirements		=	0
C. Acreage of exception(s) exceeds 10% of the total acreage of the premises		=	0
D. Right to Farm Provisions to be in deed		=	0
E. Location and use has a negative impact?		=	0
Total Exceptions Score =			0.00

Category	Yes or No	Points (see Policy 14E)
3.0 Local Commitment (Weight 20 points max.)		
3.1 Zoning (5 points)		
Three acre minimum w/ cluster or buffering	[] =	0
Sliding scale	[] =	0
Transfer of Development Rights (TDR)	[] =	0
Very low density zoning	[] =	0
Measures to discourage conflicting nonagricultural development	[] =	0
Zoning Subtotal	[] =	0
3.2 Sewer service or within hook-up distance to premises (3 points if no)		
	[] =	0
3.3 Application is consistent with municipal, county and state plans (2 points if yes)		
	[] =	0
3.4 Municipal Commitment (one point each, 5 max.)		
A. Active Municipal Liaison w/ CADB	[] =	0
B. Supportive Planning Board actions	[] =	0
C. Supportive Governing Body actions	[] =	0
D. Previous approval of 8-year program	[] =	0
E. Development easements in municipality	[] =	0
Municipal Commitment Subtotal	[] =	0
3.5 Right to Farm Ordinances (5 points max.)		
A. Municipality has adopted a right to farm ordinance? (4 points)	[] =	0
B. Municipality requires developers and/or landowners to notify prospective purchasers of the existence of agricultural operation protections? (1 point)	[] =	0
Right to Farm Subtotal	[] =	0
3.6 Community/Municipal Financial Support (Index Calculation)		
[note: only the amount specifically designated for farmland preservation; since January 1980]		
Budget	[]	
Referendum	[]	
Trust Funds	[]	
Bonds	[]	
Other	[]	
[a] Total Municipally Committed Funds	\$0.00	
[b] State Equalized Valuation of Muni.	[]	
Index Score = [a] divided by ([b]/\$1,000)	0.00	
Total Points Allocated based on Index Score	=	0.00
Total Local Commitment Score		= 0.00

4.0 Size and Density (Weight 20 max)

Size (10 points max)

[a] Size of Individual Application

97.00 acres

[b] County Average Farm Size

63 acres

Size Points Awarded = 10 x ([a] divided by 2x[b]) = 7.70

Density (10 points max)

Reasonably Contiguous (within 1/2-mile linear distance)

Quantity	Formula	Points
8-year program farm	1 x 1 =	1.00
Development Easement Purchase farm*	2 x 2 =	4.00
Other permanently preserved farm	1 x 2 =	2.00
Total Density Points =		7.00

*includes subject application if not an isolated parcel; also includes applications that have been approved by the CADB

Total Size and Density Score = 14.70

5.0 CADB Prioritization (Weight 10)

skip this section entirely if this is a PIG farm application

Is this application the CADB's highest ranked application for this County EP Round?

CADB Prioritization Score = 0.00

B. Imminence of Change Factors

[Look Up TABLE](#)

Maximum of 10 points for this category	Total Points (see Policy 14E)
I. Degree of Imminence of Farmland Conversion	
Select Municipality	
Relative Index Value for County Comparisons =	0.00
Relative Index Value for Municipal Comparisons =	0.00
Total Index Value =	0.00
Farm Specific Indicators (2 pts. each)	
Final Subdivision Approval? =	0
Estate Situation? =	0
Bankruptcy/Foreclosure? =	0
Imminence of Farmland Conversion Score =	0.00
Category Total (10 points maximum) =	0.00

Total SADC Quality Score = 14.70

Maximum Possible Score = 110

https://sonj-my.sharepoint.com/personal/stefanie_miller_ag_nj_gov/Documents/Audit Documents/Quality Scoring of Farm Application.xlsxSADC Calculation



State of New Jersey

STATE AGRICULTURE DEVELOPMENT COMMITTEE

PHILIP D. MURPHY
Governor

PO Box 330
TRENTON NJ 08625-0330

DOUGLAS H. FISHER
Chairman

SHEILA Y. OLIVER
Lt. Governor

SUSAN E. PAYNE
Executive Director

Honorable Craig Repmann, Mayor
202 Sidney Road
Pittstown, NJ 08867

Robert Hornby, Administrator
Hunterdon County Ag. Development Board
Route 12 County Complex, Building #1
Flemington, New Jersey 08822

Re: Farmland Preservation Program
Block 42, Lot 7, Franklin Township, Hunterdon County
SADC ID#10-0281-DE

Dear Mayor and Administrator:

The State Agriculture Development Committee (SADC) received an application to sell a development easement on the subject property. The SADC administers the Farmland Preservation Program and is authorized to purchase development easements on farmland. This is a voluntary program on the part of the landowner, with no threat of eminent domain proceedings by the SADC to acquire the property.

Pursuant to NJAC 2:76-11.3 and 11.4, the municipality and county in which the property is located are informed of an easement sale application so that they may provide comments prior to the SADC's consideration of the application. After preservation, the farm property will remain in private ownership and on the municipality's tax rolls, but permanently protected for agricultural purposes. Therefore, it is important for the municipality to review this property in consideration of relevant planning documents, including but not limited to the county and/or municipal farmland preservation plan, other master plan elements, housing element and fair share plan, and zoning regulations to ensure that the preservation of this farm is consistent with the long-term goals of the municipality. It is recommended that the municipality consult with the planning board/ joint land use board or the municipality's planner to make this determination.

Please complete the enclosed confirmation letter and provide any comments the Township may have concerning the preservation of this farm within 30 days. Feel free to scan and email the letter. Thank you for the Township's and County's continued dedication to farmland preservation. If you have any questions, please feel free to contact me at stefanie.miller@ag.nj.gov or 609-913-6572.

Sincerely,

Stefanie Miller

Stefanie Miller
Acquisition Program Manager

Stefanie Miller, Acquisition Program Manager
State Agriculture Development Committee
PO Box 330
Trenton, New Jersey 08625

Re: Farmland Preservation Program
Block 42, Lot 7, Franklin Township, Hunterdon County
SADC ID#10-0281-DE

Dear Ms. Miller:

This is confirmation that we received notice from the State Agriculture Development Committee regarding the Application for Farmland Preservation on the subject property.

