

**TOWNSHIP OF FRANKLIN  
R-73-24**

**RESOLUTION APPROVING THE PURCHASE OF A DEVELOPMENT  
EASEMENT ON THE FARM PROPERTY OF  
ZACHARY N. MARTORANA AND KRISTINA M. MARTORANA**

**WHEREAS**, to date more than \$1,200,000.00 in State funding has been approved by the Garden State Preservation Trust and subsequently appropriated by the State Agriculture Development Committee (SADC) for the purchase of development easements in the Township of Franklin through its Municipal Farmland Preservation Program; and

**WHEREAS**, on September 27, 2022, the Township Committee approved Resolution 156-2022, where it acknowledged and endorsed the Farmland Preservation application of Zachary N. Martorana and Kristina M. Martorana (hereafter “the Owner”); known as Block 5901, Lots 8, 79.01, 90, 92, 93, 94, 95, 96 (hereafter “the Property”); which is contained in Franklin Township’s Planning Incentive Grant list of targeted farms;

**WHEREAS**, based on a final survey total of 135.249 acres, the SADC has computed a value of \$297,547.80 for the development easement on the Property, and agreed to fund 74.55% of the acquisition costs, with the remainder to be split between Gloucester County and the Township of Franklin; and

**WHEREAS**, the SADC has provided a cost-share breakdown for the development easement on the Property as follows:

	<b>Total</b>	<b>Per/acre</b>
SADC:	\$ 221,808.36	(\$ 1,640.00/acre)
Franklin Township:	\$ 37,869.72	(\$ 280.00/acre)
<u>Gloucester County:</u>	<u>\$ 37,869.72</u>	<u>(\$ 280.00/acre)</u>
Total Easement Purchase:	\$297,547.80	(\$2,200.00/acre); and

**WHEREAS**, the CFO has certified that the funds are available in Budget Line Item: Municipal Open Space Trust (T-18-56-850-801); and

**WHEREAS**, pursuant to P.L. 2023 c.245 and Policy No. P-56, the Interim Policy for applications pending adoption of the Statewide Farmland Preservation Formula, the SADC shall provide for the extension of deadlines and conditional approvals as requested by the Owner and grant partners; and

**WHEREAS**, the Owner provisionally accepted the Certified Value offer of \$297,547.80, but has requested final approval to be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and

**WHEREAS**, if the Owner accepts the Statewide Formula Value, an amended final approval resolution will be necessary for the issuance of the Township’s cost-share grant; and

**WHEREAS**, if the Owner wants to proceed at any time prior to the adoption of the Statewide Formula, the preservation process will proceed based on the conditions as indicated in this resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Franklin, County of Gloucester, State of New Jersey, that:

- (1) The purchase of a development easement on the farm property of Zachary N. Martorana and Kristina M. Martorana, known as Block 5901, Lots 8, 79.01, 90, 92, 93, 94, 95, 96, is hereby approved; and
- (2) The Township of Franklin agrees to commit its required cost-share funding in the amount of \$49,926.50 for the purchase of the development easement to be paid through its Municipal Open Space Trust Fund; and
- (3) The Township of Franklin agrees that final approval will be conditioned on the provision of a certified Statewide Formula Value as such time as the Statewide Formula is adopted by the SADC; and
- (4) The Township of Franklin agrees that if the Owner accepts the Statewide Formula Value, an amended final approval resolution will be necessary for the issuance of the Township’s cost-share grant.

**AND BE IT FURTHER RESOLVED**, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Gloucester County Office of Land Preservation and the State Agriculture Development Committee as requested and required.

Adopted: April 23, 2024

COMMITTEE MEMBER	MOTION	2 <sup>nd</sup>	YES	ABSTAIN	NO	ABSENT
<b>J. Bruno</b>						
<b>T. Doyle</b>						
<b>M. Fiorella</b>						
<b>J. Keen</b>						
<b>M. Marsh</b>						

Attest:

Township of Franklin

\_\_\_\_\_  
Barbara Freijomil, Clerk

\_\_\_\_\_  
John Bruno, Mayor

**CERTIFICATION**

I, Barbara Freijomil, Clerk of the Township of Franklin, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting held on April 23, 2024.

\_\_\_\_\_  
Barbara Freijomil, Clerk