

Special Occasion Events on Preserved Farmland

PRESENTATION TO THE SADC

SEPTEMBER 26, 2019

Current SOE Pilot Law

- Applies to preserved farm wineries only
- Allows SOEs, subject to conditions
- No RTF protection
- SADC required to submit recommendations to the legislature and Governor (winter 2019)
- SADC SOE Working Group

Examples of SOEs

- Weddings / receptions / parties
- Corporate gatherings
- Seasonal festival (e.g., community festival)
- Outdoor concert
- Dance night (e.g., country dancing in the barn)
- Holiday event (e.g., Mother's Day brunch)

Goals

- Support viability of family farms thru increased “agtourism” income
- Allow all preserved farms to host a small number of SOEs (not just wineries)
- Connect increased SOEs opportunity with increased ag'l production
- Grow NJ vineyards and wineries by creating a separate class for wineries – to recognize unique nature of the product and limits on marketing opportunities – and allow a higher number of SOEs
- Try to keep it simple...

Remember!

- These limits **DO NOT** apply to:
 - SOEs held on preserved farm **EXCEPTION AREAS**
 - Activities & events granted **RTF PROTECTION** by a CADB

Basic Provisions

- All farms:
 - ≥ \$10,000 of ag'l production value = 8 SOEs/yr
 - ≥ \$50,000 " " " " = 15 SOEs/yr
- Wineries:
 - ≥ \$50,000 of grapes/fruit value = 26 SOEs/yr
 - ≥ \$100,000 " " " = 52 SOEs/yr
- Wineries:
 - SOE income can't exceed 25% of gross income
 - At least 50% of grapes processed must be grown by the commercial farm

Other Provisions

- Food – allow outside catering & food trucks; prohibit “restaurants”
- Protect the farm’s resource
 - allow up to 5% of the farm to be used to support SOEs
 - 2.5 acre minimum / 5 acre maximum
 - temporary improvements only
- No additional RTF protection
- Simplify enforcement
 - CADB/SADC to hear the matter at a public meeting
 - If violations found, 1st offense is a warning and thereafter suspension and/or fines
- Simplify administration
 - stay out of farmers’ books!
 - use existing data to determine ag production value

SUPPLEMENTAL FARMLAND ASSESSMENT GROSS SALES FORM

N.J.S.A. 54:4-23.1 ; N.J.A.C. 18:15-1.1 et seq.

FILE ANNUALLY BY AUGUST 1 OF THE PRE-TAX YEAR

If the application includes a Form WD-1, check one: Woodland Management Plan
 NJ Forest Stewardship Plan
 (Effective 2019)

SECTION I: IDENTIFICATION

COUNTY: <u>Mercer</u>	MUNICIPALITY: <u>Pennington NJ</u>
OWNER'S NAME: <u>[Redacted] Equestrian Farms</u>	TAX YEAR: <u>2019</u>
PROPERTY LOCATION: <u>48 Harborton Woods Rd</u>	BLOCK(s), LOT(s): <u>31 / 48.07</u>
TELEPHONE: <u>609-356- [Redacted]</u>	EMAIL: _____

SECTION II: GROSS SALES

Field Crops	Acres	Ornamental Crops	Acres	Aquaculture	Acres	Income Acres
_____	_____	_____	_____	_____	_____	20.83
_____	_____	_____	_____	_____	_____	Non-Income Acres
_____	_____	_____	_____	_____	_____	+ 35.08
Fruit Crops	Acres	Livestock	Acres	Woodland Products	Acres	Total Acres Under Farmland
_____	_____	_____	_____	_____	_____	= 55.91
_____	_____	_____	_____	_____	_____	FINAL INCOME
Vegetable Crops	Acres	Equine	Acres	Conservation Program	Acres	Total income received and anticipated for the current year. Must be sufficient to meet the minimum gross sales criteria, if applicable, to show active devotion to agriculture/horticultural use.
_____	_____	16	21	_____	_____	
Imputed Grazing Value Acres _____						\$ 3500/m

SECTION III: SIGNATURE AND VERIFICATION OF OWNER(S)

The undersigned declares that this form, including any accompanying schedules and statements, has been examined by him (her) and to the best of his (her) knowledge and belief is true and correct. Filing of this form is also a representation that the land will continue to be devoted to an agricultural or horticultural use during the year for which farmland assessment is requested. Under N.J.S.A. 54:4-23.14(b), this certification shall be considered as if made under oath and is subject to the same penalties as provided by law for perjury. In addition, for a gross and intentional misrepresentation on this form, the landowner shall be subject to a civil penalty of up to \$5,000.