We support the effort to preserve this farm and have provided any comments below or attached.

Date

Name

Title

We do not support the effort to preserve this farm and have provided any comments below or attached.

Date

Name

Title

Comments:



Owner Address 1061 CROTON ROAD
PITTSSTOWN, N.J. 08867

PROPERTY INFORMATION

Street Address 1061 CROTON ROAD
City FRANKLIN TWP
County HUNTERDON
Block Number 42
Lot Number 7
Qualifier Q0232
Property Class 3B
Land Description 99.50 AC.
Building Description
Acreage 99.50

[Zoom to](#)

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 GreenLight Approval and Quality Score Report
 Information subject to change/update as Application Proceeds to Final Approval and Closing

Preliminary Review Completed

THIS APPLICATION HAS PASSED GREENLIGHT ELIGIBILITY REQUIREMENTS

GENERAL INFORMATION

COUNTY OF	Hunterdon	Franklin Twp. 1010
APPLICANT	Evans, Thomas Jr - Estate of	SADC ID # 10- 0281-DE
Address	1061 Croton Rd Pittstown, NJ	

Blocks and Lots

Gross Acres on Application 102.8

Franklin Twp.	1010	Block 42	Lot 7	102.8 ACRES
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Exceptions

Exception Acres on Application 1.5

<u>Acres</u>	<u>Reason</u>	<u>CADB Justification</u>	<u>Restrictions</u>	<u>Negative Impact</u>	<u>SADC Impact</u>	<u>Total Score</u>
1.5	Future flexibility				0	0
Location: Hun - Franklin Twp. Block:42 Lot:7 - Around various bldgs and driveway on Eastern edge of lot						
The Exception will be limited to 0 single family residential unit(s).						
The Exception is Nonseverable.						

NET ACRES

Net Acres on Application 101

HOUSING AND OTHER STRUCTURES ON PREMISES

<u>Structure</u>	<u>Ag Use</u>	<u>Leased</u>	<u>Notes</u>
Barn	N	N	
Garage	N	N	

SUMMARY OF HOUSING OPPORTUNITIES

Existing Single Family Residential Unit(s) on Easement	1
Existing Single Family Residential Unit(s) on Exception	0
Future Single Family Residential Unit(s) on Exception	
Eligible RDSOs	
Approved RDSOs	

Additional Conditions or Restrictions: NONE

TYPE OF AGRICULTURAL OPERATION

Hay

SOILS:	Other	2.00%	*	0	= 0
	Prime	31.00%	*	.15	= 4.65
	Statewide	67.00%	*	.1	= 6.7
					SOILS SCORE: 11.35

TILLABLE SOILS:	Cropland Harvested	88.00%	*	.15	= 13.2
	Wetlands/Water	5.00%	*	0	= 0
	Woodlands	7.00%	*	0	= 0
					TILLABLE SOILS SCORE: 13.2

SEPTIC:	Somewhat Limited	31.00%
	Very Limited	69.00%

State of New Jersey
 State Agriculture Development Committee
 Farmland Preservation Program
 GreenLight Approval and Quality Score Report
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WETLANDS:

	Freshwater Wetlands	5.00%	C1-Stream: Yes
	Modified Ag	5.00%	
	Uplands/Non-Wetlands	90.00%	

SUBDIVISION OF THE PREMISES

<u>Status</u>	<u>Preliminary</u>	<u>Final Approval</u>	<u>Scale</u>
No Value Selected			

PRE-EXISTING NON-AG USES OR LEASES ON PREMISE - Determined During Application Review
 ** NONE LOGGED **

EASEMENTS AND RIGHT OF WAYS - Determined During Application Review

<u>Type</u>	Other	
<u>Description</u>	General	utility
<u>Affect</u>		
<u>Viability</u>		
<u>Notes</u>		

ADDITIONAL CONCERNS/NOTES:

STATE DEVELOPMENT AND REDEVELOPMENT PLANNING AREA

(PA4b) Rural and Environmentally Sensitive

HIGHLANDS REGION	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO	ELIGIBLE FOR 04 ZONING	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO
PINELANDS REGION	<input type="checkbox"/>	YES	<input checked="" type="checkbox"/>	NO					

