



Municipal Planning Incentive Grant **APPLICATION**

Municipality: Mannington
County: Salem

STATE AGRICULTURE DEVELOPMENT COMMITTEE

Farmland Preservation Program Municipal Planning Incentive Grant Program 2016 Planning Round

For information regarding the Planning Incentive Grant Program please reference the following statutes and regulations:

- Agriculture Retention and Development Act – N.J.S.A 4:1C-11, et seq.
- Planning Incentive Grant Statute – N.J.S.A. 4:1C-43.1
- Farmland Preservation Program Regulations – N.J.A.C. 2:76
 - Municipal Planning Incentive Grant Regulations – N.J.A.C. 2:76-17A

For additional questions please contact the SADC at (609) 984-2504.

GRANT ELIGIBILITY CHECKLIST

All checklist items are required prerequisites for Municipal Planning Incentive Grant eligibility.
See N.J.A.C. 2:76-17.3

- 1. **Establishment of an agricultural advisory committee.**
- 2. **A Municipal Comprehensive Farmland Preservation Plan developed in accordance with N.J.A.C. 2:76-17A.4 and SADC Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans**
- 3. **Establishment and maintenance of a dedicated source of funding for farmland preservation, including but not limited to:**
 - A Dedicated Tax
 - Repeated Annual Appropriations
 - Repeated Issuance of Bonded Indebtedness
 - Other (*Please describe*)
- 4. **Adoption of a right-to-farm ordinance** (*attach copy*)

SUBMISSION REQUIREMENT CHECKLIST

All checklist items are required for administrative completeness of this application.
Submissions must be received by the SADC by December 16, 2013.

- 1. **Completed Municipal Planning Incentive Grant application**
 - 2. **If new or amended, a Municipal Comprehensive Farmland Preservation Plan, that conforms to SADC Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans, submitted in both hardcopy and electronic format.**
 - 3. **A Municipal Planning Incentive Grant Project Area Summary Form for each identified project area**
 - 4. **Digital files of the following in an ArcGIS format or best available:**
 - **Project areas**
 - **Targeted farms**
 - **Preserved Farmland**
 - **Farms with municipal, county and/or SADC final approval**
 - **Other deed restricted farmland**
 - **Farms enrolled in an eight-year program**
 - **Other preserved open space compatible with agriculture**
- ArcGIS files are to be drawn in New Jersey State Plane Coordinate System coordinates (feet), projected in the North American Datum of 1983 (NAD83).*
- 5. **Proof of notification to county.** *See N.J.A.C. 2:76-17A.6 (b)*
 - 6. **Current agriculture advisory committee member list.**

APPLICATION INFORMATION:

Municipal PIG Administrator (Primary Contact):

Address:

City: State: Zip Code:

Email:

Phone: Fax:

Project Areas:

*For each project area please attach a completed Project Area Summary Form.
Add additional rows as needed.*

Project Area Name	Project Area Aggregate Size (Acres)	Project Area Density (%)	Total # of Targeted Farms	Total Acreage of Targeted Farms	Targeted Farm Soil Productivity (%)	Total Estimated Cost For Targeted Farm Easement Purchase
Mannington 1	22,627.35	42.04%	47	1,140.45	77.23%	\$6,842,700
Project Area Totals						
Total Project Area Acreage		Total # of Targeted Farms		Total Acreage of Targeted Farms		Total Estimated Cost
22,627.35		47		1140.45		\$6,842,700

Preservation Goals:

1. One Year Target: 25 Acres; Number of farms: 1
2. Five Year Target: 125 Acres; Number of farms: 5
3. Ten Year Target: 250 Acres; Number of farms: 10

MUNICIPAL POLICY INFORMATION:

If the answer is YES to the following and the amendment has been made since last year's submittal, please attach a copy of the adopted policy, resolution or ordinance of the Agriculture Advisory Committee or municipal governing body pertaining to the question. A NO answer is acknowledgement that the municipality relies upon SADC policy or regulation. The word "policy" is intended broadly to include formal and informal policies, guidelines and rules established by the municipality.

Minimum Eligibility Criteria:

Does the municipality have a minimum eligibility criteria or standards policy for solicitation and approval of applications for farmland preservation? *See SADC regulation N.J.A.C. 2:76-6.20*

Yes No

If yes, has the policy been amended since last year's submittal? Yes No

Municipal Ranking Criteria:

Does the municipality have a ranking criteria policy to prioritize farms for preservation funding?
See SADC regulation N.J.A.C. 2:76-6.16 & SADC Policy P-14E

Yes No

If yes, has the policy been amended since last year's submittal? Yes No

Agricultural Labor Housing:

Does the municipality have a policy on agricultural labor housing for preserved farms?

Yes No

If yes, has the policy been amended since last year's submittal? Yes No

House Replacement:

Does the municipality have a policy for replacement of a residence on preserved farmland?

Yes No

If yes, has the policy been amended since last year's submittal? Yes No

Residual Dwelling Site Opportunity Allocation:

Does the municipality have a policy for the allocation of Residual Dwelling Site Opportunities?
See SADC regulation N.J.A.C. 2:76-6.17 and Policy P-28

Yes No

If yes, has the policy been amended since last year's submittal? Yes No

Exemptions:

Does the municipality have a policy for the granting of severable and non-severable exceptions?
See SADC Policy P-29

Yes No

If yes, has the policy been amended since last year's submittal? Yes No

Other Policies:

Does the municipality have other policies related to farmland preservation?

Yes No

If Yes, please list and describe:

FUNDING INFORMATION:

Municipal Funding:

Please check all that apply:

Municipal dedicated open space/farmland preservation tax: \$0.02 / \$100

○ Annual revenue generated from dedicated tax: \$43,000

○ Annual tax revenue dedicated to farmland preservation: \$43,000

Repeated annual appropriations dedicated to farmland preservation:

Please describe: \$1,000-\$5,000

Repeated Issuance of Bonded Indebtedness:

Please describe:

Other funding sources:

Please describe:

Total annual revenue dedicated to farmland preservation by the municipality: \$44,000 -\$48,000

Installment Purchase Agreements:

If the answer is YES to any of the following, please attach a copy of the adopted AAC policy or resolution explaining the municipal installment purchase program.

Does the municipality permit the use of installment purchase agreements?

Yes No

Does the municipality currently use installment purchase agreements?

Yes No

Installment Purchase Agreements are: *(Please check all that apply)*

Always required

Required on a case by case basis

Available on a voluntary basis

Cost Projections Associated with One, Five and Ten Year Goals: *(see page C for established goals)*

Year	Acquisition Goal (Acres)	Total Projected Cost	Estimated Local Cost Share	Estimated County Cost Share	Estimated State Cost Share	Other Contributors
1	25	\$150,000	\$30,000	\$30,000	\$90,000	
5						
10						

Estimate of Easement Purchase Cost on All Targeted Farms:

Add additional rows as needed.

Project Area Name	Acres	Average Easement Price per Acre	Total Estimated Project Cost	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
Mannington 1	1140.45	\$6,000	\$6,842,700	\$1,368,540	\$1,368,540	\$4,105,620	

Targeted Farm Totals

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
1140.45	\$6,842,700	\$1,368,540	\$1,368,540	\$4,105,620	

How was the cost of purchasing development easements on the targeted farms determined?

- Existing appraisal data
- Appraisal of the entire project area
- Other

If Other, please describe: Midpoint of range of estimated average cost/acre in Salem County

(\$4,000 -\$8,000/per acre, per Kris Alexander, Salem CADB)