

MIDDLESEX COUNTY AGRICULTURE DEVELOPMENT BOARD

APPLICATION TO SELL A DEVELOPMENT EASEMENT

The property must be:

- Located in an Agricultural Development Area (“ADA”) as identified by the Middlesex County Agriculture Development Board, (hereinafter “Board” or “CADB”) pursuant to the provisions of N.J.S.A. 4:1C-18 and certified by the State Agriculture Development Committee (hereinafter “Committee” or “SADC”); **AND**,
- Listed as a targeted farm as specified in the current Middlesex County Planning Incentive Grant (“PIG”) Application submitted to and approved by the Committee.

If the property is not identified on the Committee’s approved list of targeted farms or is not located in a certified ADA, then the landowner must first petition the Board for ADA status and/or targeted farm listing, as whatever the case may be for the property in question.

NOTE: Please read and complete all portions of this application carefully.

This application to sell a development easement is made this ____ day of _____ 20 ____.

A “development easement” means an interest in land, less than fee simple absolute title thereto, which enables the owner to develop the land for any non-agricultural purpose as determined by and acquired under the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and any relevant rules or regulations promulgated pursuant thereto.

I/We, _____,
Printed Name(s)

landowner(s) of the property that is specifically identified in this Application to Sell a Development Easement (hereinafter “Premises”) apply to the Board to sell a development easement pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-6.

OFFER TO SELL A DEVELOPMENT EASEMENT (Preliminary)

The landowner(s) hereby acknowledge that they have been fully informed of the provisions related to the sale of a development easement and that a recommendation was made to obtain legal counsel. As landowners of the premises, I/we are willing to make a preliminary offer to sell a development easement to the Board in the amount of \$ _____ per acre.

IMPORTANT NOTES:

Pursuant to N.J.A.C. 2:76-6.3, it is required that the applicant(s) submit an offer to sell a development easement to the Board. The above-stated amount may be used to determine whether or not to include your application in the Board’s farmland preservation program. If an individual application is deemed to be an eligible farm and is given a “green light” approval by the Committee, two independent appraisals will be conducted in order to establish a certified per acre market value of the development easement. The final total purchase price shall be based on the acreage of the premises determined by a survey that is authorized by the Board.

In addition, in accordance with N.J.S.A. 4:1C-31g, “Any landowner whose application to sell a development easement has been rejected for any reason other than insufficient funds may not reapply to sell a development easement on the same land within 2 years of the original application”.

For staff use only
Date Received: _____
Project Area: _____
Targeted Farm ID#: _____

1. CHECKLIST OF ENCLOSED ITEMS

PLEASE CHECK EACH BOX BELOW INDICATING THAT YOU HAVE ENCLOSED THE FOLLOWING REQUIRED DOCUMENTS:

<u>Enclosed</u>	<u>Not Applicable</u>	<u>Checklist Item</u>
<input type="checkbox"/>	<input type="checkbox"/>	1. Copy of Deed of Ownership;
<input type="checkbox"/>	<input type="checkbox"/>	2. Contract purchaser agreement, if applicable
<input type="checkbox"/>	<input type="checkbox"/>	3. Tax map clearly delineating the property boundary for easement purchase and exceptions, if any; residences/RDSOs; non-residential structures; easements/rights-of-way; and, adjacent land uses clearly identified;
<input type="checkbox"/>	<input type="checkbox"/>	4. U.S.D.A. Soil Survey Map clearly delineating the premises;
<input type="checkbox"/>	<input type="checkbox"/>	5. Current Farmland Assessment Form with Land Use (crops/products) identified;
<input type="checkbox"/>	<input type="checkbox"/>	6. Copies of all recorded easements on the premises, if applicable ;
<input type="checkbox"/>	<input type="checkbox"/>	7. Documentation of estate, bankruptcy or foreclosure situations and subdivision or site plan proposals or approvals, if applicable ;
<input type="checkbox"/>	<input type="checkbox"/>	8. For premises that are less than 10 acres , supporting documentation verifying agricultural or horticultural production of at least \$2,500 annually
<input type="checkbox"/>	<input type="checkbox"/>	9. Application Fee (\$50.00 check or money order made payable to the "Treasurer, County of Middlesex")

2. SIGNATURE(S)

The landowner(s) hereby gives the Board permission to proceed with the review and evaluation of the application to determine the suitability of the land for development easement purchase pursuant to N.J.S.A. 4:1C-11 et. Seq., P.L. 1983, c.32 and N.J.A.C. 2:76-6. Any changes in the application after preliminary approval may result in withdrawal of the application from the current round.

