

ALLOWAY TOWNSHIP PLANNING INCENTIVE GRANT
P.O. Box 425
ALLOWAY, NEW JERSEY 08001
(856) 935-4080

**APPLICATION TO SELL DEVELOPMENT RIGHTS
TO PERMANENTLY PRESERVE FARM LAND**

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

Date of Preparation: _____

Part One – Landowner Information

1) List all Landowner Name(s) as listed on the deed:

2) Mailing address for future correspondence. (If more than one landowner, list the contact person and his/her address.)

Name: _____

Address: _____

Phone: _____ Home or Work?

3) Write the farm, corporate or business name, if any.

4) Is Applicant:

Sole Proprietor Corporation Partnership Contract Purchaser

5) Is the record owner of the premises involved in:

An Estate Situation Bankruptcy Foreclosure?

6) Signatures of all property owners as listed on the deed (or in purchase contract)

Part Two – Property Description

Municipality: _____

County: _____

- 1) Write the street address of the property or describe the farm location to the nearest crossroad.

- 2) Identify the tax block and lot(s) and deed reference of the premises.

Block _____, Lot(s) _____; Deed Book _____, Page _____

Block _____, Lot(s) _____; Deed Book _____, Page _____

Block _____, Lot(s) _____; Deed Book _____, Page _____

Block _____, Lot(s) _____; Deed Book _____, Page _____

- 3) Total acreage of the premises: _____ acres

- 4) Source of acreage (deed, tax maps, tax bill, survey): _____

Part Three – Housing Profile

- 1) What is the total number of residential units on the premises? _____
If yes, please list the residential units on the premises by type listed below:

A. Single Family Residential Buildings # _____
Standard single family house _____
Trailer with foundation _____
Trailer without foundation _____
Other _____

B. Multifamily Residential Buildings # _____
Duplex _____
Single Family with apartment _____
Other _____

C. Residential Buildings for Agricultural Labor # _____
Single family house _____
Dormitory style _____
Trailer with foundation _____
Trailer without foundation _____
Apartment _____
Other _____

D. Other Rental units (describe):

E. Please identify type and number of non-residential buildings on the property.

2) Is there a pending or approved subdivision or site plan application for the premises?
____ Yes or ____ No

3) Is the property currently listed with a real estate agent or broker?
____ Yes or ____ No

4) Is there an option on the property?
____ Yes or ____ No

Part Four – Agricultural Use and Production

1) Identify the approximate acreage land use of the parcel to be considered for easement purchase.

Tillable Cropland _____ acres

Pasture _____ acres

Orchard _____ acres

Nursery _____ acres

Woodland _____ acres

Wetland _____ acres

Other (specify) _____ acres

Please provide a copy of your Application for Farmland Assessment.

2) Does the farm have a current Farm Conservation Plan?
____ Yes or ____ No

3) Identify any environmental significance, such as streams, wildlife habitat, etc.

Part Five – Other Information

- 1) Are there presently any non-agricultural uses or activities on the property? (Examples: Commercial Welding or painting, studio, gift shop or other service business rental of buildings for non-farm use) **Non-Agricultural uses must be identified at time of application.**

_____ Yes or _____ No

If yes, please identify: _____

- 2) Is there a roadside stand of the property?

_____ Yes or _____ No

- 3) List any easements or right of ways existing on the property:

- 4) Is the property located near other permanently preserved lands?

_____ Yes or _____ No

If yes, please identify: _____

- 5) Are there tidal waters (riparian land) on the property?

_____ Yes or _____ No

- 6) What is the current zoning and housing density for this property? If unsure, leave blank.

- 7) Is this property currently enrolled in the eight-year preservation program?

_____ Yes or _____ No

- 8) Is there a gravel pit on the property?

_____ Yes or _____ No

If yes, is this gravel pit for farm-use only? _____ Yes or _____ No

- 9) Are there any liens on the property? _____ Yes or _____ No

Part Six – Future Housing

- 1) Will any portion of the listed tax lots be excepted (not included) from the application?
_____ Yes _____ No

If yes, how many acres? _____ acres

From which Block/Lot? Block: _____, Lot _____

Please identify the location and approximated shape of the excepted area on a tax map.

What is the reason for requesting the exception: _____

Some exceptions incur penalty points in the application process. The process is very Competitive. To avoid penalty points, the Salem County Board recommends that you agree to:

- A) Not sever this exception from your farm: _____ Yes or _____ No
- B) Restrict the lot to one Single Family Residence: _____ Yes or _____ No
- C) No further subdivisions of this exception: _____ Yes or _____ No
- D) Place strong right to farm protections on this exception to protect the surrounding farming activities: _____ Yes or _____ No

The current state policy is to calculate RDSO's (residual dwelling site opportunities) based on one single-family residence per 100 acres. Four times the per-acre easement value will be deducted at the time of settlement to reflect the value of each RDSO. The site of the RDSO does not need to be identified until such time as you wish to use it.

Are you requesting an RDSO? _____ Yes or _____ No

How Many? _____

Note: Additional housing units are subject to negotiation and approval by the Salem County Agriculture Development Board (CADB) and the State Agriculture Development Committee (SADC).

- 2) Acreage recap: Gross number of acres in this application: _____
Minus excepted acreage: _____
Net Acreage for this application: _____