County of Salem

OPEN SPACE AND FARMLAND PRESERVATION PLAN

Volume 1:
Open Space and Recreation Plan

Compiled by

Morris Land Conservancy
a nonprofit land trust

with the

Salem County Open Space Advisory Committee

December 2006

OPEN SPACE AND RECREATION PLAN

for

County of Salem

"The Garden Spot of the Garden State"

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VOLUME 1:
Open Space and Recreation Plan

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December 2006

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This Plan is the product of a joint initiative between the Salem County Agriculture Development Board and the Salem County Open Space Advisory Committee. The Open Space and Recreation Plan is complementary to the companion document, *Volume 2: Farmland Preservation Plan for the County of Salem*. This Plan is based in part upon data contained in the *Salem County Natural Resources Inventory (2006)* and the *Salem County Cultural Resources Inventory (2006)*, along with considerable public input from local farmland owners, residents, municipal, county and state officials, nonprofit organizations and state and federal land management agencies with an interest in preserving Salem County's rural character and beautiful natural resources as a viable part of the economy.

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EXECUTIVE SUMMARY

Located at the southwestern tip of New Jersey and part of the beautiful Delaware Bayshore, Salem County is home to rich agricultural land, historic downtown communities, rare wildlife habitats, and a myriad of recreational and cultural amenities. This past May, Salem County celebrated its 20,000th acre of preserved farmland. The County is at a crossroads in its land preservation program - land is escalating in value, and while owners are willing to preserve their family's legacy, the funds available for conservation are becoming increasingly limited.

Salem County has established an Open Space Advisory Committee to work with the County Agriculture Development Board (CADB) to meet these needs, to protect the beauty of the landscape, and to protect the lands that are critical to the agrarian economy. The committee and board aim to identify, prioritize and protect lands of agricultural, cultural, environmental, recreational, and scenic value to the County. The Board of Chosen Freeholders has bonded the dedicated fund in order to quickly meet the needs of the County's preservation program before the land is lost. This funding is limited in its scope and capacity to protect land. The County has completed this Open Space and Farmland Preservation Plan to identify where the needs for conservation are and propose a balanced system of preservation to meet both the open space and agricultural preservation goals.

Salem County is 338 square miles in size. Beautiful natural areas abound from Mannington and Supawna Meadows in the west to the Maurice River in the east. Dense forested land surrounds the County and provides critical buffers to residential neighborhoods and wildlife habitat. Salem County is the headwaters for six regional river systems: the Salem River, Alloways Creek, Maurice River, Oldmans Creek, Stow Creek and the Cohansey River. It also sits above one of the most productive ground water aquifers – the Potomac-Raritan-Magothy and Cohansey Aquifer systems. All the surface water in Salem County drains to the Delaware River and Delaware Bay, and many of the County's rivers are tidal in their downstream stretches due to the influence of the Delaware Bay.

Water usage is one of the key limiting factors to both residential development and agricultural production. The tug between the two land uses and competition for limited resources has yielded a crisis among municipal officials and residents. How does one balance growth and also sustain a successful agrarian economy upon which the economy is based? To further fuel this, according to the Soil Conservation Service, 43% of the County's soils are Class 1 soils, those which exhibit the fewest limitations on their use,

and can thus most easily support residential and commercial development. In many instances, these same soils are the productive agricultural soils upon which the County's farmers rely to sustain their businesses. As farms are converted to other land uses, the continuity and integrity of the agricultural industry are interrupted and irreparably harmed. This Plan offers a vision for prioritizing land conservation based upon soil productivity, agricultural integrity, water quality, and cultural preservation.

In the course of developing this Plan, the County hosted six public meetings and distributed a survey to residents asking for input on the goals for open space and farmland preservation. More than 160 people attended the public meetings, and nearly two hundred residents completed the open space questionnaire. Based upon these meetings and discussions with the Salem County Open Space Advisory Committee, the following goals form the basis of the Open Space and Recreation Plan:

- Preserve Farming and the Farmer in Salem County
- Protect the County's Water Resources.
- Retain Natural Forested Land and the Habitat that it secures.
- Treasure the Garden County's Agricultural Heritage.
- Protect the Special Natural Resource Areas that are unique to Salem County.
- Create Partnerships and Obtain Additional Grant Funding to Leverage Local Preservation Funds.
- Connect People with the Outdoors, Agriculture, and Natural Areas.
- Build upon Existing Public and Private Preserved Lands to Create Greenways and Prevent Fragmentation of Habitat and Agricultural Resources.
- Improve Quality of Life for the next generation through Retention of Farms and Natural Lands for Recreation and Conservation.

The Open Space and Farmland Preservation Plan will offer an interconnected system of open space and farmland preservation for the county. These preservation corridors are a system based upon: "blueways", to protect surface and ground water; "greenways", as linear corridors preserving the rich forests, stream buffers, and wildlife habitats; and "brownways", to ensure conservation of agricultural fields and pastures.

Greenways offer an interconnected system of open space to protect the thick forests (typical of eastern Salem County), unique wildlife habitat habitats (Salem County is home to 18 Natural Heritage Priority Sites), and bring people to the outdoors through a system of neighborhood parks, recreational areas and trails. The Open Space and Farmland Preservation Plan offers a vision of four greenways to preserve critical natural resources and recreational areas:

- Pedricktown Marsh: The marshlands of Oldmans Creek in Pedricktown and Oldmans Township provide excellent wildlife habitat for birds and fish, and have been

identified as a Natural Heritage Priority area by the N.J. Department of Environmental Protection's Office of Natural Lands Management.

- Swedes Run Greenway: Nestled between the Mannington Meadows and the Riddleton Natural Heritage Priority (NHP) sites, this forested wetlands provides a critical buffer to Mannington Meadows and is located in Mannington, Pilesgrove and Alloway Townships.
- Burden Hill Greenway: Bordered by Stow Creek and the Delaware Bayshore, this large forested area is at risk of being lost to residential development. This 15,000 acre forest includes over 1,750 acres of land preserved by the New Jersey Conservation Foundation and New Jersey Green Acres (as part of its efforts to protect land adjacent to Thundergut and Stow Creek Wildlife Management Areas). The Burden Hill Forest is located in Lower Alloways Creek, Quinton, and Alloway Townships.
- Green Branch Forest: Located in Pittsgrove Township, this densely forested area includes Parvin State Park, Union Lake Wildlife Management Area and the Willow Grove Tract owned by The Nature Conservancy.

Criss-crossed by streams and bordered almost entirely by water, Salem County's farms and communities grow along its rivers and shores. Water provides the "lifeblood" of the County's economy and development. Both ground water and surface water are utilized for drinking, and many farmers rely on surface water bodies for irrigation when the weather is dry. Many residents utilize the various lakes and streams for recreational fishing, boating and kayaking. The blueways identified within this Plan highlight the critical connection Salem County residents and farmers share with their water courses:

- Stow Creek Blueway: Forming Salem County's southern border with Cumberland County, Stow Creek flows from Alloway into Quinton and Lower Alloways Creek Townships. Its currents are largely influenced by the tides and its northernmost reaches are heavily forested.
- Bayshore Blueway: Home to a vibrant population of fish and migratory birds, the Delaware Bayshore includes the Mad Horse Creek Wildlife Management Area and the Strathems Neck and Mad Horse Creek NHP site. In Salem County this blueway is located in Lower Alloways Creek and Quinton Townships.
- Riverview Blueway: Hugging the shore of the Delaware River in Lower Alloways Creek, Pennsville, Carneys Point, Penns Grove and Oldmans, the Riverview Blueway highlights the value and importance of the Delaware River to Salem County's history and recreation.
- Oldmans Creek Blueway: The 20 miles of Oldmans Creek serve as the County's northern border with Gloucester County and include tidal marshlands and a rural landscape.
- Maurice River Blueway: Designated as a "Scenic and Recreational River" by the National Park Service within the Wild and Scenic Rivers Program, this pristine waterway runs the length of the County's eastern border in Pittsgrove Township.

- Alloways Creek Blueway: This blueway runs from Alloway into Quinton, Lower Alloways Creek, Elsinboro and then into the Delaware River north of Artificial Island. Below Alloway Lake, the river is tidal where broad meadow estuaries and tidal wetlands stretch across the river.
- Salem River Blueway: The Salem River runs for 32 miles across northern Salem County from Upper Pittsgrove Township into Pilesgrove, Woodstown, Mannington, Carneys Point, Pennsville, Salem and Elsinboro. Salem River drains roughly 114 square miles, and the most prominent land use within its watershed is tilled farmland.
- Muddy Run Blueway: With a watershed that covers more than 15,000 acres of land in Upper Pittsgrove, Elmer and Pittsgrove, Muddy Run serves as the headwaters of the Maurice River.

There are three agricultural "brown" belts that shape the County. These areas span:

- Cohansey - Pole Tavern - Pine Tavern: Covering a large expanse of prime farmland soil and level, tillable terrain, this area connects preserved farmland in Cumberland County through Salem County into Gloucester County, and includes portions of Quinton, Alloway, Pittsgrove and Upper Pittsgrove Townships.
- Maskells Mill - Hagersville - Mannington Meadows: Characterized by prime farmland soils, this region is not heavily forested and runs from the Mad Horse Creek Wildlife Management Area in Lower Alloways Creek Township north through Quinton into Mannington Township and Mannington Meadows.
- Algonkin Lake - Seven Stars - Mannington Meadows: Linking the two agricultural belts is the Algonkin Lake – Seven Stars – Mannington Meadows farming area in Mannington and Pilesgrove Townships protecting prime farmland soils and contiguous productive farmland.

A planned system of open space and farmland preservation will not only protect the County's agricultural heritage, it will also offer an opportunity for the County to expand its tourism initiatives, attracting visitors and day-trippers to explore the County's natural, recreational and historic treasures, dine in its historic inns and local taverns, and enjoy the countryside. The National Park Service highlights Salem County as part of its Coastal Heritage Trail initiative, and The New Jersey Audubon Society promotes the entire Delaware Bayshore in its recently published "New Jersey Birding & Wildlife Trails: Delaware Bayshore."

Protecting the agricultural integrity of the landscape will protect the farmer and the economic backbone on which the County is based. Channeling growth into the County's Smart Growth Corridor and areas with existing infrastructure will provide a balance between development, economic revitalization, and conservation. Providing areas for people to recreate and enjoy the scenic beauty of Salem County will enhance the County as a destination for visitors and businesses. Protection of the water supply will address the concerns of farmers with residents dependent upon an underground water resource that is becoming increasingly threatened by saltwater intrusion. Salem County is meeting these concerns and offering a vision of land conservation that will address the needs for preservation balanced with opportunities for growth.

THE LANDSCAPE OF SALEM COUNTY

A rare balance exists in Salem County. In the sensitive headwater regions of the Salem River and Alloways Creek, a flourishing agricultural industry and bustling regional centers thrive in harmony with nature. In Woodstown Borough, the past is seamlessly interwoven with the present as homes from the 1700's encircle the historic commercial district. Work and play share a common space in Pilesgrove Township at the Cowtown Rodeo where tourists watch bulls battle with cowboys from all over the country. These distinctive qualities, which seem incompatible, live together in the harmonious region that is Salem County.

Salem County is fortunate to have a variety of resources that make this poise possible. The **natural environment** of Salem County offers the essentials, such as clean air and water, but also provides an aesthetically pleasing setting in which to live. The County's rich soils and level topography afford it the most productive **agricultural land** in the State. The **history and culture** of southern New Jersey are alive and well in Salem County, where it is common to find landscapes, cities, and structures that date back to the 17th and 18th centuries. The **recreational opportunities** in Salem County range from hunting, fishing, hiking, and boating in its many Wildlife Management Areas, to playing ball in community parks and playgrounds. The County's **built infrastructure** includes commercial, residential, and industrial land uses that support the local economy. This Open Space and Recreation Plan will explore these various resources in order to establish a complementary system of open spaces that will best serve the residents of Salem County.

Natural Resources of Salem County

"The landscape of the New Jersey Shore of the Delaware Bay- - its farms, fields, towns and villages, forests, salt marshes, and shorelines - - has a subtle and quiet beauty. It is not grand in scale like the Great Smoky Mountains or the Grand Canyon. Rather, this region's beauty lies in the small-scale, almost intimate, relationship between man and the natural environment and the ways in which communities have been shaped by this interaction."
-- National Park Service Reconnaissance Study: New Jersey Shore of the Delaware Bay[1]

The natural areas and resources in Salem County provide the foundation for a hospitable and comfortable environment. Water is available in great abundance as much of the County rests atop the nation's most productive aquifer, the Kirkwood-Cohansey. Salem County also contains the State's most fertile agricultural soils, and enjoys a variety of recreational opportunities on its many lakes and streams. The County's natural areas also provide an appealing backdrop against which local residents live their lives. Forests, farm fields, and wetlands still predominate in Salem County, and coalesce to create an aesthetically appealing atmosphere that is present nowhere else in the State.

Salem County comprises the southwest corner of New Jersey. It is bounded by the Delaware River and Bay to the west and the Maurice River to the east. Oldmans Creek forms much of Salem County's northern border, while Stow Creek runs along a portion of its southern divide.

Salem County covers an area of 338 square miles and boasts a population of less than 65,000 - the lowest population and density per square mile of all New Jersey counties. The New Jersey Department of Environmental Protection's 1995/97 land use data shows Salem County to be a largely rural area with 38% of its land devoted to tilled farmland and agricultural uses. The County is also very wet, with 30% of its land covered by wetlands and 5% of its land composed of open waters. Forests (17%) and urban areas (10%) comprise the remainder of Salem County.

The Delaware River Bayshore, which includes Salem County, has received national and international recognition citing its unique and critical role in providing and protecting wildlife habitat. Designations include the following:

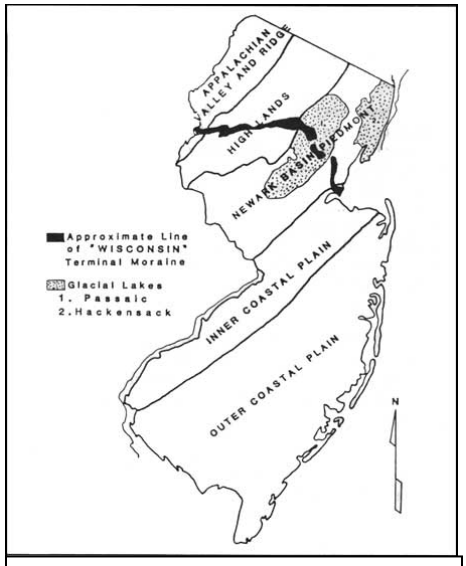
- The Bayshore is the site of the second largest concentration of migrating shorebirds in North America.
- The Ramsar Treaty Convention on Wetlands of International Importance recognized the Delaware Bayshore.
- The U.S. Environmental Protection Agency nominated the Delaware Bay in its National Estuary Program.

- The Bayshore was designated by the Nature Conservancy as a site in its Last Great Places Program.
- The region was nominated to the Western Hemisphere Shorebird Reserve Network.
- The World Wildlife Fund, International Association of Wildlife Agencies, and the governors of Delaware and New Jersey named the Delaware Bay as a shorebird reserve and part of the Western Hemisphere Shorebird Reserve Network.
- The Sierra Club has assigned the area with an "America's Great Outdoors" designation. *(National Park Service Reconnaissance Study)*

Geology

Atlantic Coastal Plain

Salem County is located in the Atlantic Coastal Plain Physiographic Province, one of the four major geological regions in New Jersey. The Atlantic Coastal Plain is the largest of these provinces, encompassing an area of 4,667 square miles, or approximately 60% of the State. It includes all of southern New Jersey south of a low-lying valley between Trenton and the Raritan Bay. This valley marks the basin of an ancient Ice Age river that carried glacial runoff and drained Glacial Lake Passaic. *(USGS website, "Atlantic Coastal Plain")*[2]



The Physiographic Provinces of NJ
Source: Sebold, K. & Leach, S. Historic Themes and Resources within the New Jersey Coastal Heritage Trail Route. National Park Service; Washington D.C.: 1991.

The Atlantic Coastal Plain is generally flat with sandy soils that form productive but shallow aquifers. It was formed by the continual advance and retreat of the Atlantic Ocean over geological time that deposited multiple layers of sandy sediments along the shifting coastline. The vegetation in the Atlantic Coastal Plain, therefore, is tolerant to nutrient-poor, sandy soils. The Province is well-known for its thriving forest communities including "pine barrens", which are dominated by various species of pine trees. *(USGS website, "Atlantic Coastal Plain")*

The Atlantic Coastal Plain is subdivided into the Inner Coastal Plain and the Outer Coastal Plain. The border between the Inner and Outer Coastal Plains runs southwesterly from Sandy Hook through Woodstown to Salem City, putting Salem County within both regions. The Outer Coastal Plain is made up entirely of unconsolidated, marine sediments underlain by the Cohansey Aquifer. The Inner Coastal Plain is a mixture of marine sediments and eroded materials from the Appalachian and Catskill Mountains that have been deposited by the Delaware River. *(DVRPC website, "Watersheds of Camden County: Natural and Human History")*[3]

Geography

The geography of Salem County is typical of the Coastal Plain Province. Its topography is level with only gradual changes in elevation observed throughout the County. Elevation ranges from areas at sea level along the Delaware Bayshore to 160 feet above sea level in Upper Pittsgrove Township in the northeastern portion of the County.

The highest elevations in Salem County serve as the headwaters for six regional river systems: the Salem River, Alloways Creek, Maurice River, Oldmans Creek, Stow Creek, and the Cohansey River. The County's level landscape allows these rivers to wind and bend over broad floodplains on their paths to the Delaware River. These rivers are commonly associated with wetland areas, such as Mannington and Supawna Meadows, which occupy 30% of the County. (*see Natural Features Map)*

Tidal marshes are another common feature of Salem County. The lower stretches of the Delaware River are heavily influenced by the tides in the Atlantic Ocean, which cause large areas of land adjacent to the River to flood twice daily. The southwestern areas of the County are predominately marshlands. Further north, tidal marshes are found in the western sections of the County at the mouths of river systems including the Salem River and Oldmans Creek. *(Salem County Natural Resources Inventory)*[4]

Agricultural land uses keep a large part of the County cleared of tall, woody vegetation. This offers visibility over large continuous areas and expansive agricultural viewsheds can be enjoyed in many parts of Salem County. Agricultural areas predominate in a horseshoe shaped swath of land starting in Lower Alloways Creek Township and running north through western Quinton, Mannington and Pilesgrove Townships before turning south through Upper Pittsgrove, western Pittsgrove, and eastern Alloway Townships. Where agricultural areas have not been maintained, former farm fields have undergone ecological succession into natural forest communities. These areas are spread throughout the County, but concentrations exist in Pittsgrove Township and eastern Quinton and Alloway Townships. (*see Natural Features Map)*

Soils

Soils are extremely important to Salem County. The agricultural activities that are supported by local soils have been responsible for shaping the history, economy, and lifestyles of the County's residents for over three hundred years. Salem County has developed a deep connection with its soils that comes from recognizing their importance to the County's identity and economic well-being. Maintaining the productivity and integrity of local soils is essential to sustaining agricultural trade and industry.

Salem County has been able to work efficiently with its soils to support a thriving agricultural economy. Surface vegetation has been cleared and fields have been drained in order to maximize the County's tillable acreage. Unfortunately, much of this success has caused problems that were unforeseen at the time and are now beginning to manifest. Removing surface vegetation has exacerbated erosion and caused streams to fill with sediment that would be better served on the fields from which it came. Large areas of

hydric, wetland soils that were previously drained and plowed are susceptible to flooding. Historically, field tiles were buried beneath the ground to direct water from these areas into nearby drainage canals, but now they pose an encumbrance and a potential hazard to any other use of the land. Specifically, disruption of field tiles through residential development subjects seemingly "dry" buildable land to flooding and elevated water tables that reflect the more wetland character of the land before it was drained. Salem County's residents and farmers must address these issues in order to ensure the sustainability of agriculture into the future.

There are nearly one hundred different soil types in Salem County that are grouped into nine soil associations. These associations are determined by a number of factors including the landscapes in which they are found, local topography, and the proportional concentrations of different soils. The soil associations in Salem County are:

1. Tidal Marsh-Made Lands
2. Mattapex-Othello-Woodstown
3. Mattapex-Matapeake
4. Sassafras-Evesboro-Downer
5. Aura-Sassafras-Downer
6. Galestown-Sassafras-Berryland
7. Sassafras-Woodstown-Fallsington
8. Keyport-Elkton
9. Chillum-Othello-Mattapex

(Salem County Natural Resources Inventory)

In general, silty soils cover the western half of the County while sandy soils cover the eastern half. Some loamy soils can be found in central portions of the County near Alloway, but they account for only a small percentage of total soil coverage. Minor soils, including heavy and clayish soils, can be found throughout the County in both regular and random dispersal patterns. Soils can also be classified by their capacity to support urban and agricultural uses. According to the Soil Conservation Service, 95,660 acres (or approximately 43% of the County) are Class 1 soils, which exhibit the fewest limitations on their use. *(Salem County Natural Resources Inventory)* A more complete description of Salem County's soils can be found in the "Agricultural Resources" section of this Plan.

Surface Water Resources

Surface waters are an important feature of Salem County's rich natural landscape. The various river systems that crisscross the low-lying County support its exceptionally fertile farmlands, while Salem County's lakes provide both a source for drinking water and recreation for its residents. A diversity of wildlife species inhabits the County's watershed lands and are supported by its vast and unique ecosystems. Threatened and endangered species of birds and fish are able to utilize these waters and their surrounding natural areas, enriching the region's biodiversity.

Surface Water Designations in Salem County

River	C1 Area	SE1
Alloways Creek	none	Yes
Baldridge Creek	within Supawna Meadows NWR	Yes
Bucks Ditch	within Mad Horse Creek WMA	Yes
Cat Gut	within Mad Horse Creek WMA	Yes
Cherry Tree Creek	within Mad Horse Creek WMA	Yes
Cohansey River	none	Yes
Delaware River	Zone 6- South of Liston Point, DE (near Hope Creek in LAC Twp.)	*
Devils Gut	within Mad Horse Creek WMA	Yes
Mad Horse Creek	within Mad Horse Creek WMA	Yes
Malapatis Creek	within Mad Horse Creek WMA	Yes
Maurice River	within Union Lake WMA	No
Muddy Creek	within Mad Horse Creek WMA	Yes
Muddy Run	Elmer Lake WMA, Parvin State Park, & Union Lake WMA	No
Oldmans Creek	within Harrisonville WMA	Yes
Parvin Lake	within Parvin State Park	No
Salem River	none	Yes
Shore Ditch	within Mad Horse Creek WMA	Yes
Stow Creek	within Mad Horse Creek WMA	Yes
Thundergust Brook	within Parvin State Park	No
Thundergust Lake	within Parvin State Park	No
Upper Deep Creek	within Mad Horse Creek WMA	Yes

* - separate designations determined by the Delaware River Basin Commission

Source: N.J.A.C. 7:9B- "Surface Water Quality Standards"

Salem County's surface waters also provide the backdrop on which the County's history and development took place. From industrial development in the "river" towns to the agricultural communities in its interior, the County's lakes and rivers have served as focal points for the County's growth and maturation. In short, they are invaluable pieces of Salem County's history, economy, and natural beauty.

Many of the surface water bodies in Salem County have been given special designations by the New Jersey Department of Environmental Protection (N.J. DEP) and the National Park Service (NPS). The NJDEP has determined that **Category One** streams are worthy of protection for their "color, clarity, scenic setting or other aesthetic value, exceptional ecological significance, recreational significance, water supply significance or fisheries resources." This designation merits special regulations on new development within 300 feet of classified water bodies and their tributaries. The Category One water bodies in Salem County are listed above.