The Board and/or the Committee reserve the right to take any necessary action against the landowner to require the return of funds provided by the Board for the purchase of a development easement in the event that the Board and/or Committee has determined that the landowner supplied false or misleading information in the application.

I/We certify that the above information and all attachments are true and correct.

_____ /

_____ /

_____ /

_____ /

_____ /

_____ /

Landowner(s) Printed Name(s) / Signature(s)

Landowner(s) Printed Name(s) / Signature(s)

Signatures of all individuals named on the deed are required above.

STATE OF NEW JERSEY:

SS:

COUNTY OF MIDDLESEX:

I, certify that on _____, 20____, _____ personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this application; and
- (b) signed, sealed and delivered this application as his or her act and deed.

Notary Public of the State of New Jersey
(Print Name and Date Commission expires)

Please submit application to: Laurie Sobel, CADB Administrator
Middlesex County Agriculture Development Board
40 Livingston Avenue
New Brunswick, NJ 08901

3. APPLICANT INFORMATION

Please enter for each related party applying for easement purchase (landowner of record, contract purchaser, current owner of the easement etc.). If the applicant is an estate represented by an executor, please list the executor as the primary applicant contact if there is more than one applicant/owner. If the applicant is represented by an attorney or other legal representation, please provide that individual's contact information in the appropriate space provided below.

Name (Primary Contact): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone: _____ Work Phone: _____ Mobile Phone: _____

Fax: _____ E-Mail Address: _____

Type of Application Participation: (check one)

- | | |
|---|--|
| <input type="checkbox"/> Sole Proprietor (Husband/Wife) | <input type="checkbox"/> Contract Purchaser (Fee Simple) |
| <input type="checkbox"/> Partner of a Partnership | <input type="checkbox"/> Contract Purchaser (Easement) |
| <input type="checkbox"/> Proprietor or Multi-Proprietor | <input type="checkbox"/> Renter |
| <input type="checkbox"/> Executor of an Estate | <input type="checkbox"/> Lessee |
| <input type="checkbox"/> Corporate Officer in a Corporation | <input type="checkbox"/> County (current easement owner) |
| <input type="checkbox"/> Trustee of a Trust | <input type="checkbox"/> Municipality (current easement owner) |
| <input type="checkbox"/> Lawyer or Legal Representative | <input type="checkbox"/> Institution |
| <input type="checkbox"/> Realtor of a Real-Estate Agency | <input type="checkbox"/> Conservation Organization |

Name: _____

(Complete contact information below only if it is different than for the primary contact)

Street Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone: _____ Work Phone: _____ Mobile Phone: _____

Fax: _____ E-Mail Address: _____

Type of Application Participation: (check one)

- | | |
|---|--|
| <input type="checkbox"/> Sole Proprietor (Husband/Wife) | <input type="checkbox"/> Contract Purchaser (Fee Simple) |
| <input type="checkbox"/> Partner of a Partnership | <input type="checkbox"/> Contract Purchaser (Easement) |
| <input type="checkbox"/> Proprietor or Multi-Proprietor | <input type="checkbox"/> Renter |
| <input type="checkbox"/> Executor of an Estate | <input type="checkbox"/> Lessee |
| <input type="checkbox"/> Corporate Officer in a Corporation | <input type="checkbox"/> County (current easement owner) |
| <input type="checkbox"/> Trustee of a Trust | <input type="checkbox"/> Municipality (current easement owner) |
| <input type="checkbox"/> Lawyer or Legal Representative | <input type="checkbox"/> Institution |
| <input type="checkbox"/> Realtor of a Real-Estate Agency | <input type="checkbox"/> Conservation Organization |