MINIMUM ELIGIBILITY CRITERIA

YES NO

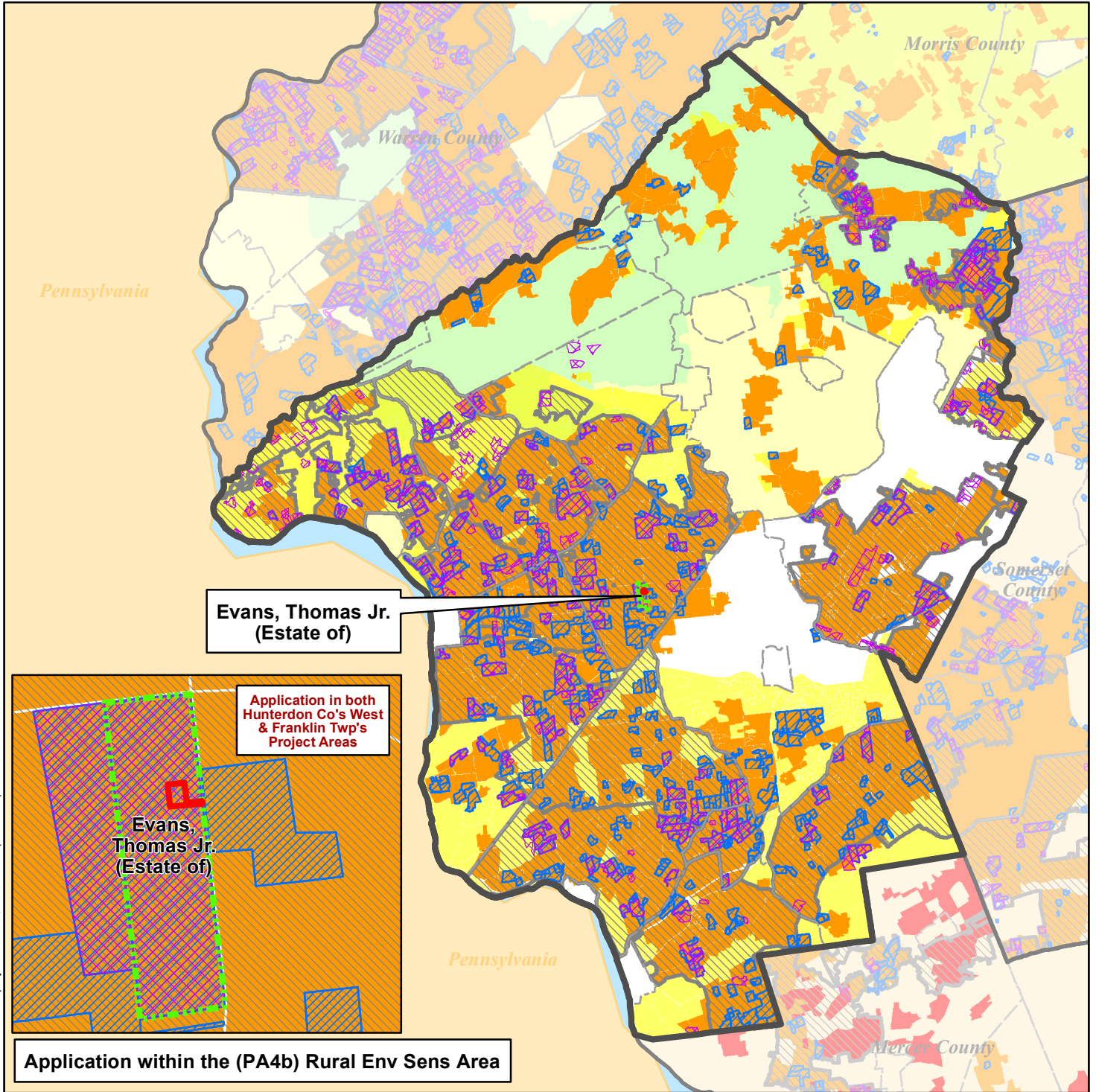
- | | | | | | | |
|-------------------------------------|------------------------------------------------|--------------------------|-------------------------------------|-----|-------------------------------------|----|
| <input type="checkbox"/> | 88 % Tillable | 89.7 acres Tillable | <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | 88 % Soils Supporting Ag | 89.7 acres Supporting Ag | <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input type="checkbox"/> | Development Potential? | | | | | |
| <input checked="" type="checkbox"/> | Additional Development Possible | | <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input checked="" type="checkbox"/> | Sufficient Legal Access to Property | | <input checked="" type="checkbox"/> | YES | <input type="checkbox"/> | NO |
| <input checked="" type="checkbox"/> | Additional Development via Development Credits | | <input type="checkbox"/> | YES | <input checked="" type="checkbox"/> | NO |

MINIMUM RANK SCORE

YES NO

Quality Score of Application as determined by SADC	63.18
County's Average Score on Record	
Based on a comparison of the Quality Score and the Census Acres, this farm has been determined to be a:	FAILED DET farm.

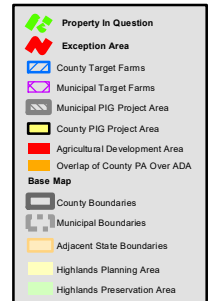
Agricultural Development and Planning Areas



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Evans, Thomas Jr. (Estate of)
Block 42 Lots P/O 7 (101.3 ac);
P/O 7-EN (non-severable exception - 1.5 ac)
Gross Total = 102.8 ac
Franklin Twp., Hunterdon County