Several of these water bodies are also classified **SE1** as "saline waters of estuaries." The designated uses of these waters are "shellfish harvesting," "migration and propagation of the natural and established biota," and "primary contact recreation," which includes swimming. This is the most stringent of saline water designations and requires lower bacterial counts, less turbidity, and higher levels of dissolved oxygen than in other saline waters. (*N.J.A.C. 7:9B- "Surface Water Quality Standards")*[5]

In addition, the Maurice River is classified by the National Park Service as a "**Scenic Recreational River**" within the Wild and Scenic Rivers program, for its condition as an "unusually pristine Atlantic Coastal River with national and internationally important resources." This designation precludes any impoundments or other changes to the River that will detract from its existing character. (*National Park Service -"Maurice River")*[6]

Delaware River and Bay

The Delaware is one of the Northeast's principal river systems. It flows 375 miles from its headwaters region in the Catskill Mountains through the Delaware Water Gap and between the states of Pennsylvania, Delaware, and New Jersey to the Delaware Bay and Atlantic Ocean. The Delaware is the only major river on the east coast that remains unencumbered by dams or other obstructions.

Delaware Memorial Bridge

The Delaware forms the entire western boundary of Salem County and the State of New Jersey. The official border with Delaware begins at the river's high tide line on the New Jersey side. The river is more than 2,000 feet wide at the Delaware Memorial Bridge in Pennsville, and widens as it empties into the Delaware Bay to the south. The Delaware serves as a shipping canal that connects the port cities of Wilmington, Delaware, Philadelphia, Pennsylvania, and Trenton, New Jersey to the Atlantic Ocean. It is also frequented by recreational boaters and fisherman.

All the surface water in Salem County drains to the Delaware River and Bay. Many of the surface waters in the western areas of the County flow directly into the River while in the eastern areas, surface waters join subwatersheds before entering the Delaware. The tides of the Atlantic Ocean influence the entire length of the Delaware River in Salem County. Many of the County's rivers are tidal themselves in their downstream stretches.

The wildlife along the Delaware Bayshore in Salem County is remarkably vibrant and diverse. Every May, horseshoe crabs nest in the muddy wetland soils along the banks of the Delaware providing migrating birds with a reliable rest area where they can stop and

feed upon the crab eggs. Unfortunately, the Delaware has also served as a depository for toxic chemicals and a source of cooling water for power plants. It has also been the victim of several serious oil spills. These anthropogenic influences continue to have an impact on the water quality in the Delaware River and Bay, and may have serious effects on the area's wildlife. (*Delaware Riverkeeper Network -"Delaware River Fact Sheet"*)[7]

Salem River

Salem River at Carson's Landing

The Salem River runs for a total of 32 miles across northern Salem County from Upper Pittsgrove Township to the intersection of I-295 and the New Jersey Turnpike at Deepwater in Carneys Point Township. It then turns south through Mannington Meadows to Salem City and into the Delaware River. It drains roughly 114 square miles (73,000 acres) of the County including areas in Upper Pittsgrove, Pilesgrove, Oldmans, Carneys Point, Mannington, Pennsville, Alloway, Quinton, and Elsinboro Townships as well as Woodstown Borough and Salem City. (*N.J. DEP Division of Watershed Management*)[8] The most prominent land use in this watershed is tilled farmland (43%) with the remainder split between tidal and freshwater marshes (34%), urban areas (13%), forests (9%), and pasture lands (~4%). (*Salem County Greenkeeper -"The Salem River Watershed"*)[9]

Major tributaries of the Salem River in Salem County include Mannington Creek, Game Creek, Majors Run, and Fenwick Creek. In addition, there are a number of lakes that impound the Salem River including Memorial Lake in Woodstown, East Lake and Avis Mill Pond in Pilesgrove, and Slabtown Lake, Daretown Lake, and the Salem River Reservoir in Upper Pittsgrove.

Mannington Meadows is an approximately 20,000 acre expanse of tidal, brackish water just north of Salem City through which the Salem River flows. The New Jersey Audubon Society has designated the Meadows as one of four Important Bird Areas in the County, and this area is widely recognized as prime wildlife habitat. (*New Jersey Audubon Society -"Important Bird Areas"*)[10]

Many of the water bodies that are associated with the Salem River suffer some degree of impairment. Both Majors Run and the upper Salem River are impaired by excessive fecal coliform levels. Fecal coliform levels indicate the concentration of potentially harmful pathogens living in the water. Majors Run must achieve a 98% reduction in fecal coliform levels to meet its total maximum daily load (TMDL) while the upper reaches of the Salem River must obtain an 84% reduction. (*N.J.DEP, "TMDL Report for Fecal Coliform to address 27 streams in the Lower Delaware Water Region"*) [11]

The headwaters and tributaries of the Salem River have been designated as priority water bodies by the New Jersey Department of Environmental Protection. In order to achieve the necessary pollutant reductions mentioned above, the NJDEP has funded a Watershed Restoration Plan for the upper Salem River Watershed that seeks to reduce phosphorous and fecal coliform loading throughout the watershed. Phase 1 of this Restoration Plan identifies animal waste, agricultural runoff, and leaking on-site wastewater treatment systems as likely contributors to the excessive levels of phosphorous and coliform observed in the Salem River. It also noted poor bank stability along much of the River's upper reaches caused both by natural forces and anthropogenic activities like agriculture and development. (*Rutgers Cooperative Research & Extension of Salem County- "Watershed Restoration Plan for the Upper Salem River Watershed"*)[12]

Alloways Creek

Alloways Creek flows 24 miles from its headwaters in Upper Pittsgrove and Pilesgrove Townships in a south-westerly direction through Alloway, Quinton, Lower Alloways, and Elsinboro Townships. It drains approximately 75 square miles (48,000 acres) of predominately agricultural land in southern Salem County before emptying into the Delaware River north of Artificial Island. Approximately 85% of the land in the Alloways Creek watershed is agricultural.

Alloways Creek in Quinton Township

Alloways Creek has a number of significant tributaries including Abbotts Meadow, Cool Run, Carlisle Run, Deep Run, Cedar Brook, and Lower Alloways Creek. It is also impounded a number of times, most notably at Alloway Lake, Elkinton Mill Pond, and Laurel Lake. Laurel Lake is a principal source of Salem City's municipal drinking water. (*Delaware Riverkeeper Network -"Alloways Creek Fact Sheet"*)[13]

Alloways Creek is divided into two distinct segments by Alloway Lake, the largest surface water body in Salem County. The upstream segment is a riverine ecosystem that flows through a sharply defined channel and is abutted by forested wetlands. Below Alloway Lake, the Creek becomes tidal where meadow estuaries, tidal wetlands, and a broader stream channel define its southern stretches. (*Delaware Riverkeeper Network- "Alloways Creek Fact Sheet"*)

The Delaware Riverkeeper Network regularly monitors chemical and biological conditions on Alloways Creek in Quinton Township at its intersection with Route 49. Chemical conditions are generally characterized as "acceptable to support some levels of wildlife." Numerous threatened and endangered species have been observed at or near the monitoring site including Coopers Hawk, Northern Harrier, Great Blue Heron,

Osprey, Bald Eagle, North American River Otter, and Swamp Pink. (*Delaware Riverkeeper Network -"Alloways Creek Fact Sheet"*)

The Riverkeeper Network has also identified potential and existing environmental threats to Alloways Creek. Among these are loss of freshwater wetlands, deforestation of headwaters, lack of adequate wastewater facilities in the watershed, and the use of the River for cooling water. Other observed instances of stream degradation included illegal dumping of hazardous and non-hazardous materials, erosion from construction activities, filling of wetlands, and streambed encroachment. (*Delaware Riverkeeper Network- "Alloways Creek Fact Sheet"*) The United States Environmental Protection Agency (USEPA) has also identified a low priority pathogenic impairment within the Alloways Creek estuary. No remediation efforts have been planned to date. (*U.S. Environmental Protection Agency- "Listed Water Information - Alloways Creek Estuary"*) [14]

Maurice River

The Maurice River and its tributary, Scotland Run, comprise the eastern border of Salem County. From its headwaters in Gloucester and Salem Counties, the Maurice flows 35 miles south through Cumberland County to the Delaware Bay. It drains over 386 square miles of land including roughly 70.5 square miles (45,138 acres) in Salem County. Its major tributaries that flow through Salem County include Muddy Run, Still Run, and Scotland Run.

Maurice River in Pittsgrove Township

The main branch of the Maurice River is impounded at Willow Grove Lake in Pittstown, while Muddy Run is impounded at Elmer Lake, Palatine Lake, Centerton Pond, Parvin Lake, and Rainbow Lake before entering the river's main branch. (*Pittsgrove Township Open Space & Recreation Plan*)[15] Land use in the headwaters area of the Maurice watershed is 48% forested, 27% agricultural, and 25% developed or barren (*as designated by the N.J. DEP 1995/97 Land Use/Land Cover data*).

The Maurice River was designated as a National Wild and Scenic River in 1994 for its significance as a haven for endangered wildlife and connectivity to important natural areas including the Delaware Bay and Pinelands National Reserve. Among the wildlife species that flourish in and along the Maurice are the globally imperiled joint vetch (plant), shortnose sturgeon (fish), and striped bass (fish). Its abundant natural resources make it a vital link in the Atlantic Flyway, the path by which numerous species of fish and birds migrate every year. The Maurice River serves as the western border of the Pinelands region, and drains much of its pristine forests. The Pinelands National Reserve lands begin across the Maurice from Salem County. (*U.S. National Park Service - "Maurice River"*)[16]

The eastern boundary of Salem County adjacent to the Maurice River and Scotland Run is almost entirely preserved. These areas are within either the Willow Grove Lake Preserve or the Union Lake Wildlife Management Area, owned and managed by The Nature Conservancy and the N.J. DEP, respectively. Muddy Run traverses a primarily agricultural landscape broken only by lands associated with the Elmer Lake Wildlife Management Area and Parvin State Park.

Despite its heavily forested watershed, high natural resource value, and preserved riparian areas, the Maurice River is severely impaired in Salem County. Excessive concentrations of heavy metals including lead, arsenic, and mercury have been observed just downstream of its confluence with Muddy Run. *(U.S. EPA - "List of Impaired Waters: Maurice River")*[17] Similarly high levels of bacterial coliform, which indicate the concentration of pathogens in the water, have been observed upstream at Norma in Pittsgrove Township. Bacterial coliform levels must be reduced by 67% in order to meet its maximum daily load as required by the N.J. DEP. Possible sources of these pathogens include pet waste and effluent from nearby horse farms and animal processing plants. (*N.J. DEP, "TMDL Report for Fecal Coliform to address 27 streams in the Lower Delaware Water Region"*)

Oldmans Creek

The 20 miles of Oldmans Creek serve as Salem County's northwestern border with Gloucester County. It begins as a collecting stream for a number of small tributaries in Upper Pittsgrove and Pilesgrove Townships before winding northwesterly past Oldmans Township, through tidal marsh lands, and into the Delaware River. The Creek passes through a primarily rural landscape with 53% of its watershed devoted to agricultural uses, 19% forests, 14% urban areas, 13% wetlands, and 1% barren lands and other surface waters. Approximately 21 square miles in Salem County are drained via Oldmans Creek. (*N.J. DEP, "TMDL Report for Fecal Coliform to address 27 streams in the Lower Delaware Water Region"*)

Oldmans Creek in Pedricktown Marsh

The marshlands associated with Oldmans Creek near Pedricktown in Oldmans Township provide excellent wildlife habitat, especially for birds and fish. The New Jersey Audubon Society has also designated this area an "Important Bird Area" with a variety of bird species such as blue herons, red-winged blackbirds, and indigo buntings commonly sighted there. (*New Jersey Audubon Society -"Important Bird Areas"; South Jersey Land & Water Trust - "Oldmans Creek Watershed")*[18]

Oldmans Creek is also threatened by high levels of bacterial coliform and phosphorous. Concentrations must be reduced by 95% and 30%, respectively. The principal source of these pollutants is most likely the various agricultural land uses that predominate in the watershed. While both impairments are considered to be "high priority," phosphorous is often the limiting reagent in aquatic ecosystems that prevents extensive algae blooms. Reducing its presently excessive levels in Oldmans Creek is particularly important to the continued vitality of the Creek's fish and bird populations. (*N.J.DEP, "TMDL Report for Phosphorous to address 5 stream segments in the Lower Delaware Water Region)* [19]

Stow Creek

Stow Creek forms Salem County's southeastern border with Cumberland County. It flows southwesterly from its headwaters in Alloway and Quinton Townships to Lower Alloways Creek Township and into the Delaware Bay draining nearly 30 square miles of the County. Its southernmost stretches are within the marsh lands associated with the Mad Horse Creek Wildlife Management Area and are largely influenced by the tides. Its northernmost reaches draw from a heavily forested and partially agricultural landscape. It abuts land in Cumberland County that is part of Stow Creek State Park.

Mad Horse Creek

Mad Horse Creek falls entirely within Lower Alloways Creek Township in the southernmost reaches of the County. It drains much of the southern and eastern areas of the Township and flows into the Delaware Bay. It is the primary waterbody within the Mad Horse Creek Wildlife Management Area, which contains a diverse array of species including birds, fish, and crabs. The water quality in this stream supports these species in the Wildlife Management Area downstream, and is integral to their continued survival.

Cohansey River

Salem County contains the headwaters of the Cohansey River - a 33.8 mile-stream that flows south from Upper Pittsgrove and Alloway Townships through Bostwick Lake and Cumberland County and into the Delaware Bay. The Cohansey drains 8 square miles of Salem County. However, these upper watershed lands are considered a high priority area for pollution reduction by the New Jersey Department of Environmental Protection. The N.J. DEP is undertaking a Watershed Restoration Plan for the upper Cohansey River that aims to achieve the significant reductions in fecal coliform (66%), phosphorous (51%), and lead that have been recommended by the N.J. DEP. ("*TMDL Report for Fecal Coliform to address 27 stream segments in the Lower Delaware Water Region,*" "*TMDL Report for Phosphorous to address 5 stream segments in the Lower Delaware Water Region"*)

Ground Water Resources

Most of the County's drinking water comes from below the ground surface. Groundwater comprises 79% of the municipally-provided water and 100% of the water pumped through private systems. The County's agricultural industry relies upon ground water for irrigation. Groundwater also feeds the many lakes and streams in Salem County and supports the wildlife that lives in or drinks from these water bodies.

Groundwater resources must be maintained at sufficient levels in order to ensure their continued high quality and availability. Saltwater intrusion is a growing concern in Salem County. Saltwater intrusion occurs when an aquifer system is depleted and a neighboring body of salt water fills in the vacated space. Instead of fresh water for drinking and irrigation, the aquifer now begins to yield salt water. This situation is exacerbated by increased withdrawals from the aquifer, covering more land above the aquifer with impervious surfaces, and using chemical applications on farm fields, lawns, and streets.

Kirkwood-Cohansey Aquifer

A major groundwater aquifer in Salem County is the Kirkwood-Cohansey Aquifer. It underlies the entire eastern portion of the County, starting from a line roughly between Salem City and Woodstown, and encompasses a total of 2,350 square miles of southern New Jersey including the Pinelands National Reserve. The sandy substrate of the Kirkwood-Cohansey Aquifer is well-drained, allowing for a large amount of water to be recharged through it over a wide surface area. The Kirkwood-Cohansey is an extremely productive aquifer, and at an estimated 17 trillion-gallon capacity, it is the largest underground aquifer in the United States. (*Salem County Natural Resources Inventory)*

Unfortunately, the same features that make the Kirkwood-Cohansey such a productive aquifer also make it susceptible to widespread contamination. The sandy, porous soils that overlay the Kirkwood-Cohansey allow most liquids to penetrate into the aquifer from almost any point above it. This includes materials from illegal dumping, leaking septic systems, and agricultural products. The impacts on the region's drinking water supply are intimately affected by these activities, as is the health of the neighboring Pinelands ecosystem.

Potomac-Raritan-Magothy Aquifer

The Potomac-Raritan-Magothy (PRM) Aquifer is the most heavily used source of drinking water in southern New Jersey. It draws from the Raritan-Magothy geological formation- a wedge of alternating clay, silt, sand, and gravel layers that thickens and deepens eastward. The tip of this wedge lies along the western shoreline of the Delaware River and becomes progressively submerged under more recently deposited geological sediments.[20] The PRM Aquifer is confined except at its outcrop area, which has its southern reaches in Salem County. From the tip of the wedge along the Delaware River in Pennsville Township, the outcrop zone runs northwesterly and expands as it enters

Carneys Point and Oldmans Townships to a width of approximately three miles at Oldmans Creek. (*United States Geological Survey*)[21]

The Potomac-Raritan-Magothy Aquifer is the major source of water for western Salem County. There are at least 35 wells in the County within two miles of the Delaware River that are permitted to pump 100,000 gallons or more per day from this aquifer. Many smaller, private wells tap the PRM Aquifer as well. (*United States Geological Survey*)

The PRM Aquifer faces a significant threat from saltwater intrusion. The PRM Aquifer is pumped at a rate of 235 million gallons per day, and recharge rates are currently not sufficient to replace this. As a result, salt water from the Delaware River and Bay are moving into the previously fresh water aquifer. Impervious surfaces along the developed Delaware River waterfront in Salem County are aggravating this problem by causing precipitation to flow directly into storm sewers and surface water bodies instead of the soil and underlying aquifer. (*Salem County Natural Resources Inventory, Salem County Smart Growth Plan*[22]*)*

Minor Aquifers

Three more aquifers - the Mount Laurel and Wenonah, the Vincetown, and the Kirkwood Aquifers- serve as potable water sources in Salem County. These aquifers lie between the Kirkwood-Cohansey Aquifer in the east and the Potomac-Raritan-Magothy in the west. They have limited potential to support additional capacity, and presently support domestic and agricultural uses. It should be noted that these aquifers are utilized as a source of potable drinking water, and that saltwater intrusion may occur if withdrawals become excessive. (*Salem County Natural Resources Inventory*)

Wildlife Habitat

There are four general types of wildlife habitat in Salem County: open lands, woodlands, aquatic areas, and wetlands. These areas are distinguished from one another by their soils, vegetative surface cover, and biotic communities. Consequently, each habitat warrants separate consideration for preservation and management techniques.

Open Land

Open land habitats are dry, upland areas such as farmlands and grasslands that have been cleared of tall, woody vegetation. Open land areas are unsuitable for many plant and animal species because they are much more vulnerable to damage from the sun and wind than they would be in a heavily vegetated landscape. Even so, open land habitats are often very fruitful. Salem County's open lands provide areas that sustain the State's most viable and productive agriculture. Open lands that have been abandoned for consecutive years often undergo ecological succession into grasslands or shrub-scrub habitats. The grasses and shrubs that dominate these areas are capable of supporting a variety of species including game birds such as pheasants and quails, small mammals including field mice and rabbits, and larger mammals such as foxes and deer. (*Salem County Natural Resources Inventory)* Grasslands are also home to some of the most threatened bird species in New Jersey. The New Jersey DEP Landscape Project has identified a swath of potential grassland habitat that runs from the northern shores of Mannington Meadows through western Pilesgrove Township. (*N.J. Audubon Society, "Salem County Landscape Project- Map"*)[23] Two shrub-scrub habitat areas have also been identified in Salem County - south of East Lake in Pilesgrove and the eastern reaches of Mannington Meadows in Mannington. (*N.J. Audubon Society, "Important Bird Areas Habitat Analysis- Salem County Map"*)[24]

Woodlands

The woodland areas in Salem County are particularly important habitats as they are capable of supporting a wide variety of plant and animal species. The various types of vegetation that take root in woodland areas are largely dependent upon various factors including soil type, moisture, and topography. The sandy and drier areas in the eastern and south-central parts of Salem County are dominated by pine, oak, chestnut, and hickory trees while mixed hardwoods are more prevalent in the western portion of the county. Wetland forests such as those found along stream corridors and in low-lying swampy areas support more water-tolerant species such as the nationally endangered Atlantic white cedar, red maple, blackgum, and sweetbay magnolia. The understory of these forested areas offers cover and food for smaller species. Ferns, rushes, mosses, sedges, and wild garlic are found on the forest floor while shrubs such as blueberry, laurel, huckleberry, sweet pepperbush, arrowwood, leatherleaf honeysuckle, and swamp azalea are also common. (*Salem County Natural Resources Inventory)* Forested habitat areas in Salem County are concentrated in eastern Pittsgrove Township and the south-central area of the County between Woodstown and Maskell's Mill. (*NJ Audubon Society, "Important Bird Areas Habitat Analysis- Salem County Map"*)

Poor management and deforestation for agriculture and development have degraded many of the County's woodlands. The forested lands that remain are often hampered by sporadic flooding episodes brought about by stormwater runoff from impervious surfaces such as roads, buildings, and turf grass. Species such as the Atlantic White Cedar are particularly sensitive to the amount of water above and beneath the forest floor. These areas require more than simply the preservation of their immediate environs; they need careful management of the lands and waters within the entire region.

Aquatic Areas and Wetlands

Salem County lies at a major ecological intersection where the land meets the sea and salt water from the Atlantic mixes with freshwater from the Delaware. The result is a vast expanse of tidal wetlands that runs along the County's southwestern shore. Areas like these are called estuaries, and are among the most biologically productive and diverse natural areas in the United States. Aquatic species, like bass and horseshoe crabs, are common in Salem County's shallow waters as are amphibians and insects. Bird species, such as bald eagles and ospreys, feed on these aquatic creatures. Small mammals, including red foxes and muskrats, are also supported by the estuaries in Salem County. (*PSEG Estuary Enhancement Program, "Enriching Nature")*[25] The vegetation in wetland areas is critically important to the wildlife that inhabits them. Native species such as Salt Marsh Cord Grass (*Spartina alterniflora)* and Salt Meadow Hay (*Spartina patens*) have been displaced by the invasive *Phragmites* reed in many parts of the Delaware Estuary. Efforts to revert the estuary vegetation back into native species are underway and promise to reestablish the natural local ecology. (*PSEG Estuary Enhancement Program, "Tour Guide 2005-2006"*)[26] Over 3000 acres in Elsinboro and Lower Alloways Creek Townships have been protected through the Estuary Enhancement Program.

Inland waterways and wetland habitats must also be protected by limiting the agricultural effluent that enters them and maintaining buffer zones along their banks. Runoff from farm fields and other agricultural activities change the natural chemistry of surface waters and distort the biological processes and species populations that evolved there. Vegetated buffer zones soak up these chemicals and shade surface waters, thereby lowering the temperature and chemical impact on these areas. This, in turn, controls algae blooms that absorb the dissolved oxygen relied upon by other aquatic organisms.

Threatened and Endangered Species

Salem County's fields, forests, and wetlands play host to a number of unique and imperiled wildlife species. While many of these species are ubiquitous throughout the County, there are specific areas within it that offer particularly suitable habitat for threatened and endangered wildlife.

Natural Heritage Priority Sites

The Natural Heritage Database (maintained by the N.J. DEP's Office of Land Management's N.J. Natural Heritage Program) is a continuously maintained and updated

inventory which is used to identify Natural Heritage Priority sites. In New Jersey, 389 Natural Heritage Priority Sites have been mapped, representing "…some of the best remaining habitat for rare species and exemplary natural communities in the state". (*N.J. DEP, "Atlas of Natural Heritage Priority Sites"*)[27] This information is intended for use by planners, developers, conservation organizations and government agencies to make informed land use decisions. Land within the Natural Heritage Priority Sites is not permanently preserved, although several Priority Sites do occur within existing federal, state, and local parkland.