Name: _____

(Complete contact information below only if information is different than for the primary contact)

Street Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone: _____ Work Phone: _____ Mobile Phone: _____

Fax: _____ E-Mail Address: _____

Type of Application Participation: (check one)

- | | |
|---|--|
| <input type="checkbox"/> Sole Proprietor (Husband/Wife) | <input type="checkbox"/> Contract Purchaser (Fee Simple) |
| <input type="checkbox"/> Partner of a Partnership | <input type="checkbox"/> Contract Purchaser (Easement) |
| <input type="checkbox"/> Proprietor or Multi-Proprietor | <input type="checkbox"/> Renter |
| <input type="checkbox"/> Executor of an Estate | <input type="checkbox"/> Lessee |
| <input type="checkbox"/> Corporate Officer in a Corporation | <input type="checkbox"/> County (current easement owner) |
| <input type="checkbox"/> Trustee of a Trust | <input type="checkbox"/> Municipality (current easement owner) |
| <input type="checkbox"/> Lawyer or Legal Representative | <input type="checkbox"/> Institution |
| <input type="checkbox"/> Realtor of a Real-Estate Agency | <input type="checkbox"/> Conservation Organization |

[Please attach additional sheets, if necessary.]

4. PROPERTY DESCRIPTION

A. Postal/street address of the premises: _____

City: _____ State: _____ Zip Code: _____

B. Identify the municipality, block & lot and deed reference of the premises:

Please list all Blocks and Lots included within the application; See Appendix A for municipal codes

Recorded in: County of Middlesex Municipality(ies): _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

Is the premises located in more than one county? NO YES (if yes, continue below)

Identify the block, lot and deed reference of the premises **not** in Middlesex County:

Recorded in County: _____ Municipality(ies): _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

Municipal Code: _____ Block _____, Lot _____; Acres _____; Deed Book _____, Page _____

C. The following two maps are required. We will only accept maps that are complete. **Maps that are incomplete will be returned to the applicant for completion. Incomplete maps will delay the application process.**

1. Current tax map clearly identifying the following:

- a. The boundaries of the premises
- b. Identification of all residences, structures and farm buildings on the premises
- c. Surrounding land uses on adjacent properties (For example: farms, residences, commercial structures, parks, woodlands etc. that are contiguous to your property.)

2. U.S.D.A. soil survey aerial map clearly identifying the boundaries of the premises.

Please Note: Current U.S.D.A. soil survey mapping is no longer being published in printed format. U.S.D.A soil survey aerial mapping is made available through their "Web Soil Survey", an interactive web-based program found at the following internet address: <http://websoilsurvey.nrcs.usda.gov/app/>.

Follow the link to "Start WSS" that enables a user to delineate the property boundary onto an aerial map (property boundaries are known as an "AOI" or area of interest). Once the AOI is completed go to the next tab in the web program to display the soil map. Then use the web program option to generate a printable PDF version of the map, which will also include the soil survey data for the AOI. Please submit a print-out of this printable version. You may also save the PDF file at that time.

If access to the internet is not possible, please schedule an appointment with staff for assistance with the completion of this map.

D. Property Survey: If available, applicants are encouraged to submit a property survey. Is a property survey included with this application? NO YES

E. What is the total acreage of the premises? _____ acres

F. What is the source of this acreage amount (e.g. deed, survey, tax map)? _____

G. What is the name of the municipal zoning classification of the premises? _____

H. What is the minimum lot size of the municipal zoning classification of the premises? _____

5. EXCEPTIONS

Exceptions are areas the owner/applicant does not wish to have encumbered by the Farmland Preservation deed restrictions contained in N.J.A.C. 2:76-6:15. The excepted land should have no adverse impact on the agricultural operation and it should be directed to the least productive portion of the farm. The exception may be part of the farm (non-severable) or may be subdivided off the farm (severable). Points will be deducted for severable exceptions. A negative point will be assessed for exceptions exceeding 10% of the premises.