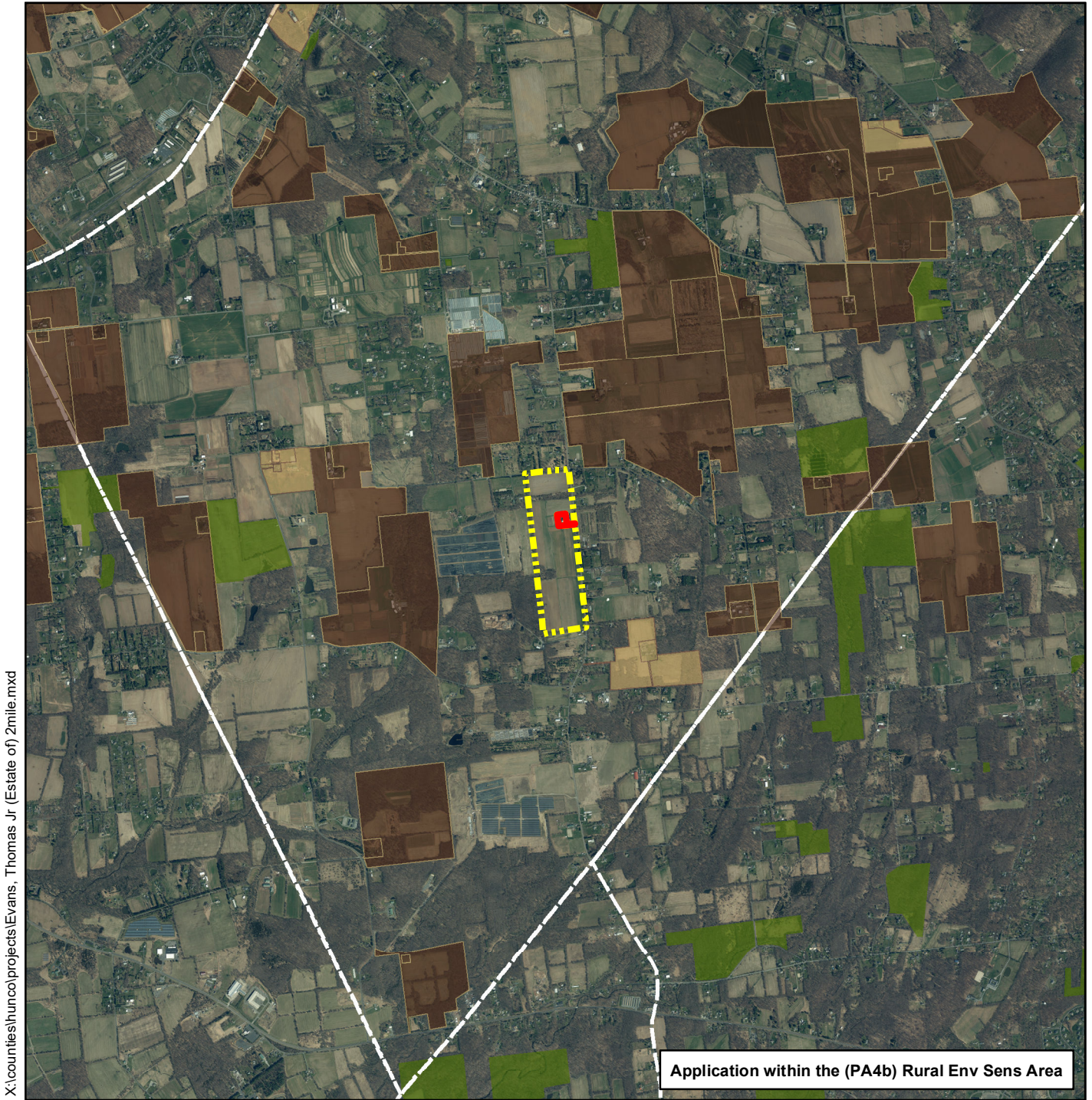


DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

Sources:
NJGIT Parcel boundary
NJ Farmland Preservation Program
NJ Highlands Council data
ADA, Project Areas &
Target Farms Provided by County/Municipality

March 4, 2022

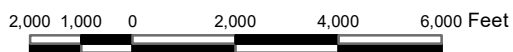
Preserved Farms and Active Applications Within Two Miles



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Evans, Thomas Jr. (Estate of)
Block 42 Lots P/O 7 (101.3 ac);
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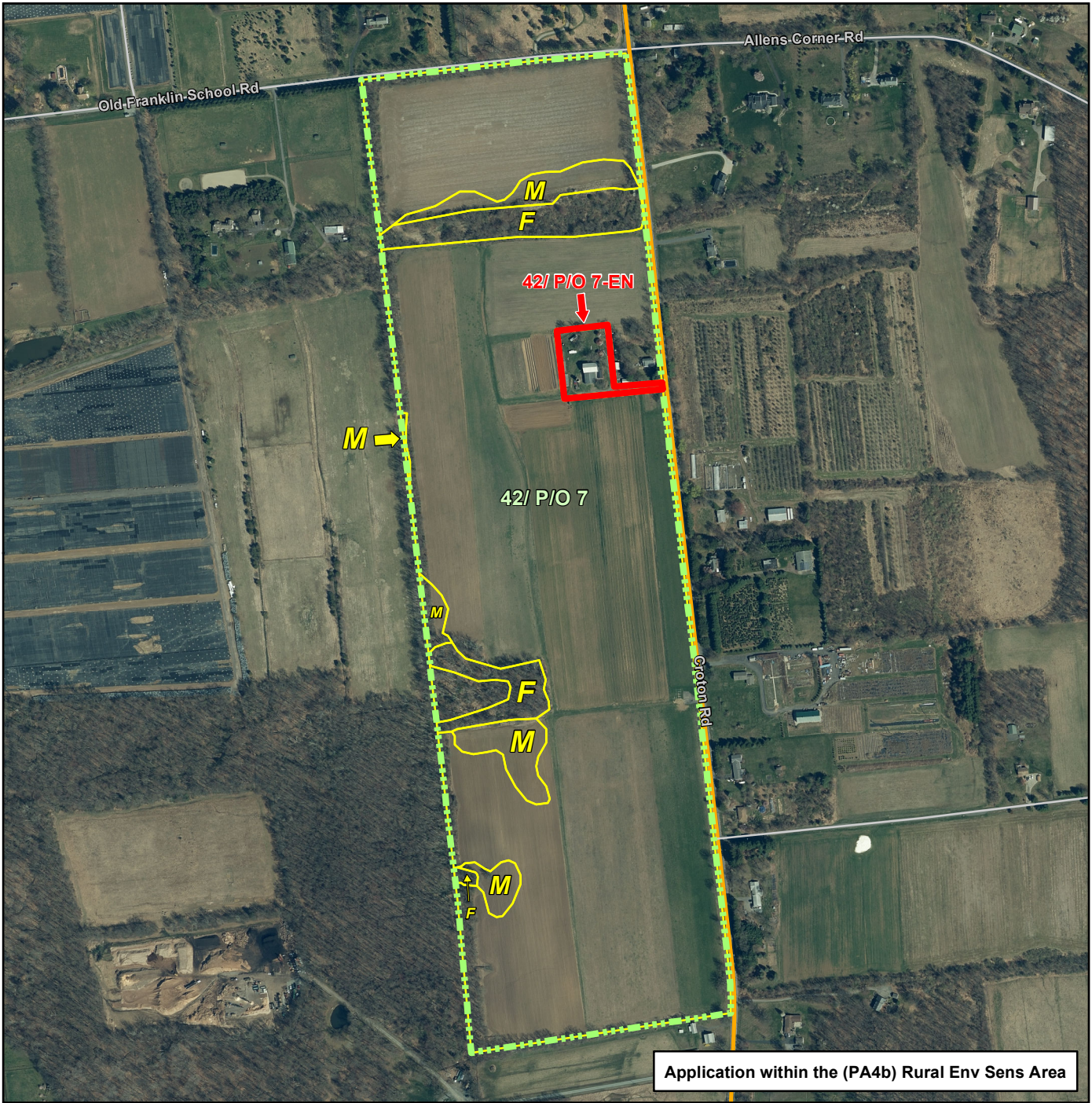
Application within the (PA4b) Rural Env Sens Area



Sources:
NJ Farmland Preservation Program
NJGIT Parcel data
NJDEP Conservation/Open Space Easement Data
NJGIT/OGIS 2020 Digital Aerial Image

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

Wetlands



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Evans, Thomas Jr. (Estate of)
Block 42 Lots P/O 7 (101.3 ac);
P/O 7-EN (non-severable exception - 1.5 ac)
Gross Total = 102.8 ac
Franklin Twp., Hunterdon County