There are a total of 18 Natural Heritage Priority Sites scattered throughout Salem County in 11 of its 15 towns ranging from a B3 to B5 designation. The diversity ranks, their definitions, and numbers in Salem County are listed in the table below.

Biodiversity Rank	***Definition of Rank***	***Number in Salem County***
B1	Outstanding significant, the last of the least in the world	0
B2	Very high significance, most outstanding occurrence of something	0
B3	High significance, viable occurrence of globally imperiled community	6
B4	Moderate significance, viable occurrence of globally rare community	9
B5	Of general biodiversity interest	3
	Total	18

The following table is a breakdown of the 18 Natural Heritage Priority Sites in Salem County including the municipalities that encompass them, their biodiversity ranking, and the threatened and endangered species that are found within them.

NHP Site Name	*Municipality*	*Rank*	*Endangered/Threatened Species*
Pedricktown Marsh	Oldmans Twp	B5	Pied-Billed Grebe (SE)
Sharptown	Pilesgrove Twp	B4	Bobolink (SE), Grasshopper sparrow (SE), Savannah sparrow (SE), Upland sandpiper (SE), Vesper sparrow (SE)
Salem River Floodplain	Pilesgrove Twp	B4	Bobolink (SE), Grasshopper sparrow (SE), Savannah sparrow (SE), Upland sandpiper (SE), Vesper sparrow (SE)
Nichomus Run	Pilesgrove Twp	B4	Bog Turtle (FT&E)
Majors Run	Pilesgrove Twp; Mannington Twp	B5	Bald Eagle Nest Buffer, Bobolink, Herptile Priority Species, Vesper Sparrow (FT&E)
Mannington Meadows Macrosite	Mannington Twp; Pennsville Twp	B4	Bald Eagle Nest Buffer, Bobolink, Herptile Priority Species, Vesper Sparrow, Bald Eagle Foraging (FT&E)
Pigs Eye	Pennsville Twp	B4	Bronze Copper (SE), Bald Eagle Foraging, Herptile Priority Species (SE)
Riddleton	Alloway Twp	B3	Suitable Habitat
Deep Run	Alloway Twp; Quinton Twp	B3	Bald Eagle Foraging
Roadstown Road Powerline Site	Lower Alloways Creek Twp; Quinton Twp	B3	Redheaded woodpecker (FT&E), Bird Priority Species, Bald Eagle Nest Buffer, Herptile Priority Species (FT&E)
Stathems Neck and Mad Horse Creek	Lower Alloways Creek Twp; Greenwich Twp*; Stow Creek Twp*	B4	Bald Eagle Nest Buffer, Herptile Priority Species, Northern Harrier, Osprey, Bald Eagle Foraging (FT&E)
Mannington Marsh	Mannington Twp	B4	Bald Eagle Foraging, Bald Eagle Nest Buffer, Bobolink, vesper sparrow, Herptile priority species (ST)
Parvin Lake	Pittsgrove Twp; Deerfield Twp*	B3	Bald Eagle Foraging, Barred Owl (SE), Bird Priority Species, Herptile Priority
Culliers Run	Mannington Twp	B4	Bald Eagle Nest Buffer, Bobolink, Vesper Sparrow (FT&E)
Franks Cabin Site	Alloway Twp	B3	Bald Eagle Nest Buffer (FT&E)
Telegraph Road Bog	Alloway Twp; Quinton Twp	B3	Red-headed wood pecker (ST), Bald Eagle Nest Buffer (FT&E)
Coxhat Pond	Alloway Twp; Quinton Twp	B4	Red-headed wood pecker (ST), Bald Eagle Nest buffer (FT&E)
Pecks Corner	Alloway Twp; Quinton Twp	B5	Red-headed wood pecker (ST), Bald Eagle Nest Buffer (FT&E), Bird Priority & Herptile Priority Species
(ST) = State Threatened; (SE) = State Endangered; (FT) = Federally Threatened; (FE) = Federally Endangered *- Cumberland County municipalities			

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[16] GORP. "Maurice River & Its Tributaries." *http://gorp.away.com/gorp/resource/us_river/nj_mauri.htm.* Accessed July 19, 2006.; and National Park Service. "Maurice River." *http://www.nps.gov/nero/rivers/maurice.htm.* Accessed July 19, 2006.

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Agricultural Resources

Salem County's official web site describes the County as "The Garden Spot of the Garden State." Possessing a rich agricultural history, the County has maintained its early land use patterns into the present time. The original settlements were located in the western edge of the County where a network of rivers, streams, and creeks feed into the Delaware River. The western edge of the County, along the Delaware River Corridor, is still the area with the greatest population density today. Only 10% of the County's land has been developed for residential, commercial, or industrial use, and the remaining 90% of the County is dedicated to either farmland or natural or undeveloped uses such as tidal and freshwater wetlands, lakes, ponds, and forests. It is this agricultural and open space setting that distinguishes Salem County from other counties in the state.

In 2002, Salem County's vast farmlands produced $72,522,000 in farm products (*National Agricultural Census of 2002*)[1]. This placed the County fifth in New Jersey for value of farm products produced. The 2005 U.S. Department of Agriculture statistics show that Salem County was first in the state in wheat, barley, sweet corn and potato production. The County's 2005 corn production of 2,145,000 bushels was 28% of the state's total production. Salem County's farms average 139 acres in size and occupy nearly half the land in the County (38% as seen from the *N.J. DEP Land Use/Land Cover data*)[2]. These statistics point out both the scale of the County's agricultural business and its significant contribution to New Jersey's reputation as the *Garden State*.

Salem County's soil is extremely well suited to farming with the major soil type being prime agricultural soil. An interpretation of the existing soils as identified in the *Salem County Soil Survey* shows the percentages of agricultural soil types in the county are as follows:

Prime Farmland Soils	39%
Soils of Statewide Importance	20%
Farmland Soils of Unique Importance	15%
Farmland Soils of Local Importance	2%

The Salem County Agriculture Development Board (CADB) specifically excludes the developing I-295 Corridor from the County's 188 square mile Agriculture Development Area (ADA), and these areas do not show up as prime farmlands in the Office of State Planning database. (*Salem County Smart Growth Plan*)[3] The ADA is a designation by the Salem CADB citing land that has potential for long-term agricultural viability and part of the criteria used is the presence of farmland soils.

More than 10% of the State's farmland is located in Salem County. The *National Agricultural Census of 2002* reported a continued gradual growth in farming activity in Salem County from 1997 to 2002. The number of total farms was up 5% from 716 in 1997 to 753 in 2002. Total land in farm production increased 4% from 92,840 acres to 96,238 acres; while the average farm size decreased from 130 acres to 128 acres. Eighty percent (80.25%) of the farmland is cropland, 10.38% is woodland and 9.38% other uses. The market value of production was $68,492,000 in 1997 and $75,520,000 in 2002, an increase of 6%. In 2002 crop sales accounted for $55,799,000 of the total, and livestock sales accounted for $16,723,000 of the total.

In 2002 the top crop (in acres planted) was soybeans at 18,240 acres; followed by 14,555 acres in vegetables. Corn for grain accounted for an additional 14,374 acres. The remaining crops were forage at 11,388 acres and wheat for grain at 7,339 acres. An additional 16,168 acres were used for nursery, greenhouse, floriculture and sod operations. Livestock and poultry operations accounted for 16,723 acres. (*National Agricultural Census of 2002*)

The United States Forest Service sponsors the Forest Stewardship Program. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their woodland management plans. These plans recognize and manage the wetlands, wildlife, aesthetics, soil and water in addition to the woodlands on the property. In New Jersey, the state farmland tax program and the U.S. Forest Service program have merged to allow one planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period; the minimum is a ten-year management plan.

In Salem County there are 6,987 acres of farmland enrolled in the U.S. Forest Service Forest Stewardship program. (*Personal Communication, Bill Zipse*)[4] The number of applicants to the stewardship program is 136. Over the past year, the number of farms in the southern region of New Jersey (which includes Salem County) under the stewardship program has increased. However, farms applying to the stewardship program have been getting smaller and more fragmented than previous applicants. The rise in the number of farms and the small drop in acreage may be attributed to the development pressure facing the entire region.

The 1995/1997 aerial surveys show 38% of the County's land as tilled agricultural land. (*N.J. DEP Land Use/Land Cover*) However, further study by the *National Agricultural Census of 2002*, found that 44.5% of Salem County's land is under active farmland cultivation. As discussed in the *Inventory* section of this Plan, there are 130,835 acres of farm tax-assessed property in Salem County. Salem County encompasses a total of 338 square miles, or 216,320 acres. Thus 60% of Salem County is assessed as farmland property (which includes cropland, woodlands, and any wetlands or streams located on farmland assessed properties).

Farm viability will be dependent upon maintaining existing markets and identifying and expanding upon new markets. The New Jersey Department of Agriculture has specified the identification and posting of new markets as a specific strategy in its *2006 Economic Development Strategies* report. This effort is a necessary outgrowth of the report's finding that due to the State's high land values, property taxes, and labor rates, production costs in New Jersey are higher than in most other areas. With commodity prices based on national production costs, yields and demand, it is less profitable to produce commodity items in New Jersey than elsewhere. (*N.J. DOA 2006 Economic Development Strategies*)[5]

As labor costs rise, farmers are increasingly open to expanding mechanization of tasks previously performed by labor. Increased mechanization appears to be a major factor in the National Agricultural Statistical Service finding that in 2004 U.S. farm production expenditures costs rose 24.3% due to tractors and self-propelled farm machinery (*U.S. DOA Newsroom release*)[6]

As discussed in their *2006 Economic Development Strategies* report, the N.J. Department of Agriculture's efforts to support organic crop production, increase farm income diversification, establish an ethanol plant, commercially produce edible soybeans, and educate growers about agri-tourism opportunities will continue. These initiatives are also fully supported by the Salem County Agriculture Development Board.

Salem County's rich soil has made agriculture the primary land use activity since the County's founding by John Fenwick in 1675. Given the excellent soil, long growing season, location along the Delaware River across from Wilmington, Delaware and situated approximately 30 miles from Philadelphia and within a few hours of the markets in the metropolitan New York area, there are compelling reasons for the predominant land use of Salem County to have remained agricultural.

Sustaining and encouraging the expansion of existing agricultural operations in Salem County is the focus of Salem County's farmland preservation program. The County reached a milestone in 2006 with the preservation of its 20,000th acre of farmland making Salem County number two in farmland acreage preserved in New Jersey.

Perhaps the strongest indicator of agricultural viability in Salem County is the support the County residents show for farming and the rural lifestyle that is associated with agriculture. In 2006 the County conducted a survey assessing resident's attitudes towards open space and farmland preservation. While the total number of respondents was not large enough to claim statistical validity, there was a clear indication of citizen support for agriculture. The respondents were asked to rank various statements in order of priority. "Preservation of farmland and open space to preserve the rural quality of life in the County" was ranked highest by the most respondents. The second highest was "Preservation of farmland to preserve tillable land and prime agricultural soils." (See the *Survey* section of this Plan for a summary of the survey and results.)

Agriculture is a major component of Salem County's economic health and social fabric. While over time the economy of the County has grown to encompass other industries, farming has remained the cornerstone upon which the County developed. Salem County's land preservation activities are directed at preserving this sector of the economy and continuing to maintain the County's agricultural landscape and farming lifestyle. The agricultural trends apparent in Salem County are similar to those evident throughout the State, but the County's aggressive farmland preservation efforts and supporting government agencies offer Salem County's farmers a solid support structure upon which to base an optimistic view for the County's farming future.

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[1] United States Department of Agriculture: National Agricultural Statistic Service, 2002 Census of Agriculture. Accessed June 2006. *http://www.nass.usda.gov/census/census02/volume1/nj/st34_1_004_005.pdf.*

[2] New Jersey Department of Environmental Protection. Land Use/Land Cover. 1995-1997. Accessed July 2006.

[3] Salem County Board of Chosen Freeholders. "Smart Growth Plan: Delaware River and I-295/NJ Turnpike Planned Growth Corridor Salem County, New Jersey." January 21, 2004.

[4] Personal Communication, Bill Zipse, N.J. Forest Service, July 10, 2006

[5] New Jersey Department of Agriculture. 2006 Economic Development Strategies *http://www.nj.gov/agriculture/conventions/2006/06ecostrat.pdf.* Accessed June 2006.

[6] United States Department of Agriculture, National Agricultural Statistic Service. USDA Newsroom. Released July 28, 2005 *http://www.nass.usda.gov/Newsroom/2005/07_28_2005_b.asp.* Accessed June 2006.

Cultural and Historic Resources of Salem County

"So that if there be any terrestrial Canaan, 'tis surely here where the land floweth with milk and honey."
- John Fenwick (1675)

Salem County is a place where history and culture are intimately associated with the natural environment. A strong tradition of agricultural production and a rural, country lifestyle have thrived upon the fertile soils in the east. Meanwhile, urban living has been the mainstay among the swampy, industrial "river towns" in the west. In both areas, the lives and cultures of local residents have evolved in conjunction with the natural resources available to them.

Despite their differences, both regions of the County share an environment that evokes the past at every turn. Farmhouses in Mannington and homes in Salem City date back to pre-Revolutionary War times. Likewise, both regions share a common backdrop of sweeping fields, forests, and meadows that are reminiscent of an earlier age. The combination of historic structures and historic landscapes creates a unique and vivid ambiance that residents and visitors to the County cannot fail to appreciate.

European Colonization

At the time of European colonization, Salem County was occupied by three Native American tribes of Lenni Lenape who congregated on the banks of the "Shanaigah", now known as the Delaware River. The first Europeans to settle in the region were the Finns and Swedes who established Wilmington, Delaware, in 1638 and began looking for high quality agricultural land across the river. Fort Elfsborg was constructed in Elsinboro during the 1640's to protect their expanding interests, and remained the most significant military presence in the County for much of its early history.
(*Salem County Cultural Resources Inventory*)[1]

The Scandinavian settlers obtained additional land around Pennsville in 1665 after making a number of trades with Chief Obisquahassit of the Lenni Lenape. They proceeded to establish agricultural homesteads in this area, many of which still stand today.
(*Pennsville Township Historical Society, "Area History")*[2]

English Quakers began arriving in 1675. Led by John Fenwick, they settled at the confluence of the Salem and Delaware Rivers on the site of present-day Salem City. Salem County, named after the Hebrew word for peace (Shalom), was established in 1681 and encompassed lands that now comprise both Salem and Cumberland Counties as

well as parts of Gloucester, Cape May, and Atlantic Counties. Fenwick later negotiated a treaty with the Lenape beneath the Salem Oak tree and acquired the area around Penns Grove and Carneys Point. Fenwick's ownership of "West Jersey" was short-lived, however, and his worsening financial affairs forced him to sell his holdings to William Penn in 1682. (*Salem County Cultural Resources Inventory)*

Agricultural Beginnings

Salem County's early colonists were soon joined by flocks of English immigrants searching for religious freedom and new beginnings. Agricultural farmsteads radiated out from the settlement at Salem City in every direction. Native forests were felled and replaced with farmland, which spawned a successful agricultural industry. Lumber mills also flourished along the County's numerous streams by handling the timber being removed from the County's interior. Hancock's Bridge was constructed over Alloway Creek in 1708 to link the growing towns of Salem and Greenwich in Cumberland County. Small communities were also established in places like Alloway, Daretown, and Woodstown during the 1700's, and the network of settled lands continued to grow.
(*N.J. DEP Division of Parks and Forestry, "Hancock House"*)[3]

Agricultural production continued to bolster the local economy through the Revolution and into the nineteenth century. Historical accounts tell of numerous skirmishes at Quinton's Bridge and the Hancock House between the local militia and British troops over access to the County's fertile fields. (*N.J. DEP Division of Parks and Forestry, "Hancock House")* The tomato was later introduced as a viable crop in the 1820's and grew to be one of the County's major products. The canning and processing of the tomato crops became a major industry in Southern New Jersey, and occupied 30 factories in the County by the turn of the twentieth century. (*Salem County Cultural Resources Inventory)* Agriculture and agricultural products remain the most important piece of Salem County's economy.

Economic Expansion

In addition to the agricultural products flowing from southern New Jersey, Salem County began producing a variety of other goods as well. The region's sandy soils grew to support a thriving glassmaking industry. The Wistarburg Glassworks, founded near Alloway in 1738, was the first commercially successful glassworks in the country and grew to be the largest such operation in the colonies. The glassmaking industry continued to expand through the nineteenth century with the establishment of the Salem Glass Works (1862) and Gayner Glass (1874). Many of these plants were consolidated during the Great Depression of the 1930's, but a few still operate as subsidiaries of the Anchor Glass Container Company. (*Salem County Cultural Resources Inventory*)

The County's location on the Delaware Bayshore has made it attractive to maritime industries as well. Salem City provided an early hub for the processing and transportation of seafood including oysters, fish, and crabs. Many seafood preservation

techniques were pioneered in area plants. Ship building, iron making, and milling were other industries in the County that prospered due to its proximity to the Delaware Bay.

Salem County's industries were connected to Philadelphia by the West Jersey Railroad in 1883, making its agricultural and industrial goods more accessible to the Pennsylvania markets. (*Borough of Woodstown, "Open Space and Recreation Plan"*)[4] This made the County increasingly more attractive for industrial and commercial growth. The most significant investment was made by the DuPont Chemical Company when it established the Carneys Point Smokeless Powder Facility in 1892. The site eventually housed an entire complex devoted to chemical manufacturing. At its peak during World War I, the Carneys Point Facility employed 25,000 workers and one-quarter of the households in Salem County. (*Dupont Company, "Carneys Point: 1892"*)[5]

Historic Resources

There are forty-three sites, twenty buildings, and four historic districts listed on either the State or National Register of Historic Places in Salem County. (*U.S. National Park Service, "Reconnaissance Study: New Jersey Shore of the Delaware Bay"*)[6] While only a few of them are mentioned here, a complete list is available from the N.J. DEP Historic Preservation Office and in the *Salem County Cultural Resources Inventory*.

Unlike natural resources that are well documented by the State of New Jersey, historic resources do not have the same level of detailed documentation. The majority of historic resources in Salem County have not been evaluated to determine what structures might be eligible for the State or National Register. Salem and Gloucester Counties are part of a prototype project by the New Jersey Historic Preservation Office to develop a system for evaluating and mapping historic resources with GIS data. *(Ron Magill, Salem Old House Foundation, N.J. Advisor, National Trust for Historic Preservation)*

Salem County contains a remarkable number of surviving historic buildings from the 17th through 20th centuries that include agricultural, commercial, and residential structures. Most unique are those houses described as patterned-brick, constructed primarily by Quakers of English descent. These structures were built with a varying number of specially glazed bricks that appear light blue in color and contrast sharply with the traditional red bricks. The vitrification of brick is caused by extreme heat during firing which causes a blue-green glaze on the ends of the brick. These "glazed" bricks, when selectively placed, were used to form the designs for which these structures are noted, including geometric patterns as well as a display of the initials of the builders and the dates of construction. At this writing there are 25 recognized structures that were built using vitrified brick on the exterior to incorporate this high level of decoration.

One of the more distinctive structures of this era is the 1722 Abel and Mary Nicholson House, the only Federally recognized National Historic Landmark in all of Salem or Cumberland Counties. The Nicholson House with both a diamond pattern and date of construction, is said to be the most original, intact patterned-brick house to survive in the Delaware Valley and possibly in the United States. The National Historic Landmark

designation is given to only about 2% of structures on the National Register and is considered to be equivalent to that of a national park. *(Ron Magill, Salem Old House Foundation, N.J. Advisor, National Trust for Historic Preservation)*

Another, more accessible example of this form of architecture, is the Hancock House State Historic Site in Lower Alloways Creek Township (right). This example has a herringbone design in the west gable façade along with the date of construction, 1734, and initials of the original owners (William and Sarah Hancock). This house is otherwise famous as the site of a 1778 Revolutionary War massacre of Salem County militia men.

Salem County also contains a number of landmarks with military significance. Finns Point National Cemetery in Pennsville is the burial place for more than 2,000 Confederate prisoners and a dozen Union guards who died while at Fort Delaware on Pea Patch Island in the Delaware River. Adjoining Finns Point is Fort Mott State Park - a fortification that was constructed in 1896 to defend the mouth of the Delaware during the Spanish-American War. Fort Mott still contains its original embankments and gun turrets, which are open for public viewings. (*Salem County Cultural Resources Inventory*)[7]

Historic districts generally contain a group of buildings, structures, or objects that display a common historical theme. Some historic districts are comprised of old buildings that have simply retained their architectural integrity over time. Others contain structures that express a unique architectural style, such as patterned bricks, that are historically significant. Still others exude intangible characteristics that have invaluable importance to an area. The four historic districts that are so designated in Salem County include the Broadway Historic District, the Fort Mott and Finns Point National Cemetery District, the Hedge-Carpenter-Thompson Historic District, and the Market Street Historic District. The following chart provides details about each.

Salem County Historic Districts				
Name	**Broadway Historic District**	**Fort Mott & Finns Point National Cemetery District**	**Hedge-Carpenter-Thompson Historic District**	**Market Street Historic District**
Location	Salem City Broadway between Front & Yorke Sts.	Pennsville Fort Mott Rd.	Salem City, within Hedge, Thompson, & South 3rd Streets & the Oak St. Alley	Salem City, both sides of Market St. from Broadway to Fenwick Creek
Acres/ Structures	750 acres, 199 buildings	1150 acres, 12 buildings, 6 structures, 2 objects	250 acres, 165 buildings	770 acres, 43 buildings
Historic Significance	Original County Center	Cemetery for Civil War prisoners, Remnants of historic fort	Residential Neighborhood abutting historic City center, Revitalized to resemble old style	Intersects with Broadway to form historic center of Salem City
Style of Architecture	Federal, Greek Revival, Other	Greek Revival	Late 19th and Early 20th Century American, Late Victorian	Federal, Georgian, Mid 19th Century Revival
Period of Significance	1650-1949	1850-1899	1825-1949	1700-1899
Historic Function	Commerce/Trade, Domestic, Government	Defense, Funerary	Domestic	Commerce/Trade, Domestic, Government
Current Function	Commerce/Trade, Domestic, Govt.	Funerary, Landscape	Domestic, Vacant	Domestic
(National Register of Historic Places, "New Jersey – Salem County – Historic Districts")[8]				

[1] Salem County Planning Board. "Cultural Resources Inventory". January 24, 2006.

[2] Pennsville Township Historical Society. "Area History." *www.pvhistorical.njcool.net* . Accessed August 23, 2006.

[3] New Jersey Department of Environmental Protection, Division of Parks and Forestry. "Hancock House." *www.state.nj.us/dep/parksandforests/historic/hancockhouse/hancockhouse-index.htm.* Accessed August 23, 2006.

[4] Borough of Woodstown. "Open Space and Recreation Plan for the Borough of Woodstown." 2006.

[5] Dupont Co. "Carneys Point: 1892." *http://heritage.dupont.com/.* Accessed August 23, 2006.

[6] National Park Service. "Reconnaissance Study: New Jersey Shore of the Delaware Bay." May 2001.

[7] "Hancock House". Photo. AboutNewJersey.com. http://www.aboutnewjersey.com/History/RevolutionaryWar/HancockHouse.php. Accessed December 4, 2006.

[8] National Register of Historic Places, "New Jersey – Salem County – Historic Districts" *www.nationalregisterofhistoricplaces.com/nj/salem/state.html.* Accessed August 23, 2006.

Built Resources in Salem County

Residential and commercial centers provide resources and income for the community. These centers establish the neighborhoods upon which infrastructure is laid. Future development stems from population centers, transportation routes, and employment opportunities. A planned system of open space preservation will complement the existing built areas of the County by linking recreational resources, communities, and transportation corridors. Establishing a strategically organized network of preserved spaces will provide direction to future growth while retaining the rural and picturesque identity of Salem County.