- Exception areas shall be permitted **only** if they do **not** cause a substantially negative impact on the continued use of the land for agricultural purposes, as per Committee rules.
- Exceptions **must** be requested at the time of application.
- Any changes to the application may result in withdrawal from the current round.
- For each exception requested, the applicant must specify the type of exception. An explanation for the two types of exceptions is furnished below:

Type of Exception	Explanation
Severable Exception	This option should be chosen if you would like the right to subdivide a specific area from the remaining deed-restricted property and sell it separately and apart from the restricted premises. Quality score points will be deducted.
Non-Severable Exception	This option should be chosen if there is a specific area on the premises that you do not want encumbered by the deed restrictions; however, you have no desire to subdivide the exception area from the remaining deed-restricted premises at any point in the future. If you choose this option, you will not be able to subdivide and/or sell the non-severable exception area separately from the remaining deed-restricted property. The area of the non-severable exception will not be encumbered by the deed restrictions but will be part of the Deed of Easement.

A. Will any portion of the tax lots be excepted from the application? YES NO

If yes, clearly label the location and draw the approximate shape of the exception(s) on the tax map. Also, please completely fill-in the information on the next page for each exception requested. Please duplicate the next page as necessary for each individual exception proposed.

If NO, the applicant need only indicate on the next page that there are none proposed and may proceed to the next section regarding Residences/RDSOs.

(This section is continued on next page)

Duplicate this page for each exception proposed.

Exceptions Page ____ of ____

EXCEPTIONS (continued from previous page)

None Proposed / Not Applicable

B. Description of Exception

1. General location of exception: _____
 - a. Please draw the approximate boundaries of the exception on your tax map (or property survey).
 - b. Provide a map label number for identification purposes:
The map label number corresponding to this exception area is: _____
2. Municipal Code: _____ Block: _____ Lot: _____
3. What is the acreage of the excepted area? _____
4. I have read and understand the preceding explanations of the types of exceptions and have chosen the following option for this exception (**check one option only for each exception area**):

Severable Exception

Non-severable Exception

Signature

Signature

5. Are there any structures on this area? YES NO
If yes, please identify below and on the tax map (or survey) submitted as part of your application:

6. Please list all farm and non-farm activities in this excepted area.

If there are non-farm activities, will you be using any part of the preserved farm as access to the exception? YES NO If yes, please describe in detail.

7. Will the location and/or use of the exception have a significant negative impact on the continued use of the premises for agricultural purposes? YES NO

Please explain your answer: _____

8. Is the exception for county and/or municipal farmland preservation and/or open space programs? YES NO

9. What is the municipal zoning regulation specific to the exception area?

10. Does the size of the individual exception exceed local zoning requirements to construct one single family residential dwelling? YES NO If yes:

a. How many building lots or portions thereof are there in excess of the local zoning requirements for one single family residential dwelling? _____

b. Are you willing to restrict the exception to only one residential unit?
(Or EXISTING multiple units?) YES NO If no:
Please indicate the number of units you intend to build: _____

I understand the following:

1. The Middlesex Agriculture Development Board may include restrictions regarding severable and non-severable exceptions.
2. Negative points may be assessed for exceptions exceeding 10% of the premises and for severable exceptions.

Signature

Duplicate this page as necessary.

Residences Page ____ of ____

6. **RESIDENCES/RDSOs**

Please note: Exception Areas are **not** considered part of the premises being preserved; therefore, in this section, do **not** identify any existing or proposed residences within exception areas. Residential units not located in an exception area will be restricted as recorded in the deed of easement based on the applicant's designation and the Committee's subsequent approval.

A. Are there any residences located on the parcel that is being preserved? YES NO
(If YES, please identify each residential structure separately below.)

REMINDER: Please draw and label the location of any residences on the tax map (or property survey) you are submitting.