Sources:
NJ Farmland Preservation Program
NJOTIT Parcel data
NJDOT Road Data
NJ Highlands Council Data
NJOTIT/OGIS 2020 Digital Aerial Image

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Application within the (PA4b) Rural Env Sens Area

	Property In Question
	EN - (Non-Severable) Exception
	Wetlands Boundaries
	Primary - Limited Access
	Federal or State Hwys
	County Roads
	Municipal/Local Roads

Wetlands Legend:
F - Freshwater Wetlands
L - Linear Wetlands
M - Wetlands Modified for Agriculture
T - Tidal Wetlands
N - Non-Wetlands
B - 300' Buffer
W - Water

NJ State Agriculture Development Committee

Wetlands by Block Lot

EVANS, THOMAS JR. (ESTATE OF)

LOT(s)

County	Municipality	Block	Lot	Wetlands Type	Acres	Percent
HUNTERDON	FRANKLIN TWP	42	P/O 7			
				FWW	5.44	5.37%
				MODAG	4.97	4.91%
				NON-WETLAND	90.88	89.72%
				Total for this LOT(s)	101.29	100.00%
				Total for all LOT(s)	101.29	100.00%

EXCEPTION(S)

County	Municipality	Block	Lot	Wetlands Type	Acres	Percent
HUNTERDON	FRANKLIN TWP	42	P/O 7-EN			
				NON-WETLAND	1.54	
				Total for this EXCEPTION(S)	1.54	
				Total for all EXCEPTION(S)	1.54	

Total for Farm 102.83

NJ State Agriculture Development Committee Wetlands

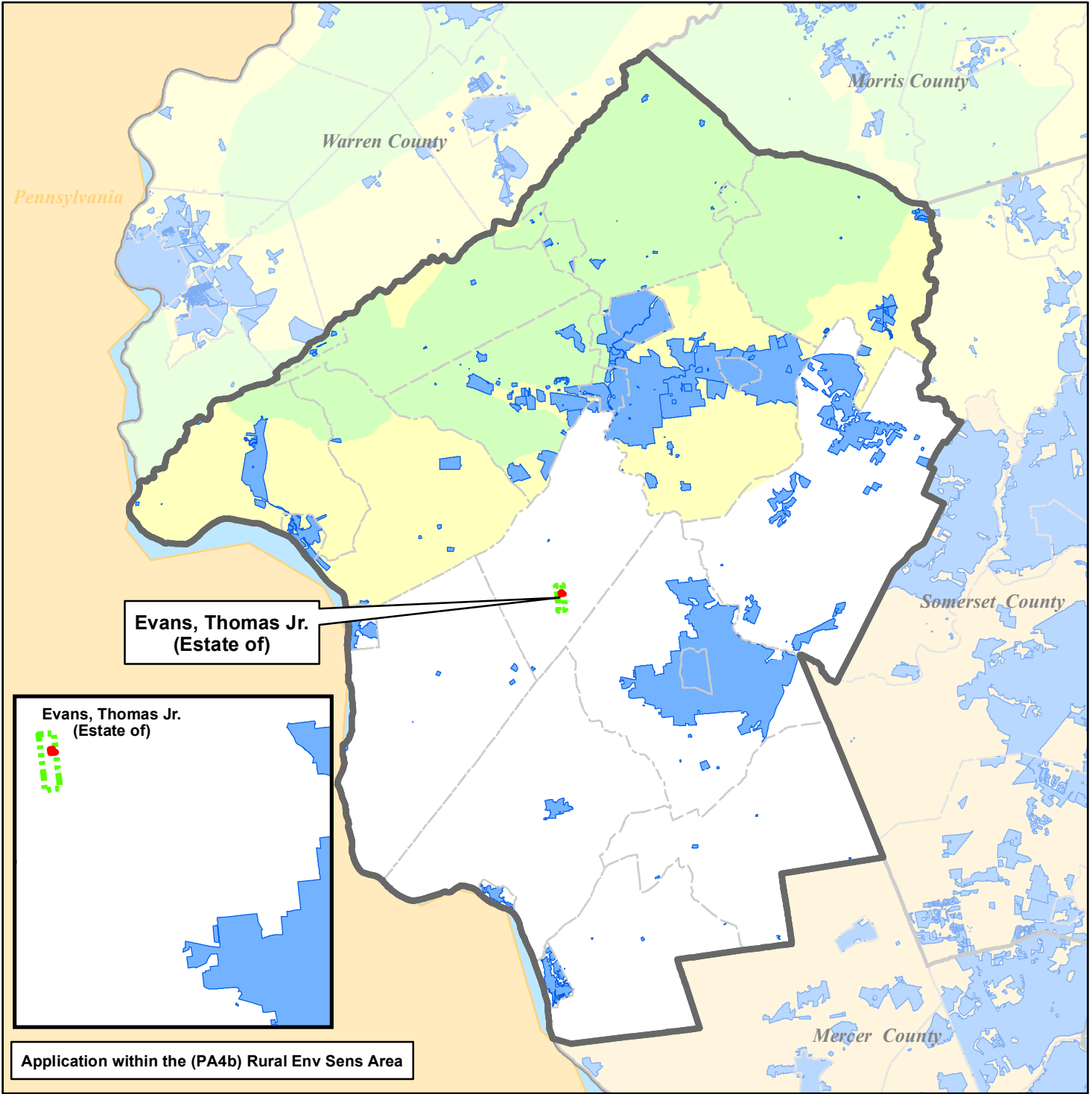
EVANS, THOMAS JR. (ESTATE OF)

	Wetlands Type	Acres	Percentage
	FWW	5.44	5.37%
	MODAG	4.97	4.91%
	NON-WETLAND	90.88	89.72%
<hr/>			
	Total	101.29	100.00%

** Acres and Percentage Totals for Easement Acres only, Exception Statistics not included. **

Grand Total **101.29**

County Sewer Service Areas



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FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

Evans, Thomas Jr. (Estate of)
Block 42 Lots P/O 7 (101.3 ac);
P/O 7-EN (non-severable exception - 1.5 ac)
Gross Total = 102.8 ac
Franklin Twp., Hunterdon County