Population

The first Census data available (1930), recorded a total population of 36,834 individuals in Salem County. From 1930 until 1960, Salem County increased steadily in population at an average rate of around 17% over each ten year period. From 1960 onward Salem County grew at a very slow rate and from 1990 to 2000 Salem County was the only county in the State of New Jersey to lose population.

The 2000 Census reported a population of 64,285 individuals in Salem County. This represents a 1.5% decrease in population since the 1990 census with a loss of 1009 residents. In the same ten year period the State experienced a 1.6 percent growth rate as a whole. Somerset County grew at the greatest rate (nearly 24%), while Salem County decreased in population and remained the county with the lowest population. Salem County is the least dense county in the State with approximately 190 individuals per square mile as compared to the State average of 1,134.4 persons per square mile.

Among the 15 municipalities in Salem County, Pennsville is the most populous with 13,194 individuals. Between 1990 and 2000 five towns in the County increased in population (Oldmans Township by 115, Quinton by 275, Upper Pittsgrove by 328, Pilesgrove by 673, and Pittgrove by 772 individuals); all the rest decreased. Salem City experienced the largest decrease in population with a loss of 1026 residents between 1990 and 2000. Elsinboro Township still remains the municipality with the lowest population with just over 1000 residents. Pennsville Township and Pittsgrove Township experienced the most total growth from 1930 to present day. (*U.S. Census Bureau*)[1]

Housing

There are 78 housing units per square mile in Salem County. According to the 2000 census, the County contained 26,493 housing units with a 73% ownership rate. The ownership rate of housing units in Salem County was 7.4% higher than the average for New Jersey. Close to 17.6% of these housing units were in multi-unit structures, and the median value of owner occupied housing units was $105,200 (verses $170,800 statewide).

A large number of residents (67.2%) have lived in the same home for more than five years. There are 24,295 households in the County, and the average household size is 2.6 persons. The mean travel time to work for commuters living in Salem County is 24.6 minutes as compared with a 30 minute average for New Jersey. (*U.S. Census Bureau*)

Pittsgrove and Pilesgrove are the fastest growing municipalities in Salem County. Together they created 120 residential lots in 2000. From 1990-2000, only 1,464 new privately owned residential units were constructed in Salem County (the least of any county in New Jersey). 55 percent of all housing units are located outside of the Smart Growth Corridor.

Most homeowners rely on oil or gas fuel to heat their homes. Over 74 percent of the housing units in the county utilize fossil fuel. More than 11 percent of the County depends on electricity for heat, with the remaining few units utilizing wood or propane. Only 17 housing units in Salem County utilize solar energy as an alternative source of energy, 9 of which are in Pennsville (*Salem County Smart Growth Plan*)[2].

There are a significant number of older homes in Salem County, especially in the Smart Growth Corridor. The majority of homes in this area were built before 1980. Older homes are assets from a historic preservation perspective, but can be detrimental to human health because of a potential for exposure to higher amounts of lead. Listing buildings in historic districts may bring attention to appropriate treatments that protect not only the health and safety of persons but the character-defining features of historic buildings. *(Janet L. Sheridan, University of Delaware, Center for Historic Architecture and Design)*

Education

There are 15 school districts, 18 elementary schools, five middle schools, six high schools, and one college in Salem County. The County's two largest school districts are the Penns Grove-Carneys Point District serving 2,314 students, and the Pennsville School District which serves 2,249 students. Around 53 percent of all persons aged 18 or older in Salem County had a high school or college diploma, (10 points lower than the New Jersey average of 63%). 37% of Penns Grove residents have a high school diploma (or higher), in contrast to 57% in Pennsville. (*U.S. Census Bureau*)

The Salem Community College offers 14 degree programs and 11 certificate programs to over 600 full time and 750 part time students. The College has seen much success in its first 30 years, with increased credit hours and student enrollment. The institution not only provides higher education, it is also partnering with local school districts and businesses in the community to promote an educated workforce and improve the economic vitality of the region.

Many of the school buildings in the county serve as community center areas where recreational land is located. These athletic fields provide a place for students and other members of the community to exercise, relax, and socialize. Meeting, voting, and other community activities are usually centered around local schools.

Sewer Service

Five municipalities in Salem County have access to public sewer facilities including Salem City, Penns Grove, Pennsville, Carneys Point, and Woodstown. Carneys Point and Pennsville are capable of meeting an increase in demand however, this capacity is insufficient to meet the projected development needs of the Smart Growth Corridor encompassing Oldmans, Penns Grove, and Pilesgrove. A feasibility study funded by the Regional Efficiency Development Incentive Program (REDI) suggested the most cost-effective long-term solution is a shared service arrangement for regional wastewater. In the past few years Salem City, Alloway Township, and Quinton Township contracted for a sewerage line to be constructed to connect to the Salem Wastewater Treatment Plant. This new line would add 127,600 gallons of sewerage capacity per day to both Quinton and Alloway Townships. The Alloway/Quinton Sewer Service Extension from Salem City will be put out to bid shortly. DuPont and PSEG maintain their own private water and sewer facilities located in the towns of Carneys Point and Lower Alloways Creek. The remainder of the County has individual onsite septic and well water. (*Salem County Natural Resources Inventory*)[3]

Drinking Water Supply

Most of the County drinking water is provided through well access to two major aquifers, the Potomac-Raritan-Magothy in the west, and the Cohansey in the east. There are at least 35 wells in the County within two miles of the Delaware River that are permitted to pump 100,000 gallons or more per day from the Potomac-Raritan-Magothy. This aquifer is pumped at a higher rate then recharge can replace it, which is causing significant threat of saltwater intrusion. The Cohansey, the largest underground aquifer in the United States, underlies the entire eastern part of the County. This aquifer is extremely productive but is also extremely susceptible to widespread contamination.

Four municipalities in the County (Salem City, Pennsville, Woodstown, and Elmer) support municipal water systems. A private company based in Mullica Hill, Penns Grove Water Supply Company, provides public water for seventy percent of the residents in Penns Grove, Oldmans and Carneys Point. The remaining 30 percent of the population in these municipalities use private wells for water supply. The total withdrawal of fresh

water for public supply in Salem County is 4.42 million gallons per day (79% from ground water and 21% from surface sources). To provide additional storage capacity, state and federal funding has been secured by Carneys Point Township to construct an elevated water storage tank and water line extending public water to the Commercial Interchange and Business Park Zones. This new infrastructure will add capacity for development within the smart growth corridor. (*Salem County Smart Growth Plan*)

Commercial and Industrial Development

Salem County, by and large, has maintained its traditional industries and land use patterns. The original settlements were made in the western end of the County around a network of stream and creek tributaries of the Delaware River. Early industry was supported by timber and agriculture causing lumber and grain mills to sprout up along the waterway shores. Despite Salem County's close proximity to urban and regional centers only ten percent of the County's land has been developed for residential, commercial, or industrial use. Farmland and natural areas make up the remaining 90 percent. (*Salem County Natural Resources Inventory*)

While agriculture is the foundation of the eastern and central portions of the County, western Salem County remains the center to industry and major employers. DuPont has been the backbone of industry in the area for over 100 years; at its peak in 1917 DuPont employed 25,000 people. Dupont Chamber Works was the largest chemical plant in the world in the 1960s. Since that time manufacturing industry has been on the decline. Global competition and increased environmental regulations have caused DuPont to downsize and relocate operations. (*Salem County Natural Resources Inventory*)

PSEG owns a large amount of land in the southwestern portion of the County. A nuclear power plant can be seen on the horizon in much of Lower Alloways Creek and Elsinboro Townships which provides power and jobs for the area. The Salem and Hope Creek Generating Station represent the second largest nuclear generating facilities in the United States.

In addition to industrial activity, PSEG also runs an Estuary Enhancement Program to help restore and preserve wetland areas in both New Jersey and Delaware. The Estuary Enhancement Program is the largest tidal wetland restoration project in the world. It has resulted in the protection of over 3,000 acres in Elsinboro and Lower Alloways Creek Townships through permanent conservation easements. As part of the Program, public access facilities have been constructed including boat ramps, elevated boardwalks, observation platforms, and nature trails. These public access facilities are destinations on the National Park Service Coastal Heritage Trail. *(Philip Correll, National Park Service)*

Recently Salem County has experienced significant developments along major highway interchanges in the Smart Growth Corridor. A redevelopment planning process has been initiated in Carneys Point Township surrounding Interchange 1 on the New Jersey Turnpike and Interchange 2 on I-295. A similar process has been started in Pennsville Township surrounding Interchange 1, I-295. The Delaware River & Bay Authority

opened a Business Centre on a 70 acre business park in Carneys Point Township. The state of the art office building is designed to accommodate multiple tenants, including Atlantic City Electric. Another large development in the area is a 143-acre business park in Oldmans Township called the Gateway Business Park that is expected to create 3,150 new jobs. (*Salem County Smart Growth Plan*) The area along these major interchanges is desirable for shipping and transportation based industries. In the past few years McLane Company has opened a 215,000 square foot food distribution center, and similar development seems likely.

Transportation

By Land

Salem County offers a unique combination of charming rural communities and accessibility to the conveniences of urban living. The Smart Growth Corridor along Salem County's northwestern sections is centered around Interstate 295, the New Jersey Turnpike, and Route 130. The entrance to the Delaware Memorial Bridge, located in Carney's Point, links the County to Interstate 95; Wilmington, Delaware; and Philadelphia Pennsylvania; as well as Interstate 295 and the New Jersey Turnpike.

Destinations to the east, such as Atlantic City and the New Jersey Garden State Parkway are accessible by Route 40. However it is on two-lane roads such as Route 40, Route 130, and New Jersey 49, that most of the traffic problem areas are located. Where these high volume regional roads intersect or pass through areas of higher population, traffic problems arise. Most of these problems are the result of outdated roadways that were designed for lower traffic volumes.

There are no active rail lines in Salem County that provide passenger service even though there are 3 active freight lines. The closest passenger rail station is in Wilmington which is at least a 15 minute drive by bus or car. Mass transit is limited to bus transportation in the area. New Jersey Transit provides 6 routes along major roadways for individuals commuting to Camden, Philadelphia, and Wilmington. For more information on the routes these buses make please refer to the Smart Growth Plan or the New Jersey Transit web page. Transportation service for seniors and people with disabilities is provided in 14 of the 15 municipalities. (*Salem County Smart Growth Plan*)

By Air

The closest air cargo and passenger flights are available at New Castle County Airport in Delaware and the Philadelphia International Airport. The Spitfire Aerodrome, located adjacent to I-295, provides the only public airport facility in Salem County, with 20 aircraft.

By Water

The Delaware River and Bay Authority (DRBA) operates the Three Forts Ferry between Fort Mott State Park, Delaware City, and Fort Delaware on Pea Patch Island. The ferry runs on a seasonal basis from the spring to the fall and is primarily for tourists.

Salem City has two port terminals capable of accommodating cargo freighters. Salem City is located in a Foreign Trade Zone which offers the potential for increased economic activity.

Future Growth

Sound infrastructure is necessary to implement Salem County's Smart Growth Plan. In the next few years it will be important for the County to remain economically competitive with surrounding areas. The availability of sewer and water is limited and strategic planning must be implemented as growth occurs. One advantage the growth corridor possesses is the availability of fiber optic cable that is installed along the length of the New Jersey Turnpike and Delaware Memorial Bridge. (*Salem County Smart Growth Plan*)

Redevelopment within the Smart Growth Corridor (Penns Grove, Pennsville, Oldmans, and Carneys Point) of the County will help meet both economic development and environmental goals. An inter-municipality approach is needed for redevelopment projects. Identifying brownfields and contaminated sites will be important for remediation and future development. Financial incentives provided through state agencies should be created to encourage redevelopment in the Smart Growth Corridor, in order to discourage sprawl. Salem County has many assets that need to be protected, such as farmland and rich wildlife habitat. There are opportunities within Salem County for redevelopment, such as Camp Pedricktown property in Oldmans Township, as well as sections of urban areas in need of revitalization. Redevelopment and revitalization of already built areas will reduce the intrusion of sprawl on prime farmland.

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[1] U.S. Census Bureau website Fact Sheet data from 2005 American Community Survey. *http://factfinder.census.gov* Accessed August 2006.

[2] Salem County Board of Chosen Freeholders. "Smart Growth Plan: Delaware River and I-295/N.J. Turnpike Planned Growth Corridor Salem County, New Jersey." January 21, 2004.

[3] Salem County Planning Board. "Natural Resources Inventory." January 24, 2006.

Recreation Resources of Salem County

Recreation: "Physical activity through casual or organized participation often requiring physical effort or skill, for the purpose of enjoyment, expressing or improving physical fitness or mental well-being, forming social relationships, or obtaining results in competition at all levels." (A Definition of Recreation) [1]

Salem County is home to an abundance of farmland, Bayshore wetlands and tidal marshes, and unique forest habitat. These landscapes offer recreational opportunities that are distinct from other regions of New Jersey. A wealth of preserved natural areas offer a diversity of outdoor recreational amenities such as bird watching, boating, fishing, and hunting. Scenic roads that run through rural, country settings present opportunities for bicycle routes and trails. There are also a variety of municipal athletic facilities, numerous golf courses, the County Fair Grounds, Cowtown Rodeo and the Appel Farms Arts and Music Center, which provide an array of activities for residents and visitors.

Parkland – Facility Based Recreation

Facility based recreation requires capital improvements for fields, gyms, courts, courses and other amenities needed to participate in recreational activity. A wide variety of public and private recreation facilities can be found in Salem County. Neighborhood parks, athletic fields, golf courses, camp sites, horseback riding facilities and trails, and swimming are just a few of the County's recreational offerings. Cowtown Rodeo, Salem County Fair Grounds, and Appel Farms are unique local assets that attract visitors and provide recreation and entertainment for residents. A recreational profile for each municipality in Salem County has been developed that details municipal park and recreational facilities available in each town. These recreation tables can be found in the municipal profile section. Parks and neighborhood playgrounds such as the ones pictured below are where local children learn and play, and adults relax and socialize.

Elmer Park

CP Rec Park Playground

Cowtown Rodeo

Parks

Neighborhood parks provide members of the community with places to exercise, play, and socialize. Small playgrounds are located throughout the County, at least 38 in all, including a fully accessible playground, *A Place for Sami*, in Carneys Point. Urban parks such as *Barber Avenue Park* in Penns Grove contain playground and exercise equipment, multipurpose fields, and picnic tables for local residents. Mini parks, such as in Elmer Borough, offer places to sit, read or meet with friends. These areas are small lots in urban environments that provide seating, and sometimes a memorial, with paved walkways and landscaped vegetation. Larger family parks such as *Riverview Beach Park* in Pennsville, and *Memorial Lake* in Woodstown, incorporate many different recreation elements and serve as community landmarks.

Salem County owns and operates two park facilities. Camp Crockett in Pilesgrove Township contains play areas, picnic tables, and a large lake. The County also maintains a soccer and baseball/softball complex in Oldmans Township.

Salem County has a number of other parks that are not permanently preserved, and remain open to development in the future. Parks become permanently preserved when they are placed on a Recreation and Open Space Inventory (ROSI) that is filed with the State Green Acres Program. A complete inventory of Salem County's parks can be found at the end of this section in a chart titled, *Parks and Recreation Areas - Salem County*. The following table is a condensed summary of this *Master List*.

Salem County Recreation Summary Table		
	Category	**# of Facilities**
Municipal Land	Park	32
	School	29
	Playground	38
County Land	Park	3
State Land	Park	2
	Wildlife Management Area	11
Federal Land	National Wildlife Refuge	1

Athletic Fields

Municipalities and school districts in Salem County provide access to athletic programs, fields, gyms, courts, and other facilities. There are over 162 athletic fields in the County. At least 87 of these fields are baseball/softball fields and range from well-kept complexes to overgrown sites in need of remediation and repair. Approximately 49 soccer fields are spread across Salem County on various municipal school and parklands, with fields located on the County's facility in Oldmans Township. In general most of the 37 municipal owned tennis courts in the County are in need of some repair and resurfacing.

Thirty-five basketball courts exist in Salem County; almost one-third of these are located in Salem City. Many schools have multi purpose fields that are used for field hockey, lacrosse, and football. A complete list of athletic fields in each municipality can be found in the municipal recreation profile section. A County wide summary chart of these statistics can been found below.

Lack of funding for both open space acquisition and facility upkeep is the biggest barrier to recreation programs throughout the County according to responses from recreation questionnaires. Expansion of existing facilities is needed to accommodate increasing participation in baseball, softball, basketball, and soccer. Although there are some facilities that are handicapped accessible, most of the municipalities in Salem County do not sufficiently meet the needs of disabled individuals.

Salem County Recreation Facilities Summary Table	
Type	**# of Facilities**
Baseball	46
Softball	42
Soccer	49
Multipurpose	26
Playground	38
Basketball	35
Tennis	37
Volleyball	1

Golf

"If you watch a game it's fun. If you play it, it's recreation. If you work at it, it's golf."
Bob Hope

There are seven golf courses in Salem County. Four of these courses are public and three are private clubs. There are a total of 81 holes of golf open to the public, and 36 holes that are privately maintained. The following chart provides the name, address, phone number, and facility summary of each golf location in Salem County.

Golf Course	Holes	Access	Address	Phone
Holly Hills Golf Club	18	Public	Friesburg Road, Alloway, NJ 08001	609.935.2412
Sakima Country Club	9	Private	383 Shell Rd. Route 130, Carneys Pt., NJ 08069	609.299.0201
Centerton Golf Club	18	Public	540 Almond Road, Centerton, NJ 08318	609.358.2220
Wild Oaks Country Club	27	Public	75 Wild Oaks Drive, Salem, NJ 08079	609.935.0705
Town and Country Golf Links	18	Public	197 East Ave, Woodstown NJ 08098	856.769.8333
Running Deer Golf Club	18	Private	1111 Parvin Mill Road, Pittsgrove, NJ 08318	856.358.2000
Country Club of Salem	9	Private	1 Country Club Lane, Salem, NJ 08079	609.935.1603

Camping

Salem County has over a dozen campgrounds. Camping facilities can be found at Parvin State Park and Camp Crockett County Park. There is also a number of privately operated campgrounds throughout the County. A complete list of camping facilities in and around Salem County can be found below.

Name of Campground	Location
Bostwick Lake	Bridgeton
Boy Scouts of America Camp	Upper Pittsgrove Township
Boy Scouts of America Camp	Alloway Township
Camp Crockett	Pilesgrove Township
Camp Edge	Alloway Township
Camp Roosevelt	Alloway Township
Four Seasons Camp Grounds	Woodstown
Holly Green Camping Grounds	Monroeville
Meadow View Acres Campground	Lower Alloways Creek Township
Old Cedar Campground	Monroeville
Oldmans Creek Campground	Monroeville
Parvin State Park	Pittsgrove Township
Ranch Hope INC	Alloway Township
Yogi Bear at Tall Pines Resort	Elmer

Additional Recreation Facilities and Tourism Amenities

Appel Farm - Appel Farm Arts and Music Center is a nonprofit arts and music center located on 176 acres in Elmer. Appel Farm was founded in 1960 as a private summer arts camp for children and now provides creative opportunities for more than 52,000 children and adults each year. (*Salem County Cultural Resource Inventory*)[2]

Archery - An archery range called Obissquasoit Bowman is located in Alloway Township. This facility offers archery instruction and ranges.

Cowtown Rodeo - Cowtown is located in Pilesgrove Township. The rodeo operates from May to September and has been in operation for over 90 years under the ownership and management of the Harris family. It is a professional stop on a professional circuit for hundreds of cowboys and cowgirls from across the Country. The Cowtown Rodeo is one of three weekly rodeos sanctioned by the PRCA (the others are Mesquite, Texas and Steamboat Springs, Colorado). Cowtown is also well known in South Jersey for the Farmers Market that is open every Saturday and Tuesday. (*Cowtown Rodeo Web Page*)[3]

County Fair Grounds - The Salem County Fair is held annually during the second week of August on *Salem County Fair Co-op* owned grounds in Pilesgrove Township. Other events such as craft fairs, horse shows, and festivals are held on the site throughout the year. The Fair Association is a private organization dedicated to the promotion of

agriculture in Salem County. Various organizations including the Salem County Board of Agriculture, Grange, 4-H, Future Farmers of America, the New Jersey Wool Sheep Breeders Association, and the Holstein Association are members of the Fair Association. (*Salem County Fair Web Page*) [4]

Health Centers - A number of health clubs can be found across the area. The YMCA is the primary site for indoor recreation providing service to more than 400 Carneys Point Township, Woodstown Borough, and Pilesgrove Township residents each day. (*Salem County Cultural Resource Inventory*)

Horseback Riding - Farms of all kinds comprise Salem County's landscape. Stables and horse farms in the County provide access to equestrian amenities. There are a number of places to train and take lessons, such as Country Haven, Killdeer Farm and Longwait Farms in Pilesgrove, and Liberty Bell Farm and High Spirits Farm in Elmer.

Sportsmen's Clubs - There are several Sportsmen's clubs located in the County including United Sportsmen's Association of North America (USANA), located in Pittsgrove Township. USANA is comprised of over 300 acres. There is a diverse array of shooting facilities including paintball, target ranges, and prime hunting ground, as well as other recreational facilities such as basketball, volleyball, softball, and exercise rooms. Sportsman Club, located in Carneys Point, also has a variety of recreational activities such as lake swimming, and fishing. Other hunting clubs exist in the County that utilize resources on both privately and publicly owned land.

Swimming - Salem County contains several swim clubs including Swim2bfit in Salem, as well as Elmer Swim Club, Chestnut Run Pool in Woodstown, and Splash and Swim Center in Pennsville. The lake at Parvin State Park in Pittsgrove has sections open to swimmers as well.

Resource-Based Recreation

"Recreation's purpose is not to kill time, but to make life, not to keep a person occupied, but to keep them refreshed; not to offer an escape from life, but to provide a discovery of life." [5]
-Author Unknown

Open space and natural areas provide opportunities for residents and visitors to experience, enjoy, and learn about the diverse landscape of Salem County. Depending upon the health of land and water resources, resource-based recreation can provide a large array of activities with minimal capital improvement cost. In Salem County, a wealth of preserved natural areas offers a diversity of outdoor recreational amenities such as bird watching, boating, fishing, and hunting. Scenic country roads cut through beautiful farmland and present opportunities for bike routes and connective trails.

Salem County is made up of a unique landscape of historic downtowns, open farmland, and Delaware Bayshore habitat. The County shares its 35-mile border along the Delaware River/Bay with New Castle, Delaware. This coastal region provides critical habitat for many migrating species in the Western Hemisphere. The shoreline is made up

of tidal and freshwater marshland habitats, which support different types of recreational and economic activities than can be found in other coastal communities in New Jersey. "Shore" activities in Salem County reveal this difference with birding, boating, camping, fishing, and hiking being the most popular forms of recreation enjoyed there. *(Salem County Natural Resources Inventory)*[6]

There are several protected areas within Salem County including Supawna Meadows National Wildlife Refuge (NWR), Fort Mott and Parvin State Parks, 11 Wildlife Management Areas (WMA's) and Camp Crockett County Park. These resources offer everything from deer hunting and crabbing to cross country skiing and picnicking. The chart on the following page illustrates what activities can be found at each resource-based recreation site in Salem County.