RESIDENCE STRUCTURE A (CHECK ONE ONLY)

- | | |
|---|--|
| <input type="checkbox"/> Standard Single Family Residence | <input type="checkbox"/> Manufactured Home with Perm. Foundation |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Manufactured Home without Foundation |
| <input type="checkbox"/> Dormitory | <input type="checkbox"/> Single Family with apartment |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Other: _____ |

Is the structure the Primary Residence?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is the structure for agricultural labor housing?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is the structure under a lease or rental agreement?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

RESIDENCE STRUCTURE B (CHECK ONE ONLY)

- | | |
|---|--|
| <input type="checkbox"/> Standard Single Family Residence | <input type="checkbox"/> Manufactured Home with Perm. Foundation |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Manufactured Home without Foundation |
| <input type="checkbox"/> Dormitory | <input type="checkbox"/> Single Family with apartment |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Other: _____ |

Is the structure the Primary Residence?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is the structure for agricultural labor housing?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is the structure under a lease or rental agreement?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

RESIDENCE STRUCTURE C (CHECK ONE ONLY)

- | | |
|---|--|
| <input type="checkbox"/> Standard Single Family Residence | <input type="checkbox"/> Manufactured Home with Perm. Foundation |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Manufactured Home without Foundation |
| <input type="checkbox"/> Dormitory | <input type="checkbox"/> Single Family with apartment |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Other: _____ |

Is the structure the Primary Residence?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is the structure for agricultural labor housing?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is the structure under a lease or rental agreement?	<input type="checkbox"/> YES	<input type="checkbox"/> NO

B. Pursuant to N.J.A.C. 2:76-6.17, applicants for easement purchase may request a Residual Dwelling Site Opportunity(ies) (RDSO).

*An RDSO means the right to construct a single family residential unit for an agricultural purpose. The current regulations provide that RDSOs may be allocated to the premises by the Board **based upon an overall gross density not to exceed one residential unit per 100 acres.** Therefore, you are allowed an additional residence only if the total number of residences does not exceed 1 unit per 100 acres. At the time of development easement purchase, there will be a reduction in payment of four times the per acre development easement value for every RDSO granted.*

After reviewing the above criteria, are you eligible to apply for a RDSO? YES NO
If yes, how many RDSOs are you requesting? _____

Duplicate this page as necessary.
Other Structures Page ____ of ____

7. OTHER STRUCTURES (Non-residential)

Please note: Exception Areas are not considered part of the premises being preserved; therefore, in this section, do not identify non-residential structures within exception areas.

A. Are there any non-residential structures located on the parcel to be preserved? YES NO
(If YES, please identify each non-residential structure separately below.)

REMINDER: Please draw and label the location of all nonresidential structures on the tax map (or property survey) you are submitting.

Other Structure A (check one only)

- Barn
- Garage
- Stable
- Shed
- Silo
- Other: _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

Other Structure B (check one only)

- Barn
- Garage
- Stable
- Shed
- Silo
- Other: _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

Other Structure C (check one only)

- Barn
- Garage
- Stable
- Shed
- Silo
- Other: _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

Other Structure D (check one only)

- Barn
- Garage
- Stable
- Shed
- Silo
- Other: _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

Other Structure E (check one only)

- Barn
- Garage
- Stable
- Shed
- Silo
- Other: _____

Is the structure for an agricultural use? YES NO
 Is the structure under a lease or rental agreement? YES NO

Duplicate this page as necessary.
Easements/R.O.W. Page ____ of ____

8. EASEMENTS & RIGHTS-OF-WAY

Are there Easements/Rights of Way identified with the parcel to be preserved? YES NO
(If YES, please describe each easement individually below)

REMINDER: Please draw and label the location of all easements and rights-of-way on the tax map (or property survey) you are submitting.

