

**TOWNSHIP OF FRANKLIN
R-73-25**

**RESOLUTION AMENDING APPROVAL FOR 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 April 23, 2024, the Township Committee approved Resolution 73-24, where it granted Final Approval of 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, P.L. 2023 c.245 was enacted on January 8, 2024, revising the method for valuation of farmland to be acquired for Farmland Preservation Program purposes to be known as the Statewide Farmland Preservation Formula (hereinafter “Statewide Formula”); and

WHEREAS, on February 27, 2025, the SADC approved new rules at N.J.A.C. 2:76-26 to implement the Statewide Formula, which became effective on April 7, 2025; and

WHEREAS, the Owner provisionally accepted the Certified Value offer of \$297,547.80, but 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, the Owner is now entitled to be presented with a development easement offer based on the Statewide Formula; and

WHEREAS, the SADC certified the market value unrestricted of \$5,000.00 per acre, which is to be used for the calculation of the Statewide Formula base value pursuant to N.J.A.C. 2:76-26.4; and

WHEREAS, the 50% base value of \$2,500.00 per acre for the Statewide Formula is adjusted upward depending on the presence of certain agricultural and natural resource features along with additional factors and restrictions (Schedule A); and

WHEREAS, the Owner agreed to a maximum (10%) impervious cover limit, as defined under N.J.A.C. 2:76-26.2. on the Property outside of any exception areas; and

WHEREAS, pursuant to N.J.A.C. 2:76-26 et seq., the Statewide Formula value of the easement is \$4,001.00 per acre; and

WHEREAS, the SADC will provide a cost share of 80% of the per acre Statewide Formula Value, up to \$50,000.00 per acre, pursuant to N.J.A.C. 2:76-26.12 in the Planning Incentive Grant Programs; and

WHEREAS, the per acre cost share breakdown is as follows, based on 135.36 acres:

	Original Cost Share	Formula Cost Share	Estimated Total
SADC:	\$ 221,808.36	\$ 433,287.00	\$ 3,201.00/acre
Franklin Township:	\$ 37,869.72	\$ 54,144.00	\$ 400.00/acre
<u>Gloucester County:</u>	<u>\$ 37,869.72</u>	<u>\$ 54,144.00</u>	<u>\$ 400.00/acre</u>
Total Easement:	\$297,547.80	\$541,575.00	\$4,001.00/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

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

1. The WHEREAS paragraphs set forth above are incorporated herein by reference; and
2. The Township of Franklin amends Resolution 73-24 and grants final approval to the additional restrictions along with an amended cost share grant for the purchase of a development easement on the Property, comprising approximately 135.36 net easement acres, at a cost share of \$4,001.00 per acre, for a total grant of approximately \$541,575.00; and

3. The Township of Franklin agrees to commit its required cost-share funding in the amount of \$54,144.00 for the purchase of the development easement to be paid through its Municipal Open Space Trust Fund.

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: May 13, 2025

COMMITTEE MEMBER	MOTION	2 nd	YES	ABSTAIN	NO	ABSENT
J. Bruno						
T. Doyle						
M. Fiorella						
J. Keen						
M. Marsh						

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 Tuesday, May 13, 2025.

Barbara Freijomil, Clerk