

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
2023 FARM LEASE AUCTION

AUCTION RULES

1. **Time and Date of Auctions**

The Public Land Administration Section will hold one (1) live auction for farm leases on various parcels of land managed by the State Park Service or the Fish and Wildlife.

- Auction: **Thursday, August 10th, 2023 at 10:00 a.m.** at the Assunpink Wildlife Conservation Center One Eldridge Road, Robbinsville, NJ 08691 (actual location is Upper Freehold Twp, Monmouth County NJ). Please note that the Conservation Center itself does not have a physical address. Please refer to the Directions below for its exact location.

Directions to Conservation Center: Take Interstate 195 East or West to exit 11 (Imlaystown-Cox's Corner). Head toward Cox's Corner as you come off the ramp. At the first stop sign intersection (Rt. 524) go straight across. Go one mile to the next stop sign intersection (East Branch Road), and turn right. Follow this road past the horse farms, and you will come to the Assunpink property. The Central Region Office will be on your right. Go about 0.25 mile past the Central Region Office and the Conservation Center is on your right. The exact location can be found at: <https://goo.gl/maps/F7Q2FZWRXxePTqtA6>

2. **Obtaining Auction Information**

Information for each lease parcel to be auctioned, including the Bidder Registration Form and the Authorization to Bid Form are available at

<https://dep.nj.gov/otpla/public-notice/#PLA-leases>

Interested Bidders must submit a **Bid Registration** and **Authorization to Bid Form** by 5:00 p.m. on **Tuesday, August 8, 2023**, by email to: PublicLandAdministration@dep.nj.gov

3. **Information available includes:**

- Map of the leased parcels and minimum bid
- Sample Farm Lease Agreement
- Auction Information and Rules
- Bidder Registration Form
- Authorization to Bid Form

4. **Minimum Bid**

Each lease parcel to be auctioned will have a separate minimum bid, which will be set forth in the bid package for the parcel. ***The "minimum bid" on the lease map shall be the minimum bid at auction.*** Minimum bids are based on soil type and soil rental rate information. They include a 20% rate reduction to accommodate continued public access and hunting on the leased parcel.

For Fish and Wildlife Leases, the in-kind amount is a portion of the overall minimum bid. The In-kind value does not change as a result of the bid process.

5. **Farm Lease**

The Farm Lease will have an initial term of five (5) years with the option to renew for an additional three (3), five (5) year renewal terms. Sample Farm Lease Agreements for parcels managed by State Park Service and for parcels managed by Fish and Wildlife are available at: <https://dep.nj.gov/otpla/public-notices/#PLA-leases>.

The highest bidders will be required to sign a lease with the Department of Environmental Protection. The lease is subject to approval by the State House Commission and compliance with the requirements of the "Pay to Play" law, N.J.S.A. 19:44A-20.13 et seq. Some leases may be subject to the approval of the Delaware and Raritan Canal Commission. The Department cannot execute the lease until all of the necessary approvals are granted.

In the event that the highest bidder fails to execute a lease with the Department, the Department reserves the right to offer the lease to the next highest public auction bidder for that same Farm Lease.

6. **Site-visits**

If potential bidders are interested in visiting any of the parcels prior to the auction, they should contact the individual listed in the "Site Visit Contact Information" section below to arrange for a site visit.

7. **Questions**

All questions related to the **auction** must be sent to PublicLandAdministration@dep.nj.gov and a written response will be posted at: <https://dep.nj.gov/otpla/public-notices/#PLA-leases>. Information obtained through any other source should not be relied upon when making bidding decisions.

The cut-off date for the submission of questions is **5:00 p.m. on Friday, August 4, 2023**. Answers to questions will be posted at: <https://dep.nj.gov/otpla/public-notices/#PLA-leases>.

8. **Registration**

Bid Registration forms must be received by 5:00 p.m. on Tuesday, August 8, 2023, by the Public Land Administration Section at PublicLandAdministration@dep.nj.gov

Bid Registration forms are available at: <https://dep.nj.gov/otpla/public-notices/#PLA-leases>.

The Department reserves the right to reject a bidder based on bidder's failure to comply with other agreements or leases held with the Department of Environmental Protection.

9. **Authorization to Bid Form**

A bidder may act on behalf of another person or company only if an **Authorization to Bid Form** has been submitted to the Public Land Administration at PublicLandAdministration@dep.nj.gov by **5:00 p.m. on Tuesday, August 8, 2023**. The **Authorization to Bid Form** is available at: <https://dep.nj.gov/otpla/public-notices/#PLA-leases>.

10. **Bidding Increments**

Bidding increments shall range from \$100 to not more than \$500. The Department reserves the right to reject any and all bids. The Farm Lease is subject to the Department accepting the highest bid.

11. **Auction-Day Rules**

- Registered Bidders will be required to sign in at the auction.
- Registered Bidders will be assigned bidding numbers at the auction and are required to utilize their assigned numbers when making a bid.
- Registered Bidders may not leave the room following sign-in.
- Conversation between bidders during the auction is not permitted.
- Registered Bidders arriving while the auction is in session will be allowed to participate but without benefit of hearing any rules read aloud.

12. **Site Visit Contact Information**

NORTHERN REGION PROPERTIES		
STATE PARKS SERVICE		
STATE PARK	CONTACT PERSON	PHONE NUMBER
High Point State Park	Neal Ferrari Superintendent	973-875-4800
Jenny Jump State Forrest	Ernie Kabert Superintendent	908-459-4366
Kittatinny Valley State Park	Josh Osowski Regional Superintendent	973-786-6445
Wawayanda State Park	Jessica Kruegel Superintendent	973-853-4462

NORTHERN REGION PROPERTIES		
FISH & WILDLIFE		
WILDLIFE MANAGEMENT AREA	CONTACT PERSON	PHONE NUMBER
South Branch	Melissa Woerner Regional Habitat Planner	609-789-2052

CENTRAL REGION PROPERTIES		
STATE PARKS SERVICE		
STATE PARK	CONTACT PERSON	PHONE NUMBER
D&R Canal State Park	Lauren Rojewski Superintendent	609-924-5705
Monmouth Battlefield State Park	Inga Gabliks Superintendent	732-938-2371
Pigeon Swamp State Park	Inga Gabliks Superintendent	732-938-2371
Round Valley Recreation Area	Patricia Kalleser Superintendent	908-236-6355
Spruce Run Recreation Area	Patricia Kalleser Superintendent	908-638-8572

SOUTHERN REGION PROPERTIES		
FISH & WILDLIFE		
WILDLIFE MANAGEMENT AREAS	CONTACT PERSON	PHONE NUMBER
New Sweden, Maskells Mill, Thundergut Pond	Tyler J. Kinney Regional Habitat Planner	609-422-7243

SOUTHERN REGION PROPERTIES		
STATE PARKS SERVICE		
STATE PARK	CONTACT PERSON	PHONE NUMBER
Belleplain State Forest	Vincent Bonica Superintendent	609-861-0628
Stow Creek State Park	Dave Robins Regional Superintendent	856-358-8616