[Signature]
 Signature of Individual Owner or Co-Owner/Corporate Officer
Pres.
 Title of Corporate Officer

7/20/18
 Date
[Redacted] Equestrian Farms LLC
 Corporate Name

BLOCK 31
 LOT 48.07
 QUALIFIER farm

Land is farmed by owner [redacted] Equestrian Farms, LLC

Land is rented to [redacted] Farms, LLC Address [redacted] S Main St
 New Hope, PA

Acreage Use	SOIL CLASS	NUMBER OF ACRES	For Assessor Use Only		
			X	FARMLAND VALUE	TOTAL VALUE
CROPLAND HARVESTED	A		X		
	B		X		
	C		X		
	D		X		
	E		X		
CROPLAND PASTURED	A		X		
	B	20.83	X	\$380	\$7,915
	C		X		
	D		X		
	E		X		
PERMANENT PASTURE	A		X		
	B	10.00	X	\$152	\$1,520
	C		X		
	D		X		
	E		X		
NON-APPURTENANT WOODLAND	A		X		
	B		X		
	C		X		
	D		X		
	E		X		
APPURTENANT WOODLAND	A		X		
	B		X		
	C		X		
	D	25.08	X	\$30	\$752
	E		X		
WETLANDS			X		
Total acreage In Farmland	55.91		Total Value \$10,187		

LAND NOT IN AGRICULTURAL USE

HOME SITE	3.0
Other non-farm use land	-
TOTAL (non-farm use)	
ENTIRE FARM ACREAGE	58.91

Crop Harvested	Acres
Corn	
Hay	
Oats	
Wheat	
TOTAL ACRES	

Permanent Pasture/Acreage Used for Graz.	No. Of Acres
5	

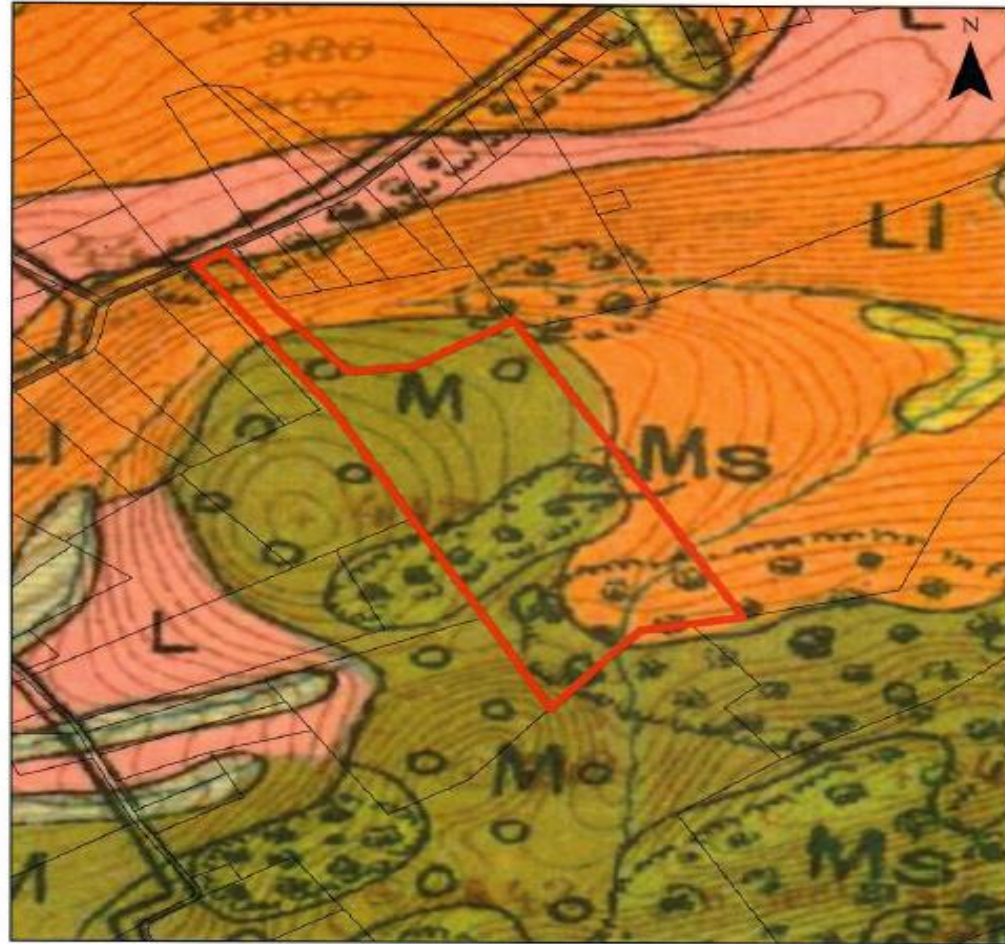
Government Program	No. Of Acres
Specify the Crop & Contract No.	