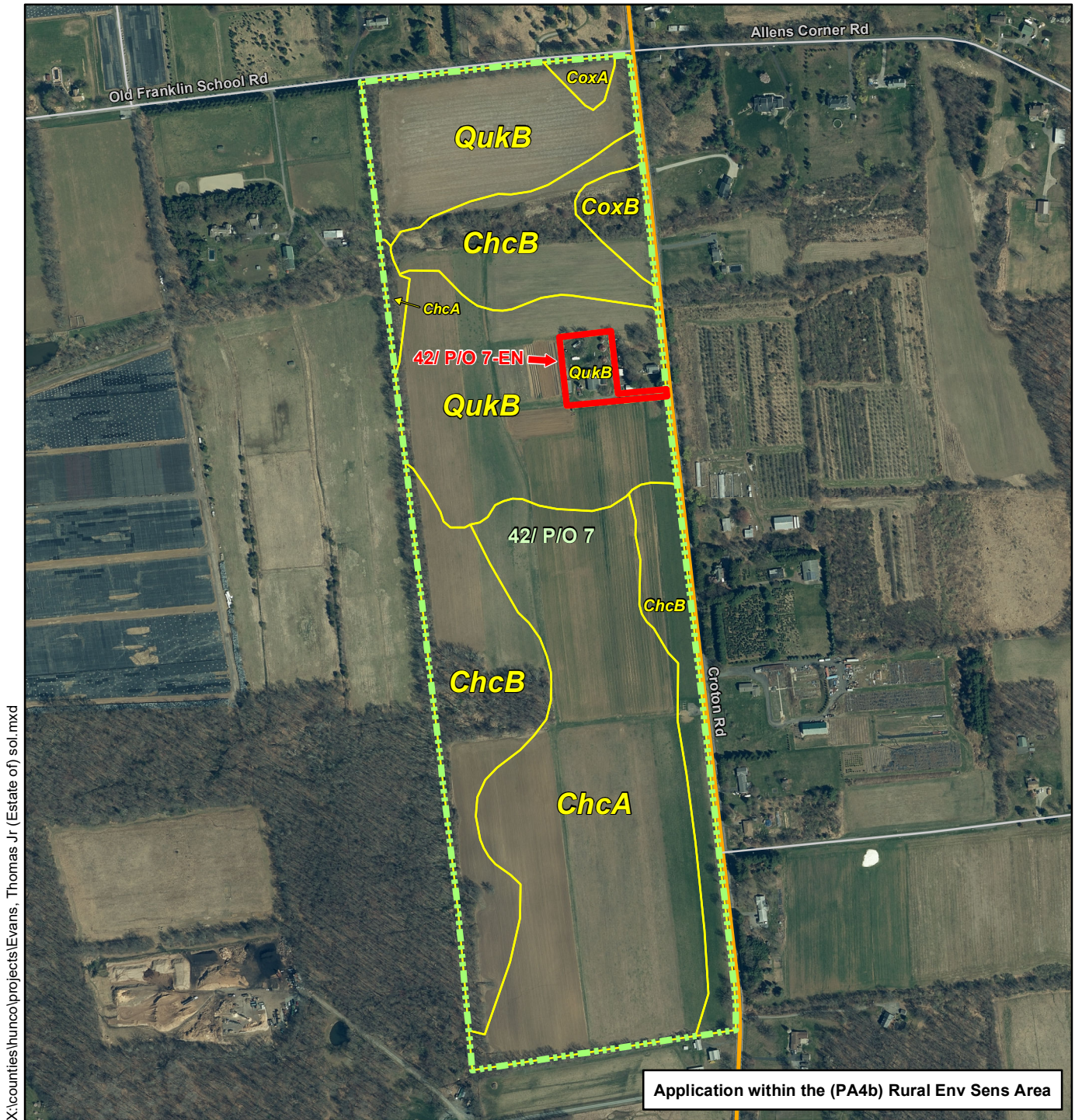
	Property In Question
	Exception Areas
	Sewer Service Areas
Base Map	
	County Boundaries
	Municipal Boundaries
	Highlands Planning Area
	Highlands Preservation Area
	Adjacent State Boundaries

DISCLAIMER: Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user. The configuration and geo-referenced location of parcel polygons in this data layer are approximate and were developed primarily for planning purposes. The geodetic accuracy and precision of the GIS data contained in this file and map shall not be, nor are intended to be, relied upon in matters requiring delineation and location of true ground horizontal and/or vertical controls as would be obtained by an actual ground survey conducted by a licensed Professional Land Surveyor

Sources:
NJDEP Sewer Service Area Data
NJ Farmland Preservation Program
NJGIT Parcel boundary
NJ Highlands Council Data

March 4, 2022

Soils



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Application within the (PA4b) Rural Env Sens Area

FARMLAND PRESERVATION PROGRAM NJ State Agriculture Development Committee

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Block 42 Lots P/O 7 (101.3 ac);
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Franklin Twp., Hunterdon County



- Property In Question
- EN - (Non-Severable) Exception
- Soils Boundaries
- Primary - Limited Access
- Federal or State Hwys
- County Roads
- Municipal/Local Roads

Sources:
NJ Farmland Preservation Program
NJOTF Parcel data
NRCS - SSURGO 2021 Soil Data
NJDOT Road Data
NJOTF/OGIS 2020 Digital Aerial Image

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March 4, 2022

NJ State Agriculture Development Committee Prime and Other Important Farmland

EVANS, THOMAS JR. (ESTATE OF)

Farmland Classification	Acres	Percentage
All areas are prime farmland	31.80	31.40%
Farmland of statewide importance	66.49	65.65%
Farmland of statewide importance, if drained	2.99	2.95%
Total	101.29	100.00%

** Acres and Percentage Totals for Easement Acres only, Exception Statistics not included. **

NJ State Agriculture Development Committee

Prime and Other Important Farmland by Block Lot

EVANS, THOMAS JR. (ESTATE OF)

LOT(s)

County	Municipality	Block	Lot				
HUNTERDON	Franklin Township	42	P/O 7				
				Farmland Classification	Map Symbol		
						Acres	Percent
				All areas are prime farmland	QukB	31.80	31.40%
				All areas are prime farmland Total		31.80	31.40%
				Farmland of statewide importance	ChcA	37.37	36.89%
					ChcB	29.13	28.76%
				Farmland of statewide importance Total		66.49	65.65%
				Farmland of statewide importance, if drained	CoxA	0.86	0.85%
					CoxB	2.13	2.11%
				land of statewide importance, if drained Total		2.99	2.95%
				Total for this LOT(s)		101.29	100.00%
				Total for all LOT(s)		101.29	100.00%