Easement A: (check one only)

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Road Rights of Way |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.) |

Effect of Easement: _____

Description of Easement: _____

Easement B: (check one only)

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Road Rights of Way |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.) |

Effect of Easement: _____

Description of Easement: _____

Easement C: (check one only)

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Road Rights of Way |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.) |

Effect of Easement: _____

Description of Easement: _____

Easement D: (check one only)

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Road Rights of Way |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> Telephone Lines |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.) |

Effect of Easement: _____

Description of Easement: _____

Duplicate this page as necessary.
Existing Non-ag. Uses Page ____ of ____

9. EXISTING NON-AGRICULTURAL USES/ACTIVITIES

Please note: A non-agricultural use includes non-farm activities and farm activities that do not relate to your specific farm to be preserved. (e.g. a trucking business which hauls Christmas trees which are not grown on your property.) You may continue the identified non-agricultural use/uses on your preserved farm. However, an identified non-agricultural use cannot be expanded or intensified after the property is preserved if located on the preserved farmland (i.e. outside of an exception area). Deed restrictions will not be placed on a non-agricultural use occurring within an exception area.

- A. Will non-agricultural use(s) occur within the exception area(s)? YES NO
- B. Are there non-agricultural uses on the premises to be preserved? YES NO

(If YES to either of the above questions, please provide a description of each non-agricultural use separately. Duplicate this page as necessary if there is more than one existing agricultural use.)

C. Description of Existing Non-agricultural Use

- 1. List the type of existing non-agricultural use on the parcel at the time of application to the Board:

- 2. List the frequency (i.e. hours of operation) of the existing non-agricultural use on the parcel at the time of application to the Board: _____

- 3. The existing non-agricultural use will be located in the: Preserved Area Excepted Area

- 4. Indicate the location of any structures and/or areas utilized for the existing non-agricultural use:

(Please Note: you must identify and label the location(s) on the map submitted with this application)

- 5. Indicate the specific size and area dimensions of any structures and/or areas utilized for the existing non-agricultural use: _____

- 6. Does the existing non-agricultural use involve a lease with another party? YES NO

If yes, please indicate the following:

a. The individual or entity leasing the structure: _____

b. Type of business or operation: _____

- 7. Are non-agricultural events held on the premises (e.g. a craft show)? YES NO

If yes, please complete the following:

a. Type of non-agricultural event: _____

b. Purpose of the non-agricultural event: _____

c. Frequency of the non-agricultural event: _____

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

Please sign the following acknowledgement:

I have listed all non-agricultural uses on the farm area to be preserved and in the excepted areas on the property. I understand that failure to disclose all existing non-agricultural uses will result in a delay in the application process and possible removal from the current application round.

Signature

10. IMMINENCE OF CHANGE OR CONVERSION

Please attach adequate documentation to support responses to this section.

- A. Is the record owner of the Premises involved in an estate situation? YES NO
- B. Has the record owner filed for bankruptcy? YES NO
- C. Is the property involved in a foreclosure? YES NO

11. DEVELOPMENT PRESSURE

- A. Are you aware of pressure to develop your property? YES NO

If yes, please explain below and attach any appropriate documentation:

- B. Is your property served by a public water supply? YES NO
 - 1. If no, please indicate if public water supply lines are within hook-up distance from the premises? N/A YES NO
- C. Are there sanitary sewer lines currently serving the premises? YES NO
 - 1. If no, please indicate if there are sanitary sewer lines within hook-up distance from the premises? N/A YES NO

12. DEVELOPMENT APPROVALS/REQUESTS

Subdivision and/or site plan approvals/requests for non-agricultural development of the premises must be identified at the time of application submission. If a subdivision or site plan approval exists by final resolution at the date of the appraisal, the appraiser shall not consider its impact in the restricted condition. Otherwise, an application with a severable exception shall be considered as to its intended purpose in the "after value" appraisal analysis.

Important Note: Copies of the municipal and county approvals/resolutions and development application documents and plans are required for consideration.

