

DIRECTIONS: Applicant is to complete Section 1 below. Middlesex CADB staff will complete Sections 2 thru 4 of this form.

A. APPLICANT QUESTIONNAIRE

1. Is the land to be preserved being considered in any other farmland preservation or open space program at this time? YES NO If YES, please explain (use additional paper as needed):

2. The CADB is not permitted to accept an application for two (2) years from the date that a prior application for a sale of the development easement was originally submitted to the CADB if the landowner had rejected an offer for an amount equal to or greater than the certified market value. This provision applies only to an application from the same landowner for the same farm property. Would this application conflict with the above provision?
 YES NO
3. Is this property associated with any outstanding violations or judicial or administrative proceedings pertaining to Federal, State, County or municipal statutes, rules, regulations, ordinances or requirements? YES NO
If YES, please explain (use additional paper as needed):

4. Is this property involved in any pending or active Right-to-Farm (RTF) proceeding pursuant to the RTF Act of New Jersey? YES NO

PLEASE DO NOT COMPLETE THE CHECKLISTS BELOW THIS LINE. However, applicants should review the checklist to be familiar with the criteria used to determine eligibility.

Middlesex CADB staff will complete the following checklists to determine compliance with minimum eligibility criteria of the farmland preservation program.

B. PROGRAMMATIC REQUIREMENTS

1. Does the land meet all of the minimum eligibility criteria? YES NO
2. Is the subject property located within an adopted Agricultural Development Area? YES NO
3. Is the subject property identified on the County's approved Planning Incentive Grant (PIG) application as a targeted farm? YES NO

If no, is the subject property already situated within an approved project area or located within 1-mile of an approved project area?
 YES NO

C. MINIMUM ELIGIBILITY CRITERIA

1. For lands less than or equal to 10 acres, the land must produce agricultural or horticultural products of at least \$2,500 annually.
 Not applicable, the land is greater than 10 acres
If applicable, does the property meet the production requirement? YES NO
 \$ _____ in annual production
 Supporting documentation has been provided (tax forms, receipts, etc.)

2. Minimum Area of Tillable Land:
 - (a) For lands less than or equal to 10 acres, at least 75% of the land or a minimum of 5 acres, whichever is less, must be tillable.
 Not applicable, the land is greater than 10 acres
If applicable, does the property meet this tillable land area requirement?
 YES NO _____% of the land is tillable (_____ acres)

 - (b) For lands greater than 10 acres, at least 50% of the land or a minimum of 25 acres, whichever is less, must be tillable.
 Not applicable, the land is less than or equal to 10 acres
If applicable, does the property meet this tillable land area requirement?
 YES NO _____% of the land is tillable (_____ acres)

3. Minimum Area of Capable Soils (i.e. Prime and Statewide Important Farmland Soils):
 - (a) For lands less than or equal to 10 acres, at least 75% of the land, or a minimum of 5 acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production.
 Not applicable, the land is greater than 10 acres
If applicable, does the property meet this capable soils requirement?
 YES NO _____% of the land consists of capable soils (_____ acres)

 - (b) For lands greater than 10 acres, at least 50% of the land or a minimum of 25 acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production.
 Not applicable, the land is less than or equal to 10 acres
If applicable, does the property meet this capable soils requirement?
 YES NO _____% of the land consists of capable soils (_____ acres)

4. Does the land exhibit development potential based on a finding that all of the following standards are met? YES NO
 - (a) The municipal zoning ordinance for the land must allow additional development:
Property is located in the: _____ Zoning District
Minimum Lot Size is: _____ acres Subject property is: _____ acres

 - (b) Does the property have access to the property provide sufficient access to support development?
 YES NO

- (1) If no, do local zoning ordinances or subdivision regulations allow the creation of access that would be necessary to support additional development?
 YES NO
- (2) If yes, a confirmation letter must be solicited from the municipal zoning officer or planner.
 Letter has been requested, Date of request: _____
 Letter has been received, Date received: _____

- (c) Land that is less than 25 acres in size may not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to NRCS wetlands maps (or a wetlands delineation or a letter of interpretation provided by the landowner).
 Not applicable, land is 25 acres or greater
 _____% soils classified as freshwater or modified agricultural wetlands
 A wetland delineation or a letter of interpretation has been submitted
- (d) Land that is less than 25 acres in size may 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.
 Not applicable, land is 25 acres or greater
 _____% soils with slopes in excess of 15%

D. Waivers and Appeals

1. Is the landowner eligible for a waiver? YES NO

E. Recommendations and Comments

Check all that apply:

- Send an Easement Purchase Application
 Send a Voluntary ADA Petition Application
 Send a Voluntary Targeted Farm Confirmation Letter
 Request Site Visit
 Send a letter of ineligibility

Comments:

My documents/cadb/forms/eligibility determination request form 092409