EXCEPTION(s)

County	Municipality	Block	Lot				
HUNTERDON	Franklin Township	42	P/O 7-EN				
				Farmland Classification	Map Symbol		
						Acres	Percent
				All areas are prime farmland	QukB	1.54	
				All areas are prime farmland Total		1.54	
				Total for this EXCEPTION(s)		1.54	
				Total for all EXCEPTION(s)		1.54	

Total for Farm 102.83

NJ State Agriculture Development Committee

Map Unit Legend

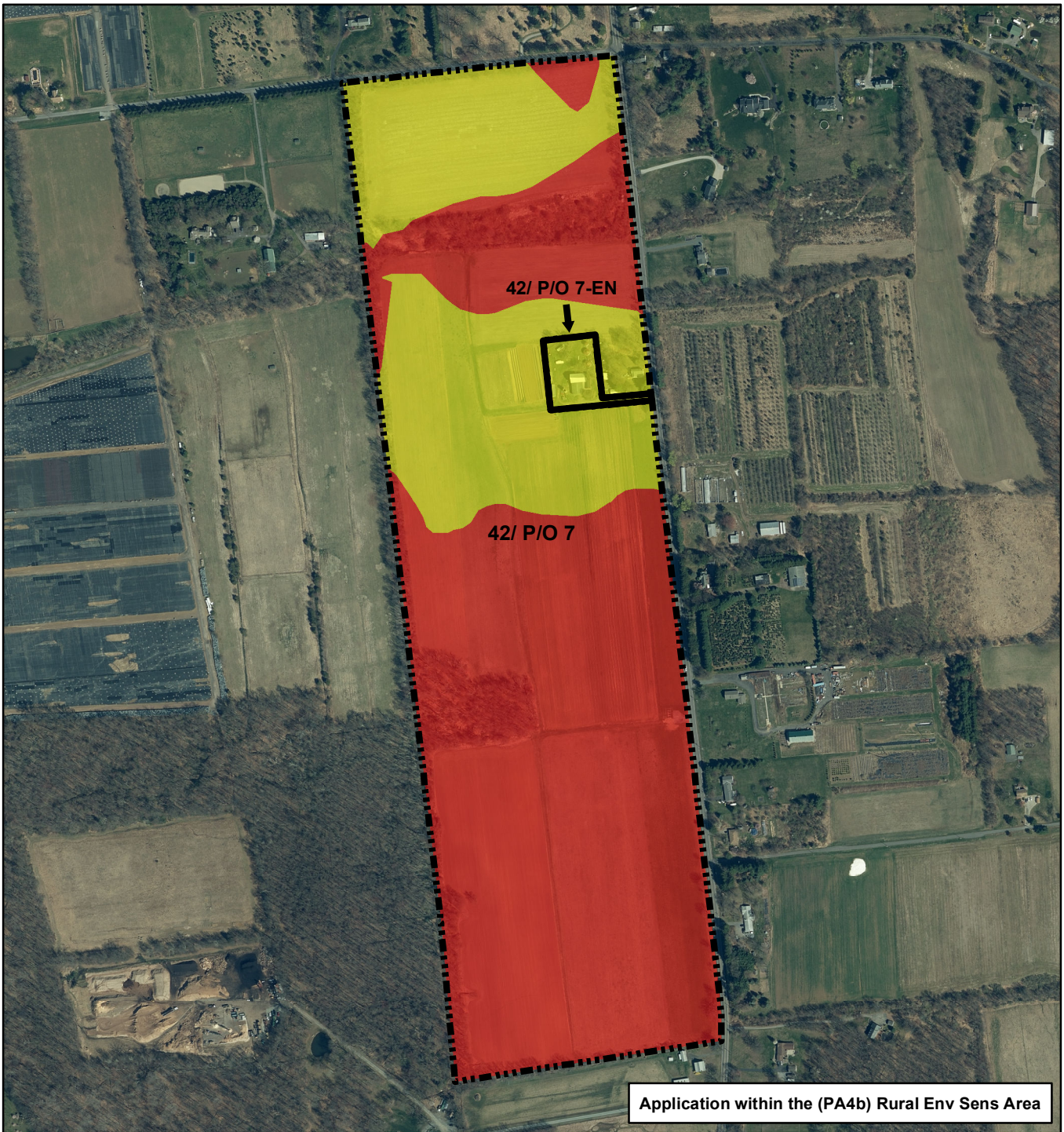
EVANS, THOMAS JR. (ESTATE OF)

Map Symbol	Map Unit Name	Acres	Percentage
ChcA	Chalfont silt loam, 0 to 2 percent slopes	37.37	36.89%
ChcB	Chalfont silt loam, 2 to 6 percent slopes	29.13	28.76%
CoxA	Croton silt loam, 0 to 2 percent slopes	0.86	0.85%
CoxB	Croton silt loam, 2 to 6 percent slopes	2.13	2.11%
QukB	Quakertown silt loam, 2 to 6 percent slopes	31.80	31.40%
Total		101.29	100.00%

** Acres and Percentage Totals for Easement Acres only, Exception Statistics not included. **

Septic Suitability

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**FARMLAND PRESERVATION PROGRAM
NJ State Agriculture Development Committee**

Evans, Thomas Jr. (Estate of)
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P/O 7-EN (non-severable exception - 1.5 ac)
Gross Total = 102.8 ac
Franklin Twp., Hunterdon County



	Property In Question
	Exception Area
	Not limited
	Somewhat limited
	Very limited
	Not Rated



Sources:
NJ Farmland Preservation Program
NJGIT Parcel Data
NRCS-SSURGO 2021 Soil Data
NJDOT Road Data
NJGIT/OGIS 2020 Digital Aerial Image

NOTE:
The parcel location and boundaries shown on this map are approximate and should not be construed to be a land survey as defined by the New Jersey Board of Professional Engineers and Land Surveyors