- A. Have you received or are you in the process of pursuing any subdivision or site plan approvals on the premises? YES NO

B. If yes, please indicate the following:

- 1. Type of development: (check one) Subdivision Site Plan
- 2. Classification of Development: (check one) MAJOR MINOR
- 3. Proposed Use: (check one)
 - Residential Commercial Farm Subdivision
 - Industrial Public Use
- 4. Have you received any approvals? (check one) YES NO

a. If yes, please indicate the following:

Preliminary Approval Date and Resolution Number: _____

Final Approval Date and Resolution Number: _____

b. If no, please describe the development application status and board of jurisdiction:

- C. Enter any other pertinent information to help fully describe the request. Please indicate the development proposal on a tax map which is submitted as part of this application.

13. AGRICULTURAL USE & PRODUCTION

A. Indicate the farm, corporate or business name, if applicable:

B. Federal ID Number for name listed above, if applicable: _____

C. Provide a brief description of the agricultural activities, production and enterprises on your premises (e.g. dairy, field crops, orchard, vegetable, greenhouse, livestock, pick-your-own, organic, etc.).

D. List in order of importance the types of agricultural production currently taking place on the property using the appropriate Standard Industrial Code (SIC) and descriptions found in Appendix A

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

SIC # _____ Agricultural Production Description: _____ Approximate Acreage: _____

E. Sum of approximate acreages in Agricultural Production (from above): _____

F. For premises that are less than 10 acres, the State Agriculture Development Committee (SADC) requires that the land produces agricultural or horticultural products of at least \$2,500 annually.

Is the area considered for easement purchase less than 10 acres? YES NO
(If yes, continue below)

\$ _____ in annual production

Supporting documentation attesting to agricultural or horticultural production of at least \$2,500 annually is included as part of this application

Applications subject to the above requirement will be deemed incomplete if the annual production value and supporting documentation are not provided. Incomplete applications will be returned to the applicant for completion which will delay the application process.

G. Does the farm considered for easement purchase have a current Farm Conservation Plan filed with the Freehold Service Center of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA)?

YES NO

14. TILLABLE ACRES

(Verified by current Application for Farmland Assessment filed with the Local Tax Assessor, subject to aerial photography interpretation)

For evaluation purposes, the term "tillable" means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment purposes.

"**Cropland harvested**" means land from which a crop was harvested in the current year. Cropland harvested shall include land under structures utilized for agricultural or horticultural production.

"**Cropland pastured**" means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.

"**Permanent pasture**" means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

Indicate the acres and percentage of the premises to be considered for easement purchase that is classified under the following categories as specified in your current farmland tax assessment form.

<u>Farmland Assessment Application Item #</u>	<u>Category</u>	<u>Acres</u>	<u>Percentage of Total Land (Item # 11)</u>
(1)	Cropland Harvested	_____	_____%
(2)	Cropland Pastured	_____	_____%
(3)	Permanent Pasture	_____	_____%
(4)	Non-appurtenant Woodland	_____	_____%
(5)	Appurtenant Woodland or Wetland	_____	_____%
(6)	Livestock facilities (not in pasture category)	_____	_____%
(7)	TOTAL DEVOTED TO AGRICULTURAL OR HORTICULTURAL USE (Sum of lines 1 thru 6)	_____	_____%
(8)	Land associated with Farmhouse	_____	_____%
(9)	Other non-agricultural land use	_____	_____%
(10)	TOTAL LAND NOT ACTIVELY DEVOTED TO AG. or HORT. USE (Sum of lines 8 & 9)	_____	_____%
(11)	TOTAL OF ALL LAND (Sum of lines 7 & 10)	=====	=====%
- - -	TOTAL TILLABLE [Sum of lines 1 thru 3]	_____	_____%

REMINDER: Please include a copy of your most recent Farmland Assessment Application

Appendix A: Codes Used in Application Form

Municipal Codes

Middlesex County

1201	Carteret Boro
1202	Cranbury Twp.
1203	Dunellen Boro
1204	East Brunswick Twp.
1205	Edison Twp.
1206	Helmetta Boro
1207	Highland Park Boro
1208	Jamesburg Boro
1210	Metuchen Boro
1211	Middlesex Boro
1212	Milltown Boro
1213	Monroe Twp.
1214	New Brunswick City
1215	North Brunswick Twp.
1209	Old Bridge Twp.
1216	Perth Amboy City
1217	Piscataway Twp.
1218	Plainsboro Twp.
1219	Sayreville Boro
1220	South Amboy City
1221	South Brunswick Twp.
1222	South Plainfield Boro
1223	South River Boro
1224	Spotswood Boro
1225	Woodbridge Twp.

