

**Cumberland County Agriculture Development Board
Application to Sell a Development Easement 2026**

Note: Read and complete all portions of the application

This application to sell a development easement is made this _____ day of _____, 2026

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 regulation promulgated thereto.

I/We, _____, landowner(s) of property located in the Municipality of _____, in the County of Cumberland, known and designated as Block(s) _____, Lot(s) _____ on the Municipal Tax map of _____, Cumberland County, New Jersey, (hereinafter "Premises"), apply to the Cumberland County Agriculture Development 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

As landowner(s) of the premises described above, I/we are willing to make an offer to sell a development easement to the Board in the amount of \$_____ per acre. The final total purchase price shall be based on the acreage of the premises determined by a survey authorized by the Board, as well as, fair market appraisals.

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. While the offer is a key element in the evaluation of this property, it is non-binding, and is not a commitment on the part of the County of Cumberland to pay this amount should this property be selected for acquisition.

NOTE: Landowners 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.**

SECTION I. LANDOWNER INFORMATION

Name	Address	Phone	Email
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Farm, corporate or business name, if any:

Indicate the ownership structure of the farm:

☐ Sole Proprietor ☐ Corporation ☐ Partnership ☐ Contract Purchaser

Indicate if the record owner of the premises is involved in any of the following:

☐ An Estate Situation ☐ Bankruptcy ☐ Foreclosure

Indicate the name of the person(s), if any, residing on the property:

SECTION II. PROPERTY DESCRIPTION

Indicate the street address of the property or describe the farm location to the nearest crossroad:

Identify the tax block(s) and lot(s). Please attach a copy of the deed to the application:

Block _____ Lot _____ Block _____ Lot _____

Block _____ Lot _____ Block _____ Lot _____

Total acreage of the premise: _____ acres

Source of acreage: ☐ Deed ☐ Tax Map ☐ Survey dated: _____

Will any portion of the tax lots be EXCEPTED from the application? (See attached handout regarding exception areas)

☐ Yes ☐ No

If YES, identify the location, approximate shape, and the acreage of the excepted area on a tax map and submit with the application. Please circle whether it will be: **Severable** or **Non-Severable**

Note: A "severable" exception can be subdivided and sold separately from the Premises, while a "non-severable" exception is an area the owner does not wish to have encumbered by the easement, but which cannot be subdivided and sold separately.

If an exception is requested, are you willing to restrict the area to only one existing or future residential unit?

☐ Yes ☐ No

What is the net acreage of the premises to be considered for easement purchase?

_____	-	_____	=	_____
Gross Acreage	-	Exception Area	=	Net Acres

Indicate the total number of residential units on the premises: _____

Identify the residential units on the premises by type as listed:

Single Family Residential Buildings # _____	☐ Standard Single-Family House	☐ Trailer with foundation
	☐ Other	☐ Trailer without foundation

Multifamily Residential Buildings # _____	☐ Duplex	☐ Other
	☐ Single-family with apartment	

Residential Buildings for Agricultural Labor # _____	☐ Single-family house	☐ Trailer with foundation
	☐ Dormitory Style	☐ Trailer without foundation
	☐ Other	

Indicate the type of number of all non-residential buildings on the property (barns, stables, silos, garages, sheds, etc.)

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Are any of the residential or non-residential buildings on the premises under a lease or rental agreement?

☐ Yes ☐ No

If YES, please describe: _____

Are you requesting to build future residences pursuant to N.J.A.C. 2:76-6.17?

☐ Yes ☐ No

Note: NJAC 2:76-6.17 refers to Residual Dwelling Site Opportunities (RDSO's), which require a minimum of 100 acres/residence. Additional housing units are subject to negotiation and approval by the CCADB and SADC.

Are there presently any non-agricultural uses or activities on the premises? (Examples: office for a non-farm Commercial business, studio, antique shop or other service business, rental of buildings for non-farm use, etc.)

NON-AGRICULTURAL USES MUST BE IDENTIFIED AT THE TIME OF APPLICATION.

☐ Yes ☐ No

If YES, please identify: _____

Is there a pending or approved subdivision or site plan application for the premises?

☐ Yes ☐ No

If YES, please indicate the date of such approval and status: _____

Is the Premises served by public sewer? ☐ Yes ☐ No

Is the Premises served by public water? ☐ Yes ☐ No

SECTION III. AGRICULTURAL USE AND PRODUCTION

Identify the approximate acreage and/or percentage land use of the parcel to be considered for easement purchase

Tillable cropland	_____ acres	_____ %	Pasture	_____ acres	_____ %
Orchard	_____ acres	_____ %	Nursery	_____ acres	_____ %
Woodland	_____ acres	_____ %	Farmstead	_____ acres	_____ %
Other	_____ acres	_____ %	Total	_____ acres	_____ %

Please provide a copy of your APPLICATION FOR FARMLAND ASSESSMENT (breakdown of land use)

Does the Farm have a current Farm Conservation Plan? ☐ Yes ☐ No

Is the farm currently enrolled in the 8-year Term Preservation Program? ☐ Yes ☐ No

Describe all soil and water conservation practices: _____

SECTION IV. SPECIAL CONSIDERATIONS

Identify anything particularly special about the premises (historical significance, uniqueness of the operation, environmental significance, etc.) _____

Are you a full-time farmer? ☐ Yes ☐ No

Is farming your primary income source? ☐ Yes ☐ No

SECTION V. LIENS/EASEMENTS/RIGHTS-OF-WAY

List all liens, easements, or rights-of-way that exist on the Premise: _____

Note: NOTE: The applicant shall receive preliminary approval from current lien, easement and right-of-way holders granting the applicant permission to proceed with negotiations involving the sale of a development easement. This preliminary commitment is NOT a final subordination of all rights. In accordance with N.J.A.C. 2:76-6.13, where the landowner has accepted an offer to sell a development easement, the landowner shall provide evidence that the current lien, easement, and right-of-way holders as required by the Committee and Board, subordinate their rights to the rights and privileges granted by the sale of the development easement to the Board and shall supply recordable evidence of their subordination at the time of the transfer of the easement.

Regarding public utility easements, the applicant shall note if any exist.

SECTION VI. ADDITIONAL INFORMATION

The Cumberland County Agriculture Development Board may request additional information, as needed.

The landowner hereby gives the Board permission to proceed with the review and evaluation of this 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.

I/We hereby certify that all information contained in this application is complete and accurate.

Landowner Signature(s) (All persons listed on the deed must sign application)

Date

This program has a rolling admission. When completed, please send to:

Cumberland County Agriculture Development Board
291 Morton Avenue
Millville, NJ 08332
(856)453-2175

elenaga@cumberlandcountynj.gov
www.cumberlandcountynj.gov

(Reminder: Attach the Deed & Farmland Assessment Form with this application)