NJ State Agriculture Development Committee

Depth to Water Table

EVANS, THOMAS JR. (ESTATE OF)

Depth to Water Table Rating	Acres	Percentage
Extremely Deep - > 6.0 feet	31.80	31.40%
Shallow - 0 to 0.5 feet	2.13	2.11%
Somewhat Deep - 0.5 to 1.5 feet	67.35	66.50%
Total	101.29	100.00%

** Acres and Percentage Totals for Easement Acres only, Exception Statistics not included. **

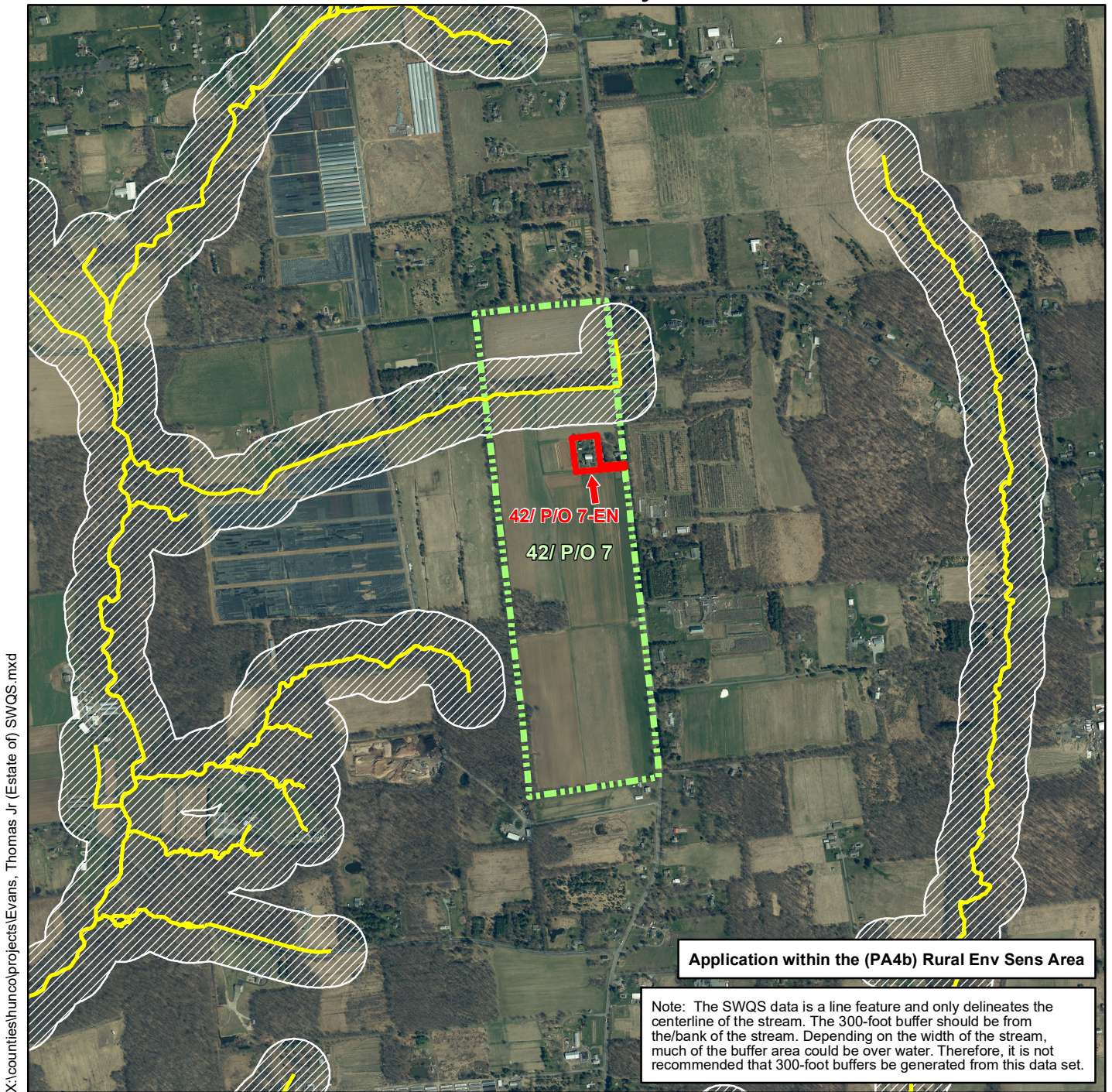
NJ State Agriculture Development Committee Sewage Disposal (NJ)

EVANS, THOMAS JR. (ESTATE OF)

Disposal Field (NJ) Rating Class	Acres	Percentage
Somewhat limited	31.80	31.40%
Very limited	69.48	68.60%
Total	101.29	100.00%

** Acres and Percentage Totals for Easement Acres only, Exception Statistics not included. **

Surface Water Quality Standards



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Application within the (PA4b) Rural Env Sens Area

Note: The SWQS data is a line feature and only delineates the centerline of the stream. The 300-foot buffer should be from the/bank of the stream. Depending on the width of the stream, much of the buffer area could be over water. Therefore, it is not recommended that 300-foot buffers be generated from this data set.

NJ FARMLAND PRESERVATION PROGRAM State Agriculture Development Committee

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Disclaimer: The "SWQS" (Surface Water Quality Standards) data depicted on this map are available at www.state.nj.us/dep. Its purpose is to help determine if a property may be subject to the new Stormwater Management rules. When interpreting the SWQS, the SWQS regulations at N.J.A.C. 7:9B will always take precedence. **These GIS layers are supplemental only and not legally binding.** Not all tributaries of Category I streams have been mapped. Actual stream courses may not be visible on the map due to map scale. The SWQS data is current through changes published January 2010. The user should regularly refer to: <http://www.nj.gov/dep/gis/stateshp.html> for updated information.

	Property In Question
	EN - (Non-Severable) Exception
	SWQS Category 1 Streams
	SWQS Non-Category 1 Streams
	300 Ft Buffer Area



Sources:
NJ Farmland Preservation Program
NJOIT Parcel Data
NJDEP Surface Water Quality Standards
NJDEP Category One (C1) Waters of New Jersey
NJOIT/OGIS 2020 Digital Aerial Image

March 4, 2022