Mercer County

1101	East Windsor Twp.
1110	Princeton Twp.
1113	West Windsor Twp.

Monmouth County

1330	Aberdeen Twp.
1326	Manalapan Twp.
1328	Marlboro Twp.
1329	Matawan Boro
1332	Millstone Twp.

Somerset County

1804	Bound Brook Boro
1806	Bridgewater Twp.
1808	Franklin Twp.
1809	Green Brook Twp.
1819	South Bound Brook Boro

Union County

2002	Clark Twp.
2009	Linden City
2012	Plainfield City
2013	Rahway City
2016	Scotch Plains Twp.

Standard Industrial Codes

0110	CASH GRAINS	0279	ANIMAL SPECIALTIES, NEC
0111	WHEAT	0291	GENERAL FARMS, PRIM LIVESTOCK & ANIMAL
0112	RICE	0711	SOIL PREPARATION SERVICES
0115	CORN	0721	CROP PLANTING, CULTIVATING AND PROTECTING
0116	SOYBEANS	0722	CROP HARVESTING, PRIMARILY BY MACHINE
0119	CASH GRAINS, NEC	0723	CROP PREPARATION SERVICES FOR MARKET, EXCEPT COTTON GINNING
0131	COTTON	0724	COTTON GINNING
0132	TOBACCO	0741	VETERINARY SERVICES FOR LIVESTOCK
0133	SUGARCANE AND SUGAR BEETS	0742	VETERINARY SERVICES FOR ANIMAL SPECIALTIES
0134	IRISH POTATOES	0751	LIVESTOCK SERVICES, EXCEPT VETERINARY
0139	FIELD CROPS, EX CASH GRAINS, NEC	0752	ANIMAL SPECIALTY SERVICES, EXCEPT VETERINARY
0161	VEGETABLES AND MELONS	0761	FARM LABOR CONTRACTORS AND CREW LEADERS
0171	BERRY CROPS	0762	FARM MANAGEMENT SERVICES
0172	GRAPES	0781	LANDSCAPE COUNSELING AND PLANNING
0173	TREE NUTS	0782	LAWN AND GARDEN SERVICES
0174	CITRUS FRUITS	0783	ORNAMENTAL SHRUB AND TREE SERVICES
0175	DECIDUOUS TREE FRUITS	0811	TIMBER TRACTS
0179	FRUIT AND TREE NUTS, NEC.	0831	FOREST NURSERIES & GATHER. OF FOREST PRODUCTS
0181	ORNAMENTAL NURSERY PROD	0851	FORESTRY SERVICES
0182	FOOD CROPS GROWN UNDER COVER	0912	FINFISH
0191	GENERAL FARMS, PRIMARILY CROP	0913	SHELLFISH
0211	BEEF CATTLE FEEDLOTS	0919	MISCELLANEOUS MARINE PRODUCTS
0212	BEEF CATTLE, EXCEPT FEEDLOTS	0921	FISH HATCHERIES AND PRESERVES
0213	HOGS	0971	HUNTING, TRAPPING, AND GAME PROPAGATION
0214	SHEEP AND GOATS		
0219	GENERAL LIVESTOCK EX DAIRY & POULTRY		
0241	DAIRY FARMS		
0251	BROILER, FRYER & ROASTER CHICKENS		
0252	CHICKEN EGGS		
0253	TURKEY AND TURKEY EGGS		
0254	POULTRY HATCHERIES		
0259	POULTRY & EGGS, NEC		
0271	FUR-BEARING ANIMALS AND RABBITS		
0272	HORSES AND OTHER EQUINES		
0273	ANIMAL AQUACULTURE		