FOR OFFICE USE ONLY
 Income Should Be _____
 Income Submitted _____
 Plot Plan Received - Yes ___ No ___

SIGNED [Signature]
 DATED 7/20/12

COUNTY	SOIL GROUP	CROPLAND HARVESTED		CROPLAND PASTURED		PERMANENT PASTURE		NON-APPURTENANT WOODLAND		APPURTENANT WOODLAND		IMPUTED GRAZING VALUES
		COL. 1		COL. 2		COL. 3		COL. 4		COL. 5		COL. 6
		SOIL RATING	VALUE PER ACRE	SOIL RATING	VALUE PER ACRE	SOIL RATING	VALUE PER ACRE	SOIL RATING	VALUE PER ACRE	SOIL RATING	VALUE PER ACRE	VALUE PER ACRE
ESSEX	A	120	1,080	120	540	110	198	110	174	110	50	154
	B	100	900	100	450	100	180	100	158	100	45	152
	C	70	630	70	315	80	144	90	142	90	41	148
	D	40	360	40	180	70	126	80	126	80	36	147
	E	10	90	10	45	60	108	70	111	70	32	145
GLOUCESTER	A	120	936	120	468	110	172	110	151	110	43	151
	B	100	780	100	390	100	156	100	137	100	39	150
	C	70	546	70	273	80	125	90	123	90	35	147
	D	40	312	40	156	70	109	80	110	80	31	145
	E	10	78	10	39	60	94	70	96	70	27	143
HUNTERDON	A	120	936	120	468	110	172	110	151	110	43	151
	B	100	780	100	390	100	156	100	137	100	39	150
	C	70	546	70	273	80	125	90	123	90	35	147
	D	40	312	40	156	70	109	80	110	80	31	145
	E	10	78	10	39	60	94	70	96	70	27	143
MERCER	A	120	912	120	456	110	167	110	146	110	42	151
	B	100	760	100	380	100	152	100	133	100	38	149
	C	70	532	70	266	80	122	90	120	90	34	146
	D	40	304	40	152	70	106	80	106	93	30	145
	E	10	76	10	38	60	91	70	93	70	27	143
MIDDLESEX	A	120	1,008	120	504	110	185	110	162	110	46	153
	B	100	840	100	420	100	168	100	147	100	42	151
	C	70	588	70	294	80	134	90	132	90	38	147
	D	40	336	40	168	70	118	80	118	80	34	146
	E	10	84	10	42	60	101	70	103	70	29	144
MONMOUTH	A	120	1,032	120	516	110	189	110	166	110	47	153
	B	100	860	100	430	100	172	100	151	100	43	151
	C	70	602	70	301	80	138	90	136	90	39	148
	D	40	344	40	172	70	120	80	120	80	34	146
	E	10	86	10	43	60	103	70	106	70	30	144
MORRIS	A	120	1,032	120	516	110	189	110	166	110	47	153
	B	100	860	100	430	100	172	100	151	100	43	151
	C	70	602	70	301	80	138	90	136	90	39	148
	D	40	344	40	172	70	120	80	121	80	34	146
	E	10	86	10	43	60	103	70	106	70	30	144

HOPEWELL TSWP B31, L48.07 FARMLAND ASSESSMENT SOILS PRODUCTIVITY



1 inch = 0.2 miles

Symbol	Map Unit Name	Productive Capacity
LI	Lansdale gravelly loam	B
M	Montalto silt loam	A
Ms	Montalto stony loam	E