Nonprofit organizations and private companies have acquired tracts of land in the County for preservation and restoration. Burden Hill Preserve (Natural Lands Trust) in Quinton Township is a relatively unfragmented Oak-Pine forest. Trails are located in the preserve but public use is limited because of ecological and donor restrictions. The Nature Conservancy's Willow Grove Lake Preserve is located in Pittsgrove along the Maurice River. Public access is limited due to lack of roadway connection. PSEG Nuclear, LLC is working on wetland restoration projects in Elsinboro and Lower Alloways Creek Township. The public has access to hunting, fishing, crabbing, and other wildlife activities on this privately owned property, as well as boardwalks, observation platforms, a birding blind, and nature trails.

Resource-Based Recreation Sites

Supawna Meadows National Wildlife Refuge

Supawna Meadows National Wildlife Refuge is located along the Delaware River north of the Salem River. The refuge encompasses approximately 2,800 acres within a 4,600 acre approved acquisition boundary. (*Supawna Meadows GIS Mapping Data*)[7] Brackish tidal marshes make up nearly 80 percent of the refuge where waterfowl feed and rest during migrations. (*New Jersey Audubon*)[8] The Delaware Bayshore estuary is recognized as a wetland of international importance and an international shorebird reserve. This area provides opportunities to walk, canoe, and observe birds and other wildlife. Supawna also provides fishing and hunting and opportunities.

In Pennsville Township, the United States Army Corps of Engineers (U.S. ACE) manages the Killcohook Coordination Area (otherwise known as the Killcohook Contained Disposal Facility). Initially acquired by the federal government in 1934 as the Killcohook Migratory Bird Refuge, this site had previously been under the supervision of the U.S. Fish and Wildlife Service (U.S. FWS) as a National Wildlife Refuge for migratory birds. Due to the extensive dredge spoils on this site, the oversight of this property was transferred from the land management agency to the U.S ACE. The area encompasses 1,440 acres of dredge spoil, water, and marshlands that are attractive to birds. (*Killcohook Press Release*)[9]

Fort Mott State Park

Fort Mott was built as part of the federal government's late 19th century plan to defend the Delaware River and the approach to Philadelphia. Visitors can tour the remnants of the Endicott-era fortification, and visit the Delsea Region Welcome Center of the New Jersey Coastal Heritage Trail. A walking tour of the fort is provided as well as interpretive programming. Finn's Point Interpretive Trail runs from the end of the walking tour through a bit of forest to Finns Point National Cemetery.

Parvin State Park

Parvin State Park in Pittsgrove Township includes 1,137 acres of lakes, forest, natural areas and campsites. A lifeguard staffed swimming beach as well as a canoe rental facility is located at Parvin Grove, on Parvin Lake. Four hundred acres of the park have been designated as a natural area where motorized vehicles and bicycles are not permitted. There are 15 miles of hiking trails throughout the area. Fishing is excellent in the park's lake and Muddy Run. Bass, pickerel, catfish, yellow perch and sunfish are among the fish species most often caught in the park. (*N.J.DEP Guide to Parvin State Park*)[10] There are a variety of overnight facilities for visitors to Parvin State Park as well. Cabins are available along the west shore of Thundergust Lake, while tent and trailer sites are located at Jaggers Point Campground along the south shore of Parvin Lake.

State Wildlife Management Areas (WMA's)

There are 118 Wildlife Management Areas (WMA's) encompassing more than 276,000 acres in New Jersey. (*New Jersey Division of Fish and Wildlife*)[11] Eleven WMA's are located in Salem County occupying over 20,000 acres of land. They vary in appearance and size from the 91.12 acre *Rainbow Lake WMA* in Pittsgrove, to the 9,345 acre *Mad Horse Creek WMA* located in Lower Alloways Creek. These areas are managed as habitats for game species. The chart found on the following page titled, *Salem County Resource Based Recreation Facilities*, lists in detail the activities found at each Wildlife Management Area in Salem County.

Types of Resource-Based Recreation

Hunting

There are no State Parks in the County that allow hunting. However, hunting is allowed in the County's 11 WMA's, on the PSEG's EEP Alloways Creek Watershed Wetland Restoration Site, and on privately owned hunting preserves. New Jersey requires a hunting license for all hunters. For those who have never had a hunting or trapping license, a hunter education course is required in order to purchase a license. Students age 10 -15 years old are issued a free youth license upon completion of the course. Youth ages 10-13 must be accompanied by a licensed adult age 21 or older in order to hunt in New Jersey.(*N.J. DEP Web Site, Fishing and Hunting*)[12] The Resource Based Recreation Facilities Chart previously mentioned illustrates where deer hunting, small game hunting, turkey hunting, and water fowl hunting are allowed on public lands in Salem County.

Salem County Resource Based Recreation Facilities	Wildlife Activities							Water Activities					Trail Use				Facilities								
	Deer Hunting	Small Game Hunting	Turkey Hunting	Waterfowl Hunting	Fishing	Crabbing	Bird Watching	Boat Ramp	Car Top Launch	Motor Boats	Canoeing / Kayaking	Swimming/ Bathhouse	Bicycling	Horseback Riding	Hiking	Cross Country Skiing	Visitors Center	Interpretive Program	Picnic Area	Playground	Restrooms	Observation Tower	Historic Interest	Camp Sites	Partially Accessible
Name of Facility																									
Federal																									
Supawna Meadows NWR	x			x	x		x			x	x				x	x		x					x		x
State																									
Fort Mott State Park					x		x								x	x	x		x	x	x	x	x		x
Parvin State Park					x		x	x		x	x	x	x	x	x	x	x	x	x	x	x			x	x
Abbotts Meadow WMA	x	x		x			x								x							x			
D.O.D. Ponds WMA		x		x	x		x		x		x														
Elmer Lake WMA	x	x		x	x	x	x		x		x														
Featherbed Lane WMA							x																		
Harrisonville Lake WMA					x		x				x														
Mad Horse Creek WMA	x	x	x	x	x	x	x	x		x	x														
Maskells Mill Pond WMA	x	x	x	x	x		x		x		x			x											
Rainbow Lake WMA																									
Salem River WMA	x	x	x	x	x		x		x	x	x				x										
Thundergut Pond WMA	x	x	x	x	x		x		x	x	x				x										
Union Lake WMA	x	x	x	x	x		x	x		x	x		x	x	x	x									
County																									
Camp Crocket					x					x	x								x	x	x				
Private																									
PSEG – Alloway Creek	x	x	x	x	x	x	x	x					x		x							x			
Mannington Meadows																									

There are many private hunting and sporting clubs in Salem County. A sampling of these includes:

Property	Municipality
M & M Hunting Preserve (Jendel Corp.)	Pennsville
Game Creek Hunting Preserve	Pilesgrove
Obissquasoit Bowmen	Alloway
Salem County Sportsmens Club	Carneys Point
Quinton Sportsmen	Quinton
Buckshorn Sportsmens Club	Lower Alloways Creek
Mannington Hunting Club	Pennsville
Cedar Oaks Hunting Club	Alloway
United Sportsmens Association of N.A.	Pittsgrove
Salem Boating Club	Pennsville
Woodmere Lake Association	Quinton
Silver Lake Preserve	Lower Alloways Creek
Salem County Beagle Club	Pilesgrove
Delsea Beagle Club	Pittsgrove

Fishing

The State requires that a fishing license be worn by all persons age 16 or older fishing in freshwater in New Jersey, including privately owned lakes and waters. Trout Stamps are also required when fishing trout stocked waters. The New Jersey Department of Fish and Wildlife estimates that there are 786 acres of publicly and privately owned ponds and lakes that are open to anglers in Salem County. (*N.J. DEP "Ponds Open to Anglers*)[13] The Division developed a list of waters designed to "assist fishermen in finding a place to fish." They describe the list as not 100% complete, and acknowledge that conditions change constantly. The list includes only "those waters where a good population of desirable species of worthwhile size exist, and where public access is assured" (*N.J. DEP "Ponds Open to Anglers"*). Please see the Table entitled *Salem County Ponds and Lakes Open to Anglers* on the following page. There are four locations in Salem County to access trout waters, a table with locations and directions can be found below. The Muddy Run in Parvin State Park is also open to anglers and is a great location for bass, pickerel, catfish, yellow perch and sunfish. There are two facilities in Salem County that provide accessible fishing sites for people with disabilities, access information can be found on the NJDEP website. A list of private licensing agents for fishing and hunting in Salem County can be found below.

Salem County Licensing Agents for Fishing and Hunting		
Agent	**Location**	**Phone**
Bradway's Farm Market	Quinton	856 935 5698
North American Archery	Monroeville	856 358 8180
Sam's Super Service	Elmer	856 358 3488
Shag's Bait & Tackle	Pennsville	856 935 2826
Shute's Gun Shop	Quinton	856 935 8734
Wal-mart	Pennsville	609 935 8200

Salem County Ponds and Lakes Open to Anglers

Legend

Ownership
F - Federal
S - State
C - County
M - Municipal
P - Private

Angler Facilities
Y - Yes
N - No
E - Electric outboards only
L - Limited to 10 hp max
U - Unlimited horsepower

Fishing Quality
1 - Very Good
2 - Good
3 - Fair
4 - Poor or None
5 - Trout available only during stocking season
6 - Trout available during entire legal fishing season

Water	Nearest Town	Owner	Acres	Shore Fishing	Car Top Launch	Boat Ramp	Boat Livery	Outboard Allowed	Swimming Area	Picnicking	Cabins/Campsites	Striped Bass Hybrid	Trout	Largemouth Bass	Smallmouth Bass	Pickerel	Catfish	Channel Catfish	Yellow Perch	Musky/No. Pike	Carp	Crappie	Sunfish	Walleye
Avis Millpond	Richmantown	P	25	Y	N	N	N	N	N	N	N	4	4	2	4	3	3	3	2	4	3	2	2	4
Daretown Lake	Pole Tavern	M	16	Y	Y	N	N	N	N	Y	N	4	4	2	4	3	2	4	3	4	2	2	1	4
DOD Lake	Penns Grove	S	120	Y	Y	Y	N	E	N	N	N	4	4	1	4	2	1	4	2	4	2	3	1	4
Elkington Millpond	Alloway	P	30	Y	Y	Y	N	E	N	N	N	4	4	2	4	2	2	3	2	4	1	1	2	4
Elmer Lake	Elmer	S	45	Y	Y	Y	N	E	N	N	N	4	4	2	4	2	2	4	1	4	1	2	1	4
Harrisonville Lake	Harrisonville	S	30	Y	Y	N	N	E	N	N	N	4	5	1	4	2	2	3	2	4	1	3	1	4
Laurel Lake	Quinton	P	21	Y	Y	N	N	E	N	N	N	4	4	2	4	3	3	3	2	4	2	2	2	4
Maskells Mills Lake	Canton	S	33	Y	N	N	N	E	Y	Y	N	4	4	2	4	2	2	4	2	4	2	2	1	4
Parvin Lake	Centerton	S	95	Y	Y	Y	Y	E	Y	Y	Y	4	4	2	4	2	1	4	2	4	2	3	1	4
Rainbow Lake	Pittsgrove	S/P	77	Y	Y	Y	N	E	N	N	N	4	4	1	4	3	3	4	1	4	2	2	1	4
Riverview Beach Pond	Pennsville	M	5	Y	Y	N	N	N	N	Y	N	4	4	2	4	3	2	4	3	4	1	2	2	4
Salem Canal	Carneys Point	P	250	N	Y	Y	N	Y	N	N	N	4	4	1	4	3	1	2	3	4	1	1	1	4
Schadlers Sand Wash	Penns Grove	P	5	Y	N	N	N	N	N	N	N	4	5	3	4	4	3	4	4	4	4	2	1	4
Thundergust Lake	Centerton	S	14	Y	Y	N	Y	E	N	Y	Y	4	4	2	4	4	2	4	3	4	4	2	1	4
Woodstown Memorial Lake	Woodstown	M	20	Y	Y	N	N	N	N	Y	N	2	4	2	4	3	1	1	3	4	1	2	1	4
Approx. acres accessible to anglers			**786**																					

Source: NJDEP Website

Fishing Access Locations on Trout Waters[14]				
County	**Name**	**Township**	**Location**	**Directions**
Salem/Gloucester	Harrisonville Lake	South Harrison	Harrisonville Lake	Rt. 45 to Harrisonville Rd. (South Harrison) Make right on Main St. Make right on Eldridges Hill Rd. Make left on Lake Street.
Salem	Riverview Beach Pond	Pennsville	Riverview Beach Pond	Rt. 130 to Rt. 49, lake is off Rt. 49 - good parking available
Salem	Schadler's Sand Wash Pond	Penns Grove	Schadler's Sand Wash Pond	Rt. 40 W., bear right onto Rt. 48, go 1.8 miles to left on Game Creek Rd. lake is on left - parking along road.
Salem/ Cumberland	Maurice River	Pittsgrove	Eppinger Rd. Beach	Rt. 55 exit 32 to Landis Ave. (W) to Gershal Ave. (N) to Eppinger Rd. (E) to end.

Boating

Salem County's location on the Delaware Bayshore, and its abundance of natural wetlands and marshes, make the area prime for boating. Small boats can venture through some of the County's wetlands and rivers, where fishing and wildlife watching provide a diversion from everyday life. PSEG has a public boat launch built in Elsinboro Township on the Salem River. The chart below details other locations in Salem County with boating access.

Salem County Boating Information					
Legend Facilities Y - Yes N - No E- Electric outboards only					
	Nearest Town	**Acres**	**Car Top Launch**	**Boat Ramp**	**Outboard Allowed**
Daretown Lake	Pole Tavern	16	Y	N	N
DOD Lake	Penns Grove	120	Y	Y	E
Elkington Mill Pond	Alloway	30	Y	Y	E
Elmer Lake	Elmer	45	Y	N	N
Harrisonville Lake	Harrisonville	30	Y	N	E
Laurel Lake	Quinton	21	Y	N	E
Maskells Mills Lake	Canton	33	N	N	E
Parvin Lake	Centerton	95	Y	N	E
Rainbow Lake	Pittsgrove	77	Y	Y	E
Riverview Beach Pond	Pennsville	5	Y	N	N
Salem Canal	Carneys Point	250	Y	Y	Y
Thundergust Lake	Centerton	14	Y	N	E
Woodstown Memorial lake	Woodstown	20	Y	N	N

Source: NJDEP Website

Birding/ Wildlife Watching

New Jersey is one of only seven states in which wildlife watchers outspend hunters and anglers. In total, New Jersey wildlife watchers, hunters and anglers contribute $2.2 billion to the State's economy. (*N.J. DEP Web Site*) Salem County is one of the last areas in the State with plentiful wide open spaces. It is also a great place for birding due to its location along the Delaware Bay estuary. Salem County is interesting to explore during every season. In winter, beautifully plumaged wood ducks and snow geese are abundant. In spring, migratory birds such as Warblers and Orchard Orioles visit the County's woodlands. Summer brings wading birds such as Great and Snowy Egrets, Great Blue Herons and the Glossy Ibis. In the fall, raptors soar on thermals while fox, muskrats, and raccoons can be seen on the edge of marshes. (*New Jersey Audubon*) The New Jersey Audubon's "New Jersey Birding & Wildlife Trails" series on the Delaware Bayshore is an excellent resource for birding and wildlife activities and information in Salem County. PSEG manages over 3000 acres open to birding and wildlife watching in Elsinboro and Lower Alloways Creek Townships at its Alloways Creek Watershed Wetland Restoration Site. Facilities include nature trails, interpretive wayside exhibits, observation platforms, and elevated boardwalks.

Providing Connections

Salem County has a range of interesting assets from beautiful and scenic Wildlife Management Areas to Cowtown Rodeo to historic architecture and charming small towns. Preserving scenic viewsheds is important in order to maintain the rural feel of the area. These viewsheds should be linked to one another with trails and scenic byways that will serve as connections between points of interest. Tourism viability will improve if destinations are interconnected with one another and easily accessible. Development of a County wide trail system would not only provide potential tourism revenue but also establish greenways for wildlife habitat and ground water recharge. Trails can be found at Supawna Meadows, Parvin State Park, Fort Mott State Park, Burden Hill Preserve, and the Alloways Creek Watershed Wetland Restoration Site managed by PSEG.

The New Jersey Coastal Heritage Trail Route

The Coastal Heritage Trail is a project run by the National Park Service. The Trail was established by Congress in 1988 to promote appreciation, understanding, and enjoyment of the cultural and natural sites found along the coastal areas of New Jersey. (*New Jersey Audubon*) Salem County is part of the Delsea Region of the Trail. The Delsea Region features bird watching areas, wetland and wildlife preserves, parks, marinas, and American Revolution and Civil War sites. The Regional Welcome Center is located at Fort Mott State Park.

Scenic Drives

The New Jersey Audubon Society created and published the New Jersey Birding and Wildlife Trails book, including 9 driving tours in New Jersey's Delaware Bayshore region. Two of these driving trails are located in Salem County. (*New Jersey Audubon*)

Trail # 1

1. Fort Mott State Park/ Finn's Point Lighthouse, Pennsville
2. Riverview Beach Park, Pennsville
3. Pennsville Historical Society – Church Landing Farmhouse museum, Pennsville
4. Memorial Lake, Woodstown
5. Camp Crockett County Park, Pilesgrove
6. Daretown Lake, Upper Pittsgrove
7. Elmer Lake Wildlife Management Area, Elmer
8. Parvin State Park, Pittsgrove

Trail # 2

1. Supawna Meadows National Wildlife Refuge
2. Pointers – Sharptown Road, Bridge at Nimrod Road
3. Salem River Wildlife Management Area
4. Elsinboro Neck, Elsinboro
5. Alloway Creek Watershed Wetland Restoration Site, Elsinboro and Lower Alloways Creek
6. Abbotts Meadow Wildlife Management Area, Elsinboro
7. Stow Creek Bald Eagle Nest Viewing Platform, Canton
8. Stowneck Road to Mad Horse Creek Wildlife Management Area, Lower Alloways Creek
9. Maskell's Mill Wildlife Management Area, Lower Alloways Creek
10. Mill Pond Road, Lower Alloways Creek

Bicycling Trails/Routes

Salem County's rural roads create a system of bicycle routes. The Salem County Planning Board prepared a Bicycle Route Improvement Guide in July 2001, and in 2002 the N.J. Department of Transportation (NJDOT) allocated funding in the State Transportation Improvement Program for regional bicycle improvement projects within Salem County (*Salem County Cultural Resource Inventory*). A bicycle route exists around the Borough of Woodstown and Pilesgrove Township. The Route runs through Woodstown Borough and connects with the Marlton Recreation area via Marlton Road, and Seven Stars Intersection via Kings Highway.

Various bicycle clubs and travel guides have also identified interesting and scenic rides in the County and region. A travel guide called *Short Bicycle Rides – New Jersey* mentions a circular route that links Salem City, Hancock House, and rural areas in Cumberland County. Another guide *Coasting Along* recommends a route in the eastern part of the County connecting to the Parvin State Park bike trails, and another route linking Fort Mott State Park, Salem City, Oakwood Beach, and Hancocks Bridge. (*Salem County Bicycle Improvement Guide*)[15] The development of cohesive bike routes across the County's scenic byways would attract bikers to the area and provide a great recreation opportunity that can connect all the best Salem County has to offer locals and visitors alike. NJDOT is working with the National Park Service on preliminary planning for a proposed Delsea Scenic Byway that would pass through Salem County on its way between the Delaware Memorial Bridge and the Cape May – Lewes, Delaware ferry terminal in Cape May County.

Benefits of Recreation

"Give about two hours every day, to exercise; for health must not be sacrificed to learning. A strong body makes the mind strong." —Thomas Jefferson, 1785

Open space visionaries, such as Frederick Law Olmsted, did not view parks as amenities, but as necessities; places that provide recreation, inspiration and relief from every day stresses in society. (*Why America Needs More City Parks and Open Space*)[16] Voters throughout the country, including those in Salem County, have repeatedly shown their willingness to raise their own taxes to pay for new or improved parks, passing 75% of the conservation related ballot questions nationwide. As farmland and forests become threatened by sprawl, the County's agricultural, recreational, natural and cultural resources need increased protection. Their preservation will offer the following benefits: improved health, enhanced quality of life, higher land and home values, and increased tourism opportunities and revenue for Salem County's retailers. (*Why America Needs More City Parks and Open Space*)

Health

Providing recreational opportunities is one of the most important ways in which government can contribute to the health and welfare of its citizens. Small neighborhood parks and large open spaces improve physical and psychological health, and strengthen communities. Citizens who have better access to open space, visit parks more frequently, and engage in physical recreation activities make fewer visits to their doctors. (*The National Recreation & Park Association*) [17]

Small children develop muscle strength, coordination, language skills, and reasoning abilities through playing. (*Why America Needs More City Parks and Open Space*)
Providing recreation, especially for children, has become an important tool to combat the obesity epidemic facing our country. Despite the known benefits of physical activity, sedentary lifestyles combined with unhealthy American diets have lead to an obesity epidemic across the United States. Only 25 percent of American adults engage in the recommended levels of physical activity, and 29 percent engage in no leisure-time physical activity, according to the Centers for Disease Control and Prevention. Studies have shown that individuals who have easy access to parks or recreation facilities are 25.6 percent more likely to exercise on three or more days per week. (*Why America Needs More City Parks and Open Space*)

Real Estate Value

Numerous studies have demonstrated a clear correlation between increased real estate values and preserved parkland. "The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to parks and open space areas than for a home that does not offer this amenity." (*Why America Needs More City Parks and Open Space*) Growing evidence points to similar benefits on commercial property values. Increased property values attract new businesses that can help boost the economy and reduce unemployment. When choosing business sites,

employers consider the quality of life provided by an area's parks and recreation amenities. (*Why America Needs More City Parks and Open Space*)

Quality of Life

The overall quality of life in a community can be improved through the preservation of recreational land. Towns and neighborhoods with abundant park and recreation resources are more attractive places to live and work. Neighborhood parks in urban areas provide a variety of environmental benefits, such as reducing air and water pollution, as well as offering a more cost effective solution to storm water and runoff management. Town parks also produce social benefits for the community by reducing crime, strengthening neighborhood involvement, and offering a setting for social interaction. Parks not only serve as community landmarks, but as prime marketing tools for attracting tourists, events, and businesses. (*Why America Needs More City Parks and Open Space*)

Tourism Revenue

The County has pursued opportunities to increase tourism revenue on the basis of its natural and historic resources. Salem County receives the lowest amount of annual tourism dollars among New Jersey counties. The area does not experience the seasonal tourism that is found in places like Cape May and other summer shore destinations. The most popular Delaware Bayshore recreation activities include fishing, boating, nature walks, and camping. (*Salem County Natural Resource Inventory*) Attracting tourism to the county in the form of day trips has been discussed by the Open Space Advisory Committee as a goal for Salem County. Below are examples of the County's resources related to recreation and tourism.

Salem County Recreational Tourism Assets
The New Jersey Coastal Heritage Trail, managed by the National Park Service through Salem County. The Delsea Region of the Trail has a welcome center at Fort Mott State Park. Fort Mott has historic interest, Scenic overlooks, and access to the Three Forts ferry boat service that connects Fort Mott, Fort Delaware, and Fort DuPont in Delaware.
Salem County is a great location to bird/wildlife watch. Mannington Meadows, PSEG Alloway Creek, and Salem River Area are known for their abundance of bird species. Supawna Meadows NWR as well as the County's 11 Wildlife Managements Areas, and Parvin State Park collectively provide hiking and bicyle trails, hunting and fishing, boating, canoeing, kayaking, and camping to visitors of the area. The New Jersey Audubon Society's *New Jersey Birding & Wildlife Trails (Delaware Bayshore)* guide is a wonderful reference for finding hidden spots perfect for day trips to view wildlife.
Scenic byways provide opportunities for driving tours and bicycle routes. Country roads throughout the county
Cowtown Rodeo attracts spectators and cowboys from all over the country. It is the only professional Rodeo in New Jersey.
Historic town centers and unique architecture such as pattern brick houses can be seen throughout the County of Salem. Towns such as Salem City, Woodstown, and Elmer offer places to shop and historic inns to dine.

Attached is a comprehensive list of the *Parks and Recreation Areas in Salem County*.

Parks and Recreation Areas - Salem County

	Property Name	Municipality	Managing Partner
Federal Land			
	New Jersey Coastal Heritage Trail		National Park Service
	Supawna Meadows National Wildlife Refuge		U.S. Fish and Wildlife Service
	Killcohook Coordination Area		U.S. Army Corps of Engineers
State Land			
	State Parks		
	Fort Mott State Park	Pennsville Twp.	NJDEP Division of Parks and Forestry
	Parvin State Park	Pittsgrove Twp.	N.J. Division of Parks and Forestry, State Park Service
	Wildlife Management Areas		
	Salem River WMA	Carneys Point, Mannington, & Pilegrove Twps.	NJDEP Division of Fish, Game, & Wildlife
	Abbotts Meadow WMA	Elsinboro Township	NJDEP Division of Fish, Game, & Wildlife
	D.O.D. Ponds WMA	Oldmans and Carneys Point Townships	NJDEP Division of Fish, Game, & Wildlife
	Elmer Lake WMA	Elmer and Pittsgrove	NJDEP Division of Fish, Game, & Wildlife
	Featherbed Lane WMA	Pilesgrove Township	NJDEP Division of Fish, Game, & Wildlife
	Mad Horse Creek WMA	Lower Alloways Creek Township	NJDEP Division of Fish, Game, & Wildlife
	Maskells Mill Pond WMA	LAC and Quinton Townships	NJDEP Division of Fish, Game, & Wildlife
	Rainbow Lake WMA	Pittsgrove Township	NJDEP Division of Fish, Game, & Wildlife
	Thundergut Pond WMA	Alloway Township	NJDEP Division of Fish, Game, & Wildlife
	Harrisonville Lake WMA	Gloucester and Salem Counties - Pilesgrove	NJDEP Division of Fish, Game, & Wildlife
	Union Lake WMA	Cumberland and Salem Counties - Pittsgrove	NJDEP Division of Fish, Game, & Wildlife
	Game Branch Preserve	Carneys Point and Oldmans Township	NJ Natural Lands Trust
County Park Land			
	Camp Crocket County Park	Pilesgrove Township	
	Salem County Recreation Area	Oldmans Township	
	Fenwick Grove Park	Mannington Township	

Preserved (ROSI)	Property Name	Municipality	Managing Partner
Municipal Park Land			
	Bostwick Lake	Alloway Township	
*	Dunn's Park	Carneys Point Township	
*	Recreation Center	Carneys Point Township	
*	Fireman's Park	Carneys Point Township	
*	CP Recreation Park	Carneys Point Township	
	Elmer Park	Elmer Borough	
	Municipal Complex	Lower Alloways Creek Township	
*	Fenwicks Grove	Mannington Township	
	Alan Jones Park	Oldmans Township	
*	Recreation Area	Oldmans Township	
*	Barber Ave. Park	Penns Grove Borough	
*	Memorial Park	Penns Grove Borough	
*	River Walk	Penns Grove Borough	
*	Fort Sumpter Playground	Pennsville Township	
*	Woodside Playground	Pennsville Township	
*	Lenape Playground	Pennsville Township	
*	Riviera Playground	Pennsville Township	
*	Riviera Drive	Pennsville Township	
*	Riverview Beach	Pennsville Township	
*	Parks and Recreation Department	Pennsville Township	
*	Tuff Road Complex	Pennsville Township	
*	Eaton Road Playground	Pennsville Township	
*	Wingate Drive Soccer Fields	Pennsville Township	
*	Deepwater Playground	Pennsville Township	
*	Valley Park Playground	Pennsville Township	
*	Lighthouse Road Baseball Field	Pennsville Township	
*	Franklin Playground	Pennsville Township	
*	Garrison Park	Pilesgrove Township	
*	Marlton Recreation Area	Pilesgrove Township	

Preserved (ROSI)	Property Name	Municipality	Managing Partner
Municipal Park Land			
	Unity Park	Pittsgrove Township	
*	Deer Pen Park	Pittsgrove Township	
*	Green Branch Park	Pittsgrove Township	
	City Park	Salem City	
	Stadium	Salem City	
	Community Center	Salem City	
	Martin Luther King Park	Salem City	
	Veterans Park	Salem City	
	Bike Path	Upper Pittsgrove Township	
	Bike Path	Upper Pittsgrove Township	
	Bike Path	Upper Pittsgrove Township	
	Public Park	Upper Pittsgrove Township	
	Dickeson-Montaigne	Woodstown Borough	
	Memorial Lake	Woodstown Borough	
	Lake	Woodstown Borough	
	Park	Woodstown Borough	
Private Recreation Lands			
	Little League Field	Pennsville Twp.	Atlantic City Electric
	Mannington Meadows	Mannington Township	NJ DEP and private landowners
Nonprofit			
	Burden Hill Forest Preserve	Quinton Twp.	Natural Lands Trust
	Willow Grove Lake	Pittsgrove Twp.	The Nature Conservancy
	Burden Hill Forest Preserve	Lower Alloway and Quinton Twps.	New Jersey Conservation Foundation
	Conservation Lands	Pennsville Twp.	The Conservation Fund
Public Utility - Conservation Lands			
	Alloway Creek Watershed Wetland Restoration Site	Elsinboro & Lower Alloways Twps.	Public Service Enterprise Group

[1] Queensland Government. "Definition of Recreation" *www.sportrec.qld.gov.au/general/benefits_of_physical_activity.cfm.* Accessed August 2006

[2] Salem County Planning Board. "Cultural Resources Inventory". January 24, 2006.

[3] Cowtown Rodeo web page, under "History." *http://www.cowtownrodeo.com/* Accessed August, 2006.

[4] Salem County Fair web page. *http://salemcountyfair.com/history.html* Accessed Sept, 2006.

[5] Recreation Therapy Quotes. *http://www.recreationtherapy.com/trquotes.htm* Accessed August 2006.

[6] Salem County Planning Board. "Natural Resources Inventory." January 24, 2006.

[7] Supawna Meadows GIS mapping brochure. Produced by the National Parks Service

[8] New Jersey Audubon's "New Jersey Birding & Wildlife Trails" series on the Delaware Bayshore.

[9] U.S. Department of Agriculture Office of Information Press Service. Washington D.C. February 16,1934. Killcohook Bird Refuge Established by President.

[10] Parvin State Park , New Jersey Division of Parks and Forestry State Parks Service. New Jersey Department of Environmental Protection flier guide.

[11] New Jersey Division of Fish and Wildlife. "Hunting in New Jersey": *http://www.state.nj.us/dep/fgw/hunting.htm* Accessed August 2006

[12] New Jersey Department of Environmental Protection website, under fishing licensing. *http://www.state.nj.us/dep/fgw* Accessed August, 2006.

[13] New Jersey Department of Environmental Protection website, "List of New Jersey Ponds, Lakes and Reservoirs Open to Public Angling." *http://www.state.nj.us/dep.* Accessed August 2006.

[15] Bicycle Route Improvement Guide for Salem County, July 2001. (page 8)

[16] Sherer, Paul. Why America Needs More City Parks and Open Space. *www.tpl.org*

[17] Godbey, G., Roy, M., Payne, L. L., & Orsega-Smith, E. (1998). *Final Report on the Health and Park Use Study*, The National Recreation & Park Association.

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Salem County Municipal Profiles

The municipalities of Salem County are extraordinary in their diversity. The County is home to both commercial and residential centers but also boasts some of the most rural municipalities in New Jersey, which themselves are centers of agriculture. With respect to their natural features, municipalities along the Delaware River, or "river towns", contain tidal wetlands that harbor a vast array of marine and avian wildlife species, while the sandy soils of the County's eastern towns support unique forest habitats. Many towns have an abundance of recreational facilities, while others have very few.

Consequently, the goals for open space and farmland preservation expressed by Salem County's municipalities themselves are very diverse. Open space and farmland planning in Salem County must respect the differences between its municipalities in order to effectively help them all achieve their respective goals and visions. To aid in this effort, a detailed profile of every Salem County municipality has been included in this Plan.

The profiles consist of general demographic information on each municipality, a summary of their respective open space programs and goals, and graphical land use data. The demographics provided include land area, population information, and projections of future population compiled by the South Jersey Transportation Planning Organization (SJTPO). Information about the municipality's open space and farmland preservation program is provided as well. To date, five towns – Alloway, Pilesgrove, Pittsgrove, Upper Pittsgrove and Woodstown, have established open space and farmland preservation programs. In November, Mannington and Carney's Point passed ballot questions to establish municipal open space and farmland preservation trust funds.

The profiles outline the municipalities' identified planning goals in reference to open space and land use. These goals were determined through the State Development and Redevelopment Plan cross-acceptance process in 2004, municipal master plan documents and input from the communities themselves.

The right side of the profiles contains graphical information about each municipality. There is a map outlining the municipality's location within the County as well as the County's location within the State of New Jersey. Beneath this is a pie chart breakdown of the land uses in each municipality as determined by the 1995/1997 N.J. DEP Land Use Database. Finally, a photograph of a park, farm, or natural area that characterizes the municipality is included with each profile.

Alloway Township

Area: 33.17 square miles; 21,229 acres

Population (2000): 2,774
83.6 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	2,774	2,774	2,775	2,776	2,777

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Alloway Township maintains an Open Space & Farmland Preservation Trust Fund, which provides money for the purchase of farmland development rights and fee-simple property acquisitions.

Municipal Open Space & Farmland Preservation Tax:
$0.01/$100 assessed value
Trust Fund Balance (as of June 2006): $18,766.24
Preserved Open Space (acreage): 1,284
(6.0% of Township)

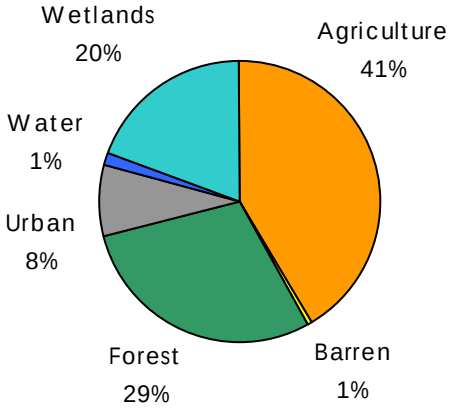
Open Space & Farmland Preservation Priorities:
(as identified by 2006 Open Space Surveys)
1. Protection of the County's rural quality of life
2. Preservation of tillable land and prime soils
3. Preservation of forested lands

Municipal Land Use Planning Summary and Goals:
(as identified by the 2004 Cross Acceptance Report)
- PA 4A (Rural)
- Designate Alloway Village as a town center
- Develop strategic plans to preserve rural character, open space and agriculture
- Attract agriculture-based, light industry

Regional Location

Source: Wikipedia Encyclopedia

Land Use



Source: 1995 DEP Land Use Database

Alloway Township Recreation Complex

Municipal Recreation Facilities Inventory

Preserved*	**Alloway Township**	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Alloway Twp. Elementary School	School	1		1		1												
	Bostwick Lake	Park																	passive
	Elkinton Road Park	Park	2	1												10			

*Listed on Receation & Open Space Inventory (ROSI)

Recreation Trends

Baseball and Softball program enrollment are increasing.
Expanding existing facilities as well as providing a walking track, and toddler activities are priorities.

Other Recreation Land Located in Alloway Township

Name	**Owner**	**Type**
Thundergut Pond	NJDEP	Wildlife Management Area
Bostwick Lake	Alloway Township	Passive
Burden Hill Forest Preserve	Natural Lands Trust	Open Space
Holly Hills Golf Course	Privately Owned	Public Golf
Ranch Hope Inc	Privately Owned	Campground
Camp Edge	NJDEP	Campground and Park
Camp Roosevelt	Privately Owned	Campground
Cedar Oaks Hunting Club	Privately Owned	Woodland Plan
T/P Campground	Privately Owned	Campground

Carneys Point Township

Area: 17.75 square miles; 11,360 acres

Population (2000): 7,684
433 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	7,660	7,601	7,478	7,398	7,377

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
In December of 2005, the Sassi property became the first farm in Carneys Point to be preserved.

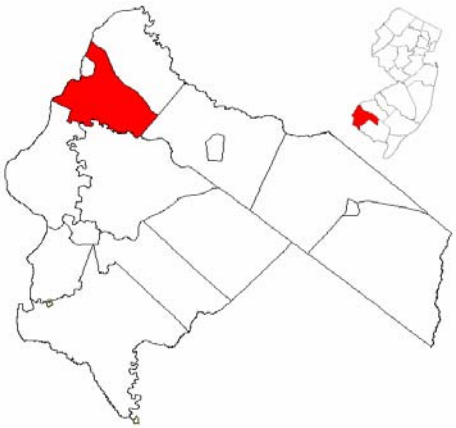
Open Space & Farmland Preservation Trust Fund: Voters approved the establishment of a four cent dedicated tax for land preservation in the November 2006 referendum.

Preserved Open Space (acreage): 455 (4.0% of the Township)

Open Space & Farmland Preservation Priorities:
(derived from the 2004 Cross Acceptance Report)
1. Channel development into redevelopment areas
2. Protect naturally sensitive and agricultural lands
3. Preserve the Delaware River waterway

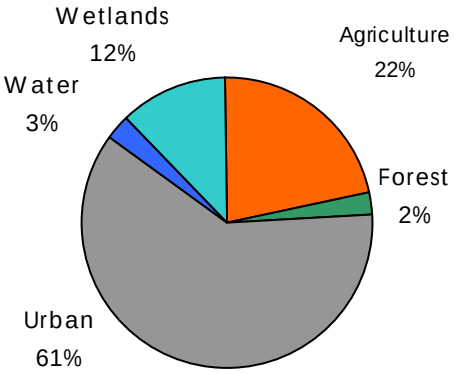
Municipal Land Use Planning Summary and Goals:
(as identified by the 2004 Cross Acceptance Report)
- The Township has land in all five Planning Areas
- Encourage new development within the 2,500-acre redevelopment district
- Create a viable town center
- Establish pedestrian linkages between the town center, recreation facilities, and natural areas

Regional Location



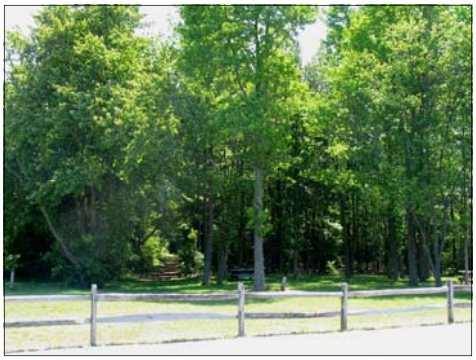
Source: Wikipedia Encyclopedia

Land Use



Source:1995 DEP Land Use database

CP Recreation Park



Municipal Recreation Facilities Inventory

Preserved*	**Carneys Point Township**	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Field Street Elementary	School					1												
	Lafayette-Pershing Elementary	School					1												
	Penns Grove High School	School	2	1	1	1		1	5									1	football
*	Dunn's Park	Park					1						1		1	8			
*	CP Recreation Park	Park	4	2	1	1	1						1		1	5			hockey rink
	YMCA	-				1					1			1					multi-purpose
*	Midget Football	Park																	
*	Fireman's Park	Park																	

*Listed on Recreation & Open Space Inventory (ROSI)

Comments

All of the recreation programs combined serve 1000+ individuals.
A handicap accessible playground is available for disabled youth.
Indoor facilities, and hiring additional maintenance personnel are priorities.

Other Recreation Land Located in Carneys Point Township

Name	**Owner**	**Type**
Salem River WMA	NJDEP	Wildlife Management Area
D.O.D. Ponds WMA	NJDEP	Wildlife Management Area
	NJ NLT	Open Space
Sportsman Club	Private	Swim/ Fishing Club
Sakima Country Club	Private	Golf Course
Salem County YMCA	Private	County YMCA

Elmer Borough

"The Small Town With The Big Welcome"

Area: 0.88 square miles; 563 acres

Population (2000): 1,384
1,573 persons per sq. mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	1,381	1,369	1,347	1,333	1,329

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:

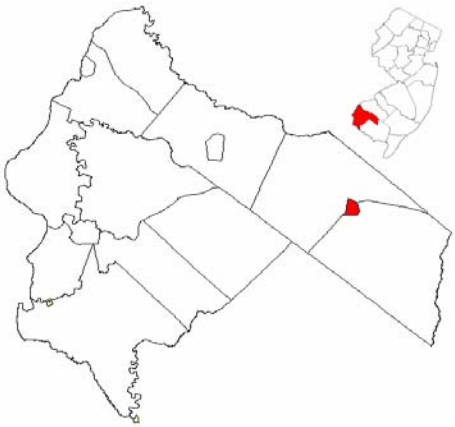
Elmer does not have a municipal open space or farmland preservation program. The Borough is entirely developed except for a narrow stream conservation area.

Open Space and Farmland Preservation Trust Fund: none established
Preserved Open Space (acreage) : 18 (3.2% of Borough)

Municipal Land Use Planning Summary and Goals:
(as identified in the 2004 Cross Acceptance Report)

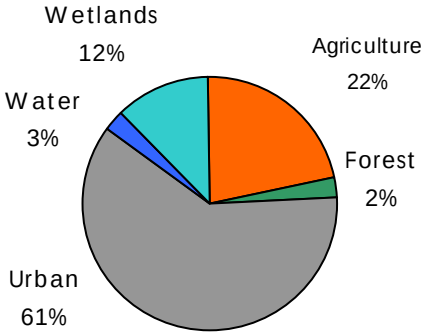
- PA 4B (Rural/Environmentally-Sensitive)
- Town Center designation– 1997
- Install wastewater facilities that are appropriate for a designated town center

Regional Location



Source: Wikipedia Encyclopedia

Land Use



Source: 1995 DEP Land Use database

Elmer Mini Park

Municipal Recreation Facilities Inventory

Preserved*	Elmer Borough	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Elmer Elementary	school	1				1												
	Elmer Park	park	4					1	1							5			batting cage
	Mini Park (State and Main Street)	park													1	4			
	Toddler Playground (Boro Hall)	park					1												

*Listed on Recreation & Open Space Inventory (ROSI)

Recreation Trends

Softball and Little League programs are decreasing in participation.
The most critical needs are designated bicycle paths, and walking trails.

Other Recreation Land Located in Elmer Borough

Name	Owner	Type
Elmer Lake WMA	NJDEP	Wildlife Management Area

Elsinboro Township

Area: 13.33 square miles; 8,531 acres

Population (2000): 1,092
81.9 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	1,092	1,092	1,092	1,092	1,092

(Projections from SJTPO, 2003)

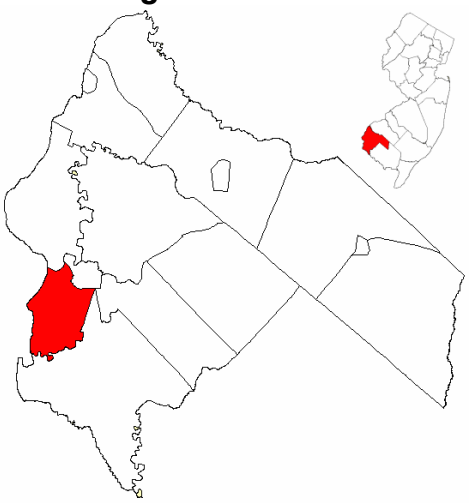
Municipal Land Preservation Information:
Elsinboro does not have a municipal open space or farmland preservation program.

Open Space and Farmland Preservation Tax:
None established
Preserved Open Space (acreage): 3289
(38.6% of Township)

Municipal Land Use Planning Summary and Goals:
(as identified by the 2004 Cross Acceptance Report)

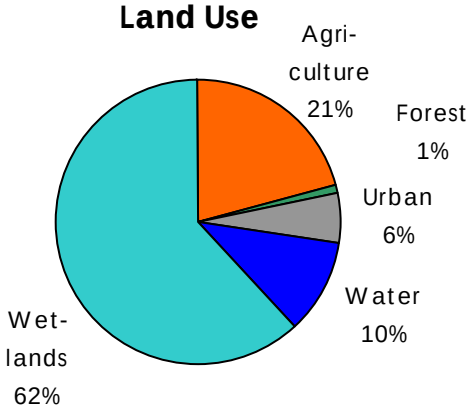
- PA 4A (Rural) & PA 5 (Environmentally-Sensitive)
- Elsinboro is entirely within the CAFRA jurisdiction
- Establish a wastewater system to service communities on the Delaware waterfront

Regional Location



Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

View of Abbotts Meadow WMA across Alloways Creek

Municipal Recreation Facilities Inventory

Preserved*	**Elsinboro Township**	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Elsinboro Elementary	School		1	1		1	1											

*Listed on Recreation & Open Space Inventory (ROSI)

Comments

No comments received.

Other Recreation Land Located in Elsinboro

Name	**Owner**	**Type**
Abbotts Meadow WMA	NJDEP	Wildlife Management Area
Alloway Creek Watershed Wetland Restoration Project Site	PSEG	Wetland Restoration
Country Club of Salem	Privately Owned	Golf
VFW Post	VFW	Playground Equipment

Lower Alloways Creek Township

Area: 47.8 square miles; 30,602 acres

Population (2000): 1,851
38.7 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	1,851	1,851	1,852	1,852	1,853

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Lower Alloways Creek has not established an open space or farmland preservation program.

Open Space and Farmland Preservation Tax Rate:
none established
Preserved Open Space (acreage): 10,172
(33.2% of Township)

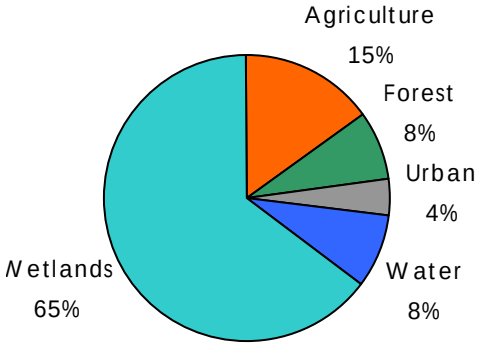
Open Space & Farmland Preservation Priorities:
(derived from 2004 Cross Acceptance Report)
1. Preserve agricultural lands
2. Limit restrictions that would hinder agriculture
3. Identify the Township's C-1 streams

Municipal Land Use Planning Summary and Goals:
(as identified by the 2004 Cross Acceptance Report)
- PA 4A (Rural) & PA 5 (Environmentally-Sensitive)
- Entirely within CAFRA jurisdiction
- Encourage programs that fund the preservation and protection of environmentally-sensitive lands

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Hancock House Historic Site

Municipal Recreation Facilities Inventory

Preserved**	Lower Alloways Creek Township	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Recreation Fields (Municipal Building)	park		2			2	2	3*						2	4			
	Elementary School	school		2*	4		1	1								5+			

* park facility under utilized and falling into disrepair

**Listed on Recreation & Open Space Inventory (ROSI)

Comments

Lower Alloways Creek does not have a recreation program but softball/ baseball leagues, soccer, football, etc. use municipal fields. The Township maintains a Senior Citizen Complex.

Other Recreation Land Located in Lower Alloways Creek

Name	Owner	Type
Mad Horse Creek WMA	NJDEP	Wildlife Management Area
Maskills Mill Pond WMA	NJDEP	Wildlife Management Area
Wavemaker	Privately Owned	Pool
Buckshorn Sportsman Club	Privately Owned	Hunting Club

*Includes a small portion of the PSEG Alloway Creek Watershed Wetland Restoration Site (see Elsinboro Twp.)

Mannington Township

"The Heart of Salem County"

Area: 38.4 square miles; 24,589 acres

Population (2000): 1,559
40.6 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	1,556	1,542	1,517	1,501	1,497

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Mannington has a farmland preservation program that receives an annual allotment from the general tax fund. Residents voted in favor of increasing the two cent tax to four cents on the November 2006 referendum.

Open Space Annual Allotment:
approx. $5,000 budgeted annually
2006 Balance: $44,821
Preserved Open Space (acreage): 1486
(6.0% of Township)

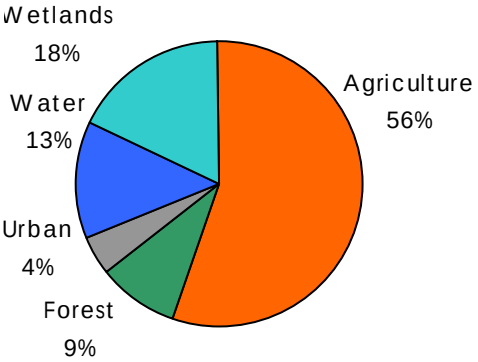
Open Space & Farmland Preservation Priorities:
(as identified by Open Space Surveys)
1. Preservation of tillable land and prime soils
2. Preservation to maintain a rural quality of life
3. Protection of groundwater and drinking water

Municipal Land Use Planning Summary and Goals:
(as identified by the 2004 Cross Acceptance Report)
- PA 4A (Rural) & PA 5 (Environmentally-Sensitive)
- Maintain agricultural production
- Preservation that utilizes easements are preferred to fee simple acquisition

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Seabrook Farm

Municipal Recreation Facilities Inventory

Preserved**	Mannington Township	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Mannington Elementary	school		1	2		1	2											
**	Fenwicks Recreation Area(Green Acres)	park	1*					2*											
	Salem County Vo-tech	school		2	1	1													

* Park facility under utilized and alling into disrepair

**Listed on Recreation & Open Space Inventory (ROSI)

Comments

Soccer and Basketball programs serve aproximately 100 individuals.
Mannington is in need of a gym for basketball.

Other Recreation Land Located in Mannington Township

	Name	Owner	Type
	Mannington Meadows	Multiple, Private	Tidal Marsh
	Salem River WMA	NJDEP	Wildlife Management Area
*	Fenwick Grove Park	County of Salem	Park
	Mannington Swim Club	Privately Owned	Pool
	Mannington Mills Baseball Field	Privately Owned	Field
	Back Country Six Hunting Club	Privately Owned	Hunting Club

Oldmans Township

"Small in Number, Mighty in Spirit"

Area: 20.3 square miles; 12,992 acres

Population (2000): 1,798
88.6 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	1,816	1,895	2,039	2,133	2,158

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Oldmans Township has not established an open space or farmland preservation program.

Open Space and Farmland Preservation Tax Rate: none established
Preserved Open Space (acreage): 498
(3.8% of Township)

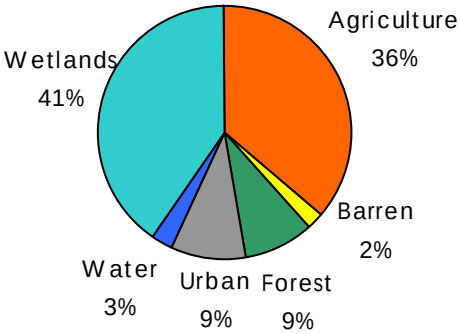
Open Space & Farmland Preservation Priorities:
(derived from 2004 Cross Acceptance Report)
1. Channel development into existing centers
2. Protect agricultural and open space areas
3. Acquire environmentally-sensitive lands

Municipal Land Use Planning Summary and Goals:
(as identified by the 2004 Cross Acceptance Report)
- PA2 (Suburban), PA4A (Rural), & 4B (Rural/ES)
- Development is desirable within the nodes of Pedricktown and the I-295 interchange
- Centers need infrastructure improvements

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Oldmans Creek

Municipal Recreation Facilities Inventory

Preserved*	**Oldmans Township**	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Alan Jones Park	park							2										
*	Salem County Recreation Area**	park	2		4														
	Oldmans Township School	school		1	1		2									5			

**Soccer and Baseball area is County owned land that is used by Oldmans Township.

*Listed on Recreation & Open Space Inventory (ROSI)

Comments

Abandoned Sievers-Sandberg US Army Reserve Center has tennis, basketball, and softball facilities that are currently in disrepair.

Other Recreation Land Located in Oldmans Township

Name	**Owner**	**Type**
D.O.D. Ponds WMA	NJDEP	Wildlife Management Area
Salem County Recreation Center	Salem County	Rec Center
Salem County Recreation Site**	Salem County	Recreation
New Jersey Natural Lands Trust	NJ NLT	Open Space
Jumbo Rod and Gun Club	Privately Owned	Gun Club

Penns Grove Borough

"Pride in Progress"

Area: 0.93 square miles; 595 acres

Population (2000): 4,886
5,254 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	4,876	4,833	4,755	4,705	4,691

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Penns Grove does not have an established open space or farmland preservation program. The Borough is composed almost entirely of developed land.

Open Space and Farmland Preservation Tax Rate:
none established
Preserved Open Space (acreage): 4
(0.08% of the Borough)

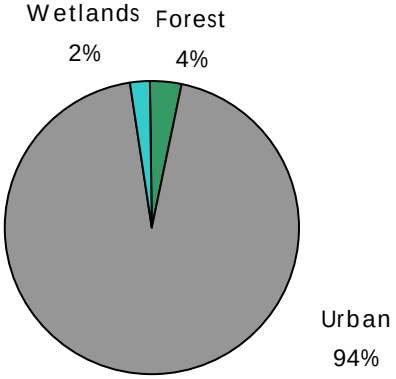
Open Space & Farmland Preservation Priorities:
(derived from 2004 Cross Acceptance Report)
1. Use open space to reinforce community identity
2. Expand recreation system through redevelopment
3. Link recreation facilities with pedestrian/bike paths

Municipal Land Use Planning Summary and Goals:
(as identified by the 2004 Cross Acceptance Report)
- Metropolitan Planning Area (PA 1)
- Riverwalk project is important for revitalization
- Streetscape improvements are also important for redevelopment

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Memorial Park

Municipal Recreation Facilities Inventory

Preserved**	**Penns Grove Borough**	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Paul W. Carleton Elementary	school		1*			1	2											
	Penns Grove Middle School	school	2	1	1	1													football
**	Barber Avenue Park	park		1			1	1					1			2			exercise
**	Memorial Park	park														2			
**	River Walk	park																	construction

*park facility under utilized and falling into disrepair

**Listed on Recreation & Open Space Inventory (ROSI)

Comments

Memorial Park has opportunities for expansion.
Construction has begun on River Walk Park along the river front, funded by Green Acres.

Other Recreation Land Located in Penns Grove Borough

none

Pennsville Township

"Agriculture, Industry, Prosperity"

Area: 24.18 square miles; 15,475 acres

Population (2000): 13,194
575.7 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	13,168	13,051	12,840	12,703	12,666

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Pennsville does not have an established open space or farmland preservation program, but the Township manages many parcels for recreation.

Open Space and Farmland Preservation Tax Rate:
none established
Preserved Open Space (acreage): 3609
(23.3% of Township)

Open Space & Farmland Preservation Priorities:
(as identified by 2006 Open Space Surveys)
1. Protection of groundwater and drinking water
2. Preservation of forested lands
T-3. Preservation of tillable land and prime soils
T-3. Protection of land for wildlife and plant habitats

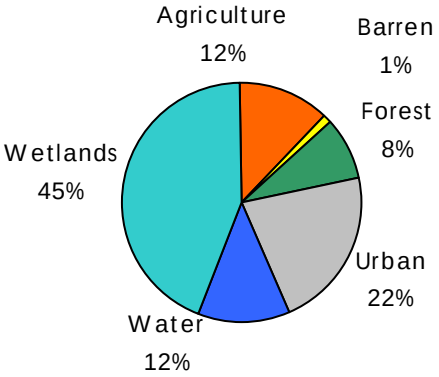
Municipal Land Use Planning Summary and Goals:
(derived from the 2004 Cross Acceptance Report)

- PA 1(Metropolitan), PA 4B (Rural/ES), & PA 5 (ES)
- Pennsville has a large acreage of environmentally-sensitive land within the CAFRA jurisdiction
- Expand PA 1 to incorporate all sewered areas
- Cluster new development into "development-ready" zones where sewer capacity is available

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Riverview Park

Municipal Recreation Facilities Inventory

Preserved**	Pennsville Township	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
*	Riverview Beach	park	2				1	1	2	1			1		2	30+			exercise, frisbee golf
	Little League Field	park	4	3															
	Tuff Road Complex	park	1	1		1													football
	Soccer Fields	park			3														
	Baseball Field	park	1						1							6+			bleachers
*	Franklin Playground	park				1	1												multi-purpose
	Central Park Elementary	school	2			1	1		2**										multi-purpose
	Penn Beach Elementary	school	1	1		1	1												multi-purpose
	Pennsville Middle School	school	1	2	2	1													multi-purpose
	Pennsville Memorial High School	school	1	1		2			4									1	tennis wall
	Valley Park Elementary	school	2			1													multi-purpose
	Senior Community Center					1													
	Paterson Ave Play Ground	park				1	1												
*	Lenape Playground	park					1	1											
*	Deepwater Playground	park				1	1												
*	Eaton Road Playground	park					1												
*	Lighthouse Triangle	park		1**															
*	Riviera Playground	park					1												

** park facility underutilized and falling into disrepair

* Listed on Recreation & Open Space Inventory (ROSI)

Recreation Trends

Enrollment in youth Basketball and Tennis is increasing.

Buildings and Park grounds are in good condition, tennis courts at the school need resurfacing.

Other Recreation Land Located in Pennsville

Name	Owner	Type
New Jersey Coastal Heritage Tra	National Parks Service	Delsea Region Welcome Cente
Supawna Meadows National Wildlife Refug	Fish and Wildlife Service	National Wildlife Refuge
Fort Mott State Park	NJDEP	State Park
Little League Field	Atlantic City Electric	Active Rec
Mannington Hunt Club	Privately Owned	Hunting Club
Salem Boating Club	Privately Owned	Boat Club

Pilesgrove Township

Area: 35.0 square miles; 22,415 acres

Population (2000): 3,923
112 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	3,983	4,246	4,726	5,037	5,121

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Pilesgrove has an active open space and farmland preservation program. The Township has worked to preserve over 2,500 acres of farmland and 768 acres of open space/parkland.

Open Space and Farmland Preservation Tax Rate:
$0.03/$100 assessed value
Trust Fund Balance as of June 2006: $153,750
Preserved Open Space (acreage): 767
(3.4% of Township)

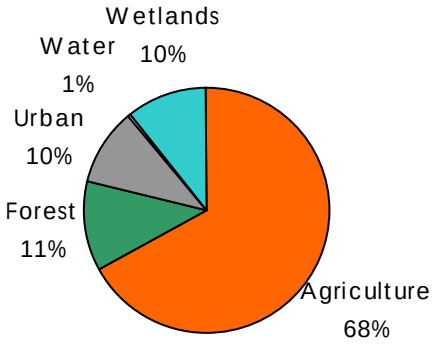
Open Space & Farmland Preservation Priorities:
(as identified by Open Space Surveys)
1. Protection of the County's rural quality of life
2. Preservation of tillable land and prime soils
3. Protection of groundwater and drinking water

Municipal Land Use Planning Summary and Goals:
(derived from 2004 Cross Acceptance Report)
- PA 4A (Rural), & PA 4B (Rural/Env.-Sensitive)
- Extend the Woodstown center into Pilesgrove
- Cluster new development into the affordable housing and redevelopment zone

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Cowtown Rodeo

Municipal Recreation Facilities Inventory

Preserved*	**Pilesgrove Township**	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
*	Marlton Recreation Area	park	4	2	4	2	2						1		2	4			
*	Garrison Park	park																	

*Listed on Recreation & Open Space Inventory (ROSI)

Recreation Trends

Soccer and Little League are the largest programs and they are continuing to increase.
Outside fund raising is needed to sustain facilities, disabled individuals need to be accommodated.

Other Recreation Land Located in Pilesgrove

Name	**Owner**	**Type**
Featherbed Lane WMA	NJDEP	Wildlife Management Area
Camp Crockett County Park	Salem County	County Park
Salem River Area WMA	NJDEP	Wildlife Management Area
Town and Country Golf Links	Privately Owned	Public Golf
Cowtown Rodeo	Privately Owned	Rodeo
Salem County Fair Ground	Salem County Fair CO-OP	Fair Ground

Bike path on County roads through the Township

Pittsgrove Township

"Old Values, New Ideas: Working Together For All"

Area: 45.9 square miles; 29,395 acres

Population: 8,893
194 persons per square mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	8,982	9,373	10,085	10,547	10,672

(Projections from SJTPO, 2003)

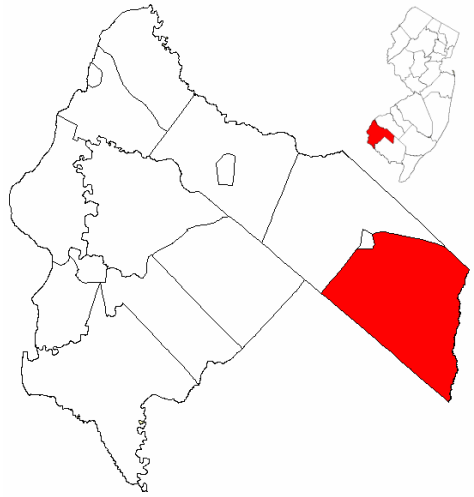
Municipal Land Preservation Information:
Pittsgrove has an active open space and farmland preservation program. The Township Committee adopted an Open Space & Recreation Plan in 2005.

Open Space and Farmland Preservation Tax Rate:
$0.03/$100 assessed value
Trust Fund Balance (as of June 2006): $230,844
Preserved Open Space (acreage): 4794
(16.3% of Township)

Open Space & Farmland Planning Priorities:
(identified in the Pittsgrove Open Space & Rec. Plan)
1. Preservation of forested upland areas
2. Protection of prime farmland and farmland soils
3. Preservation of stream corridors and surface waters
4. Protection of viewscapes and scenic corridors

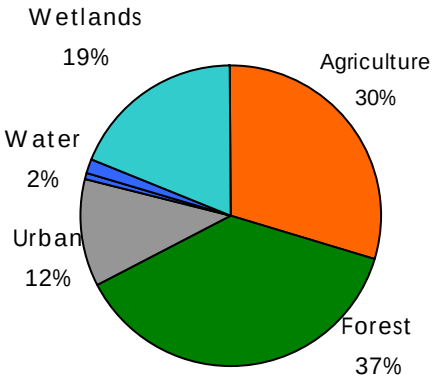
Municipal Land Use Planning Summary and Goals:
(as identified in 2004 Cross Acceptance Report)
- PA 4B (Rural/ES) with some areas PA 5 (ES)
- Preservation of natural environs is a high priority
- Development should be focused on Landis Ave.

Regional Location



(Source: Wikipedia Encyclopedia)

Land Use



(Data from 1995 DEP Land Use database)

Parvin State Park

Municipal Recreation Facilities Inventory

Preserved*	Pittsgrove Township	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
*	Deer Pen Park	Park					1								1	x			fish pond
*	Green Branch Park	Park	3		13	2	1	2				1	2		1			1	exercise, football, stage
	Pittsgrove Twp. Middle School	School																	
	Olivet Elementary School	School																	
	Norma Elementary School	School					1	2								x			
	Arthur P. Schalick High School	School	3	3	3	2			6										
	Unity Park	Park																	construction

*Listed on Recreation & Open Space Inventory (ROSI)

Recreation Trends

The two most common needs expressed by recreation program organizers are for a field management plan and additional fields. The frequent use of athletic fields at Green Branch Park places a great deal of pressure on the facilities.

Other Recreation Land Located in Pittsgrove

Name	Owner	Type
Parvin State Park	NJDEP	State Park
Elmer Lake WMA	NJDEP	Wildlife Management Area
Rainbow Lake WMA	NJDEP	Wildlife Management Area
Union Lake WMA	NJDEP	Wildlife Management Area
Willow Grove Lake	Nature Conservancy	Open Space
Centerton Country Club	NJDEP	Public Golf
Running Deer Golf Club	Privately Owned	Golf
United Sport's Association of North America		Firing Range and Paintball Fields

Quinton Township

Area: 24.55 square miles; 15,709 acres

Population (2000): 2,786
1,573 persons per sq. mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	2,814	2,936	3,159	3,304	3,343

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Quinton does not have an open space or farmland preservation program.

Open Space and Farmland Preservation Tax Rate:
none established
Preserved Open Space (acreage): 1899
(12.1% of Township)

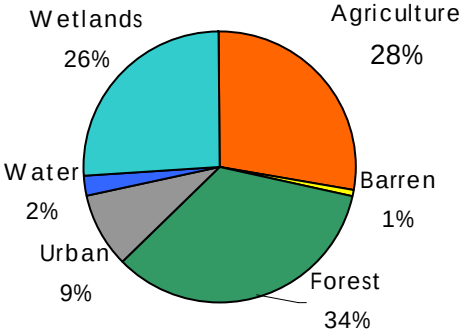
Municipal Land Use Planning Summary and Goals:

- PA 4A (Rural)
- Designate Quinton as a village center
- Cluster new ratables within this proposed center
- Preserve the Township's rural and natural environs

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Alloways Creek

Municipal Recreation Facilities Inventory

Preserved*	Quinton Township	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Quinton Township Elementary	school	1	1	1		1												
	15 acres township owned										1								

*Listed on Recreation & Open Space Inventory (ROSI)

Comments

Soccer and Baseball school based programs are increasing.
Senior and disabled individuals need recreation opportunities.

Other Recreation Land Located in Quinton

Name	Owner	Type
Maskills Mill Pond WMA	NJDEP	Wildlife Management Area
Wild Oaks Country Club	Privately Owned	Public Golf
Burden Hill Preserve	NLT	Wildlife Preserve
Del Blue Range Club	Privately Owned	Gun Club

Salem City

Area: 2.8 square miles; 1,792 acres

Population (2000): 5,857
2,092 persons per sq. mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	5,845	5,794	5,700	5,639	5,623

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Salem City does not have an open space or farmland preservation program. The City is largely urban with some farmland parcels and wetland areas.

Open Space and Farmland Preservation Tax Rate: none established
Preserved Open Space (acreage): 0.3
(<0.01% of the City)

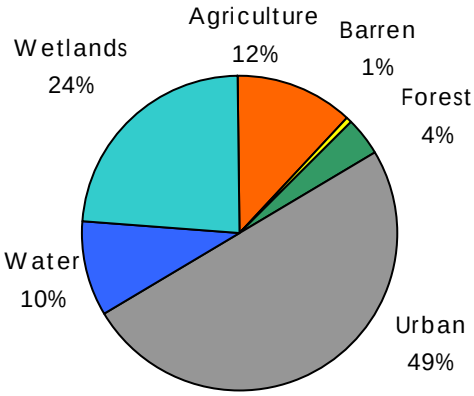
Open Space & Farmland Planning Priorities:
(as Identified by Open Space Surveys)
1. Protection of and access to surface waters
2. Preservation of the County's rural quality of life
3. Protection of the Delaware River Bayshore

Municipal Land Use Planning Summary and Goals:
- PA 4a (Rural)
- Regional Center designation– 1999
- Requesting upgrade to PA1 (Metropolitan)
- Requesting funds for redevelopment activities & infrastructure improvements to warrant upgrade

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Salem City Oak Tree

Municipal Recreation Facilities Inventory

Preserved*	Salem City	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	City Park	park																	
	Stadium	park						2										1	
	Martin Luther King Park	park																	band
	Veterans Park	park																	monuments
	John Fenwick Elementary	school					1	1											
	Salem High School	school	2	2	2			4	4				1						fitness trail
	Salem Middle School	school					1	2											
	Swimming Pool							4	2										
	Salem City Little League	park	2																
	4 - Neighborhood Playgrounds																		

*Listed on Recreation & Open Space Inventory (ROSI)

Recreation Trends

Summer Swimming and Midget Oak Football are the most popular programs with increasing enrollment.
Swimming and host programs are offered for disable individuals.
Facilities need some improvements, limited space makes it hard to expand programs.

Other Recreation Land Located in Salem City

Name	Owner	Type
John B. Cambell Community Center	Privately Owned	Community Center

Upper Pittsgrove Township

Area: 40.5 square miles; 25,894 acres

Population (2000): 3,468
85.7 persons per sq. mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	3,503	3,655	3,933	4,113	4,162

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Upper Pittsgrove has a dedicated tax and trust fund for open space and farmland preservation. The Township is a leader in farmland preservation with more than 6,000 acres preserved.

Open Space and Farmland Preservation Tax Rate:
$0.02/$100 assessed value
Trust Fund Balance (as of June 2006): $200,000
Preserved Open Space (acreage): 47 (0.2% of Twp.)

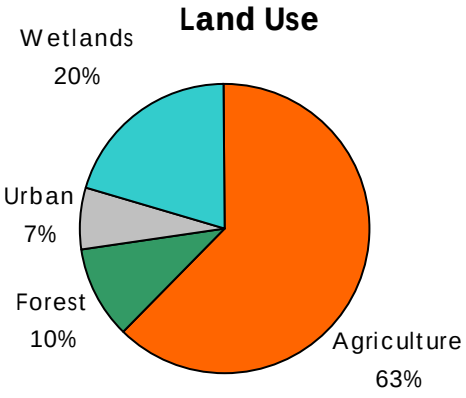
Open Space & Farmland Planning Priorities
(as Identified in Open Space Surveys)
1. Preservation of tillable land and prime soils
2. Protection of groundwater and drinking water
3. Preservation of land to protect a rural quality of life

Municipal Land Use Planning Summary and Goals:
- PA 4B (Rural/ES) and PA 5 (Env. Sensitive)
- Farmland preservation is important to ensure the Township's land use vision
- Daretown and Monroeville are proposed centers

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Upper Pittsgrove Park

Municipal Recreation Facilities Inventory

Preserved*	Upper Pittsgrove Township	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Bike Path	park																	
	Daretown Lake	park									1								
	Upper Pittsgrove Elementary	school	1		2	2	1	2											

*Listed on Recreation & Open Space Inventory (ROSI)

Comments

No Comments Received.

Other Recreation Land in Upper Pittsgrove

Name	Owner	Type
Harrisonville Lake WMA	NJDEP	Wildlife Management Area
Old Cedar Camp	Privately Owned	Camp Ground
Boyscout of America Camp	Privately Owned	Camp Ground
Oldmans Creek Camp	Privately Owned	Camp Ground

Woodstown Borough

Area: 1.62 square miles; 1,036 acres

Population (2000): 3,136
1,936 persons per sq. mile

Population Projections:

Year	2005	2010	2015	2020	2025
Population	3,136	3,136	3,137	3,137	3,139

(Projections from SJTPO, 2003)

Municipal Land Preservation Information:
Woodstown Borough has recently established an open space program. The new Open Space Advisory Committee is in the process of adopting an Open Space & Recreation Plan.

Open Space Preservation Tax Rate:
$0.01/$100 assessed value (starting 2007)
Municipally Preserved Acres: 50 (4.8% of Borough)
Preserved Open Space: 0 (0% of Borough)

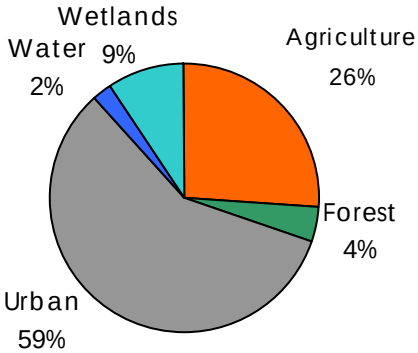
Open Space & Farmland Planning Priorities:
(identified by the Borough Open Space Committee)
1. Improve surface water quality, esp. in Salem River
2. Preserve groundwater recharge areas
3. Expand the Borough's park system

Municipal Land Use Planning Summary and Goals:
- PA 4A (Rural)
- Regional Center designation– 1993
- Maintain and enhance scenic, rural character
- Preserve and enhance historical resources
- Multimodal circulation via walking, biking paths

Regional Location

Source: Wikipedia Encyclopedia

Land Use



(Data from 1995 DEP Land Use database)

Main Street

Municipal Recreation Facilities Inventory

Preserved*	**Woodstown Borough**	Park or School	Fields				Play ground	Courts			Community Center	Skate Park	Walking Path	Beach/ Pool	Gazebo/ Pavilion	Picnic Tables/ Benches	Dog Park	Outdoor Track	other
			BB	SB	SOC	other		BSKT	TENN	VBALL									
	Dickseson - Montaigne	park																	
	Memorial Lake	park														X			boat launch
	Mary S. Shoemaker Elementary	school																	
	Woodstown H.S.	school	4		2	2		1	5									1	football, field hockey
	Woodstown Middle School	school																	

*Listed on Recreation & Open Space Inventory (ROSI)

Comments

Expansion of the borough's park system would create new active and passive recreational opportunities.
Additional walking paths and bike trails would provide safe multimodal circualtion through the area.

Other Recreation Land Located in Woodstown

Name	**Owner**	**Type**
Chestnut Run Pool Association	Privately Owned	Pool

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HISTORY OF SALEM COUNTY'S OPEN SPACE PROGRAM

"Salem County is the garden spot of the garden state," said Freeholder Beth Timberman. "Residents of Salem County take pride in their farmland and most families who have farms do not want to sell their farms for the simple fact that they want to pass their farms down through the generations. We are proud of our farmland and look forward to many more successful years of farming in Salem County."
--August 17, 2006 Salem County Press Release

Agricultural Land Preservation Program

Salem County's role as an agricultural mainstay for the state of New Jersey has been threatened since the early 1990's by rising developmental pressure spreading from nearby counties. Farmland preservation efforts began in December 1990 when the Salem County Board of Freeholders approved a one million dollar bond issuance for farmland preservation. The money went towards paying the 20 percent local match required by the State's easement purchase program for agricultural lands leading to the permanent preservation of 1,762 acres of farmland. Also in December 1990, the Board created the Agricultural Lands Preservation Program to be financed through the Salem County Improvement Authority. This program resolved to fund up to $500,000 of farmland easement purchases each year. By 2003, the State's farmland preservation program had invested $13.8 million in Salem County farmland easement purchases due to $4.7 million committed to preservation by the County. Since the program's inception in 1990, approximately 157 land owners have decided to participate in the farmland preservation program.

In November 2002, voters approved two cents to be dedicated towards farmland preservation. Starting in 2003 the County allocated the approximate equivalent of two cents, or $681,000 from the general capital fund, for preservation rather than overburden taxpayers. Then in 2004 the County allocated the approximate equivalent of two cents, or $700,000 from the 2004 adopted budget, for preservation. However, in August 2004 increased development pressure necessitated the adoption of a new $9 million bond ordinance by the Board of Freeholders. Money from this bond was designated towards preserving open space and farmland.

In 2005 the funding for this ordinance occurred when the Board of Chosen Freeholders adopted a resolution for a bond sale to fund the ordinance adopted in August 2004. Also in 2005, the two cent dedicated tax was collected from taxpayers for the first time for farmland and open space preservation projects. The tax is kept in a separate bank account and is used for payment on the principal and interest of the debt resulting from the bond

sale. The County bonded for $9 million for the purchase and preservation of farmland in Salem County. The bond is to be paid out over 20 years and as of October 2006, the County had bonded $7,590,890.58.

As of 2006, this Farmland and Open Space Tax has accrued over $800,000 annually for preservation in the County. The funding helped further invigorate farmland preservation leading to a milestone in 2006 as Salem County preserved its 20,000th acre of farmland.

2006 Referendum

The Board of Chosen Freeholders placed a question on the November 2006 ballot asking voters to approve an increase of two cents for the dedicated tax which funds the land preservation program in Salem County. Specifically, the question on the ballot asked residents if the 2002 approved two cent tax should be increased to four cents. The voters did not support the referendum and the question failed (53.5% no, 46.5% yes). At the November 29th public meeting on the *Open Space and Farmland Preservation Plan*, Freeholder Director Lee Ware confirmed the Freeholders commitment to open space and farmland preservation and pledged continued support for land conservation in Salem County.

Purchase of Development Rights

The Purchase of Development Rights (PDR) is the major component of the current Salem County farmland preservation program. The Salem CADB utilizes the criteria and program guidelines adopted by the SADC as the basis in making its recommendations. These criteria include the requirements that a farm qualifies for farmland assessment and that the farm is located in an Agricultural Development Area. Farms are then ranked on the basis of their size, soil quality, percent of tillable acres, a boundaries and buffers criterion to protect the integrity of the individual application and/or project area, and the density of preserved farms (and farms within the 8-year program) within one-half mile. In addition to these criteria, the CADB also considers local commitment, zoning, the absence of growth leading infrastructure, consistency with municipal plans, active participation in the Agricultural Retention and Development Program, and/or the adoption of a Right-To-Farm ordinance and other ordinances that support agriculture. With the sale of the development rights, the land is deed restricted and non-agricultural uses are prohibited. The deed restriction runs in perpetuity with the land.

Open Space Advisory Committee

On December 15, 2004, the Salem County Board of Freeholders unanimously approved Resolution #2004-479 establishing the Salem County Open Space Advisory Committee. The Committee includes the Chairman of the County Agriculture Development Board and a liaison to the Board of Chosen Freeholders. Representation includes communities from throughout Salem County, from Carneys Point to Pittsgrove Township. The County Planner and County Administrator are also members of the Committee.

Municipal Programs

Five communities in Salem County have established dedicated trust funds for the purchase and preservation of lands for farmland and/or open space preservation. These include Alloway, Pilesgrove, Pittsgrove, Upper Pittsgrove Townships, and Woodstown Borough. Three of these communities have also completed Open Space and Recreation Plans (Pilesgrove, Pittsgrove and Woodstown). Pilesgrove and Pittsgrove are also enrolled in the N.J. Green Acres Planning Incentive Grant program for open space preservation, Pittsgrove for two years, Pilesgrove received funding in 2006 for the first time. Both of these townships have also applied to and received funding from the SADC for Farmland Planning Incentive Grants. Pilesgrove has two farmland projects areas, and Pittsgrove has identified one project area. This year Pilesgrove applied to the CADB for funding to complete several farmland acquisitions within their project areas.

In November, Mannington Township and Carneys Point Township both passed ballot questions approving the establishment of local trust funds for open space and farmland preservation. In Mannington voters approved (by 61.4%) a two cent property tax increase for preservation of open space and farmland. Voters in Carneys Point approved a two cent tax for open space and farmland by 53%.

Mannington Township has received grant funding for a pilot project to study and establish a Transfer of Development Rights (TDR) program in their community. They have completed a Farmland Preservation Plan and are actively moving forward to study and implement a TDR program to preserve and protect sensitive and unique agricultural land in their community, targeting growth towards existing infrastructure and established community centers.

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INVENTORY OF OUTDOOR RESOURCES IN SALEM COUNTY

This section of the Open Space and Recreation Plan inventories the open space lands within the county. The accompanying *Open Space Map* details the location of these properties and has been developed using the Geographic Information System software ArcView 3.2.

The *Open Space Map* and this Inventory section are based on tax data supplied by the County Tax Administrator. All acreages cited are drawn directly from the tax data and lots are identified according to ownership and/or tax class. Preserved lands are determined as follows:

- Land is listed as preserved if it is owned by a Federal or State park or recreation agency and/or if it is mapped by such an agency as being part of a park or wildlife management area.
- County and municipal owned lands are considered preserved if they are listed on a Recreation and Open Space Inventory (ROSI) supplied by the New Jersey Department of Environmental Protection, Green Acres Program. *Note: There are inconsistencies between the tax data and the information provided by N.J. DEP Green Acres for ROSI properties in Salem County. The acreages listed for municipal preserved open space should be considered approximate and need to be confirmed by the local municipalities in partnership with N.J. DEP Green Acres.*
- All lands held by non-profit land trusts dedicated to preserving land in perpetuity are listed as preserved.
- Information about preserved farmland and farmland pending preservation was supplied by the SADC, by Kris Alexander, Administrator of the County Agriculture Development Board and by Upper Pittsgrove Township.

In addition, there are some instances where a lot is assessed with multiple tax classes. These lots are identified on the map as having more than one tax class, since they may have a specific value for open space preservation. In order to achieve an accurate accounting of acreage according to tax class, the acreage of these lots is split and counted according to its tax class rather than as a total lot acreage. For example, where a lot totaling 10 acres is shown as being 5 acres vacant and 5 acres farm assessed; 5 acres is counted in the vacant section and 5 acres in the farm assessed section.

Preserved Land in Salem County

Preserved Open Space

There is a total of **28,322 acres**, or **13%** of the County, held as preserved open space. These lands are owned by federal, state, county and municipal entities as well as non-profit land trusts. In addition, a deed of conservation restriction (DCR) is held by the State on PSEG lands as part of PSEG's Estuary Enhancement Program.

Large open space areas in Salem County include Mad Horse Creek Wildlife Management Area in Lower Alloways Creek; Maskells Mills Pond Wildlife Management Area in Quinton and Lower Alloways Creek; the Alloway Creek Watershed Wetland Restoration Site (PSEG DCR lands) in Lower Alloways Creek and Elsinboro; Supawna Meadows National Wildlife Refuge in Pennsville and Salem River Wildlife Management Area in Carneys Point, Mannington, Pennsville and Pilesgrove.

PRESERVED OPEN SPACE

Owner	Class	Acres	% of County
Federal	15C	3,500	2%
State	1, 4A, 15C	18,260	8%
New Jersey Natural Lands Trust	15F	394	<1%
County	1, 15C	74	<1%
Municipal	1, 3B, 4A, 15C	621	<1%
Natural Lands Trust	1, 2, 4A, 15F	761	<1%
New Jersey Conservation Foundation	1, 15F	561	<1%
The Nature Conservancy	15F	1,206	<1%
The Conservation Fund	15F	125	<1%
PSEG DCR Estuary Enhancement Program	1, 3A, 3B	2,820	1%
	Total:	**28,322**	**13%**

Preserved Farmland

Salem County has preserved **21,287 acres** or **16%** of all farmland assessed property. This equates to **10%** of (total) land in the County that is preserved as farmland. These privately owned farms are preserved by an agricultural easement held by the County or State.

Additionally, there are 1,201 acres pending farmland preservation status as of fiscal year 2007. Once these farms are preserved, the County will have protected **22,488 acres** or **17%** of farm assessed property, **10%** of the entire County.

PRESERVED FARMLAND

Type	Class	Acres	% of farm assessed land	% of County
Preserved Farmland	2, 3A, 3B, 15C	21,287	16%	10%
Farmland Pending Preservation	2, 3A, 3B	1,201	1%	<1%
	Total:	**22,488**	**17%**	**10%**

Other Land in Salem County (not preserved)

Farm Assessed Property

More than half of Salem County land is assessed as farmland. There are **130,835 acres** (or **60%** of the County) under farmland assessment. This includes all properties classed 3A and 3B which may include farmland that has a residence. It also includes all preserved farmland and those farms pending preservation.

FARM ASSESSED PROPERTY			
Type	**Class**	**Acres**	**% of County**
Farm Assessed Property - Not preserved	2, 3A, 3B	108,347	50%
Preserved Farmland	2, 3A, 3B, 15C	21,287	10%
Farmland Pending Preservation	2, 3A, 3B	1,201	<1%
	Total:	**130,835**	**60%**

Public Property - Tax Exempt

There are a total of **7,676 acres** of public property held by government agencies in Salem County. Of this total, 3,617 acres are federally owned and include the 871 acre Killcohook Coordination Area owned by the Army Corp of Engineers. State owned property accounts for 671 acres and includes property held by entities such as the New Jersey Department of Transportation and the Delaware River Basin Authority. The County owns 471 acres including sites for infrastructure such as offices; the County Community College and vacant land. Municipalities own 2,917 acres including schools, recreation areas (not preserved), infrastructure such as municipal buildings and parking areas, and vacant lands.

PUBLIC PROPERTY - TAX EXEMPT			
Owner	**Class**	**Acres**	**% of County**
United States Government Property	1, 2, 15C	2,362	**1%**
Army Corp of Engineers Property	15C	1,255	**<1%**
	Total:	**3,617**	
State of New Jersey Property	15A, 15C	213	**<1%**
New Jersey Department of Transport	15C	214	**<1%**
New Jersey Turnpike Authority	1, 15F	160	**<1%**
SO New Jersey Department of Transport	15C	1	**<1%**
Delaware River Basin Authority	4A, 15F	83	**<1%**
	Total:	**671**	
County of Salem Property	5A, 15A, 15C	**471**	**<1%**
Municipal Property	1, 3B, 4A, 15A, 15C	**2,917**	**1%**
	Total:	**7,676**	**4%**

Other Tax Exempt Property

Private landowners own **1,856 acres** of tax exempt property. This includes private education facilities, church and charitable property, cemeteries and graveyards, and other tax exempt property such as lands owned by redevelopment agencies.

OTHER TAX EXEMPT PROPERTY			
Type	**Class**	**Acres**	**% of County**
Other School Property	15B	30	<1%
Public Property	15C	300	<1%
Church & Charitable Property	15D	795	<1%
Cemeteries & Graveyards	15E	177	<1%
Other Exempt	15F	554	<1%
	Total:	**1,856**	**1%**

Vacant Property

Vacant property (undeveloped land) accounts for **7%** of County land or **15,873 acres**.

Residential, Commercial and Industrial Property

Larger residential, commercial and industrial properties have the potential to be subdivided. Properties two acres and larger are considered to be at risk for subdivision in the more developed towns of Carneys Point, Elmer, Penns Grove, Pennsville, Salem City and Woodstown. For all other towns in Salem County, property greater than 4 acres were considered at risk for subdivision. Subdivision not only represents an opportunity for development, it is an opportunity for preservation as well.

Given these thresholds there are **8,988 acres** of *residential* property, **3,805 acres** of *commercial* property and **3,398 acres** of *industrial* property that may have some potential for subdivision in the future, and therefore, potential also for preservation.

COMMERCIAL & INDUSTRIAL PROPERTY			
Type	**Class**	**Acres**	**% of County**
Commercial Property	4A	**3,805**	**2%**
Industrial Property	4B	**3,398**	**2%**

Summary of Preserved Land in Salem County

Salem County encompasses a total of **338 square miles** or **216,320 acres**. Of this total, **50,810 acres**, or **23%** of the total land area in Salem County, are currently preserved through the following methods:

	PRESERVED OPEN SPACE		
Owner	**Class**	**Acres**	**% of County**
Federal	15C	3,500	2%
State	1, 4A, 15C	18,260	8%
New Jersey Natural Lands Trust	1, 2, 4A, 15F	394	<1%
County	1, 15C	74	<1%
Municipal	1, 3B, 4A, 15C	621	<1%
Natural Lands Trust	1, 2, 4A, 15F	761	<1%
New Jersey Conservation Foundation	1, 15F	561	<1%
The Nature Conservancy	15F	1,206	<1%
The Conservation Fund	15F	125	<1%
PSEG DCR Estuary Enhancement Program	1, 3A, 3B	2,820	1%
	Total:	**28,322**	**13%**
	PRESERVED FARMLAND		
Type	**Class**	**Acres**	**% of County**
Preserved Farmland	2, 3A, 3B, 15C	21,287	**10%**
Farmland Pending Preservation	2, 3A, 3B	1,201	**<1%**
	Total:	**22,488**	**10%**
	TOTAL ALL PRESERVED LANDS^:	**50,810**	**23%**

^ Includes Farmland pending preservation

Preserved Open Space Lands by Municipality

Municipality	Preserved Open Space (acreage)
Alloway Twp	1,284
Carneys Point Twp	455
Elmer Boro	18
Elsinboro Twp	3,289
Lower Alloways Creek Twp	10,172
Mannington Twp	1,486
Oldmans Twp	498
Penns Grove Boro	4
Pennsville Twp	3,609
Pilesgrove Twp	767
Pittsgrove Twp	4,794
Quinton Twp	1,899
Salem City	0.3
Upper Pittsgrove Twp	47
Woodstown Boro	-
Total:	**28,322**

Summary of Potential Open Space Lands

The Summary of Potential Open Space Lands is a list of property in the County that should be considered when planning for open space preservation. This list is broad scale and comprehensive and therefore may include lands that are not traditionally thought of as potential "open space." This listing may also include lands that have structures on them.

In order to increase the amount of preserved land within the County, the Open Space and Recreation Plan recommends that diverse inventory of lands be utilized to prioritize properties for acquisition. This inventory includes:

Property Type	Acreage
Farm Assessed Property (less land already preserved or pending)	108,347
Public Tax Exempt Property	7,676
Other Tax Exempt Property	1,856
Vacant Property	15,873
Residential Property*	8,988
Commercial Property*	3,805
Industrial Property*	3,398
Total:	**149,943**

** These properties may have structures on them.*

Planning Consistency and Public Outreach

"A government can be no better than the public opinion which sustains it."
- -Franklin Delano Roosevelt

Consistency with Local, County and State Plans

Municipal Plans

The Agricultural Land Preservation Program, as implemented in Salem County, is consistent with and assists in the implementation of municipal planning goals. Many municipalities have identified the goal of preserving farmland, of maintaining rural qualities, and of directing growth to areas where residential development and commercial development have already occurred, in their Master Plans. Open space and farmland preservation can assist municipalities in obtaining these goals. In addition, the Salem County Agriculture Development Area map was developed with input from and consistency with municipal Master Plans and zoning.

Municipalities also play a significant role in the preservation of farming as an industry. Municipalities, through zoning powers, can allow agriculture as a permitted use, can require buffers between agriculture and other uses to minimize conflict, and can enact and enforce right-to-farm laws creating an atmosphere that is favorable to agriculture. Their potential contribution to the viability of agriculture is significant. This contribution ensures that the business of agriculture can be maintained. Down zoning, or reducing the potential for development, reduces the value of the land and can reduce the value of the landowner's investment and the incentive for entering into the farmland preservation program.

As part of the development of the Salem County Open Space and Farmland Preservation Plan, surveys were distributed in March 2006 to all the municipal staff, committees, governing body members and residents. Of those received, a clear majority supported the preservation of farmland and tillable soil as the number one reason to preserve land in Salem County. Also, in June 2006 mayors and officials from 12 of the 15 towns in Salem County attended a public meeting on the Plan to discuss the County's preservation programs and initiatives. Support for the County's farmland program was expressed and ideas were presented to expand existing funding sources and regional projects.

County Plans

The *2004 County Smart Growth Plan* established strategic goals to promote smart growth within the planned growth corridor (Delaware River and I-295/N.J. Turnpike). While the Plan focused its attention on the Corridor, it was set in the overall context of the entire County.

Since 1996, leaders from Salem County and its municipalities have engaged in an extensive outreach process aimed at charting a course for Salem County. These leaders have participated in economic development conferences and have collaborated with business groups, citizens, and other interested parties. The consensus of these efforts is that future growth should be directed to the developed areas of the County, where it is supported by existing infrastructure and major roadways, and should be managed to embrace the traditional agricultural nature of the County.

This vision is consistently represented throughout the County Master Plan. The Growth Management Element of the County Master Plan encourages concentrating development within developed areas, preserving open space, and maintaining the County's rural character and the community character of rural towns and villages. The Agriculture Development Board specifically excludes the I-295 corridor from the County's 188 square mile Agriculture Development Area, and these areas do not appear as prime farmlands in the Office of State Planning database. The County's Economic Development Plan details the need to enhance and sustain rural environments, encourage agribusiness and tourism, and direct future development efforts to those areas most suited to or capable of growth.

The *Salem County Smart Growth Plan* was completed in 2004 and was the first comprehensive planning effort in the County since 1970, the year of the last Salem County Comprehensive Plan. This Plan provides an update to the County profile, reviews issues and assets, and identifies goals, objectives and next steps for Salem County to promote growth along the Delaware River and I-295/N.J. Turnpike Corridor. The preservation of agriculture and natural resources is one of the identified goals of the *2004 Smart Growth Plan*.

Preserving farmland and open space complements the County's Smart Growth initiative and Plan. The *Open Space and Recreation Plan* is part of the County's *Open Space and Farmland Preservation Plan* and is integral to helping to provide the direction and goals of the County's preservation program.

As detailed in the *2004 Smart Growth Plan*, the goal of the County is to:

- Identify, Protect, Preserve and Enhance Salem County's incredibly diverse environmental resources.

Several of the objectives of this goal are to:

- Inventory environmentally sensitive resources
- Protect environmental resources from sprawl and related threats.

- Preserve natural resources through land regulation, acquisition, and other conservation efforts.
- Consistent with best practices of environmental resource management, promote accessibility and passive and active participation by the public.

This will be accomplished, in part, through the:

- Work with State agencies, municipal leaders, and environmental groups in the development and implementation of plans and strategies to protect the County's environmental resources, emphasizing the need for Countywide watershed planning.
- Work with the County's municipalities to include environmental protection plans and strategies in their master plans and ordinances, and in their development review process.
- Provide training workshops for municipalities to protect wildlife resources through development ordinances that provide buffer areas and incorporate clustering and conservation subdivision design techniques in the site plan/subdivision review process.
- Promote the use of clustering subdivision techniques, which allow residential lots to be smaller than generally permitted by municipal zoning.
- Promote the placement of residential units in a subdivision to preserve rural character and natural areas.
- Establish Salem County Wellhead Protection Areas and require appropriate buffers to prevent contamination of groundwater resources.
- Support efforts by the Salem CADB to identify prime soils, farmland targeted for preservation, and to create and/or distribute model Right to Farm Ordinances and related agriculture zoning that protects farming activity.
- In cooperation with the Salem CADB, state, and other environmental agencies, determine and delineate area to be protected through land easement programs. Work with appropriate organizations in the development of strategies/options for obtaining and preserving the designated areas.
- Develop a target vision for a percentage of land to be preserved as open space and for recreational use.
- Cooperate with appropriate agencies in identifying natural resource areas that would be compatible with public accessibility, emphasizing access to the Delaware River.
- Develop multi-use trails along the buffer of stream corridors such as Game Creek in Carneys Point.
- Stream buffers can be incorporated in municipal Master Plans or Greenway Plan and also meet recreational needs such as hiking, boating and fishing.
- The creation and enforcement of stream corridor buffers may also be accomplished through restrictive covenants or deed restrictions.(*Salem County Smart Growth Plan, January 2004*)

All of these goals are consistent with this report. Efforts to accomplish these goals will complement the efforts of the Salem Open Space Advisory Committee and County Agriculture Development Board in preserving open space and farmland.

The State Development and Redevelopment Plan

The goals of the open space and farmland preservation program are also consistent with the *State Development and Redevelopment Plan*. Farmland in Salem County occurs in areas mapped by the *State Development and Redevelopment Plan* as a Rural Planning Area, a Rural Environmentally Sensitive Planning Area or an Environmentally Sensitive Planning Area by the State Plan. The goals of the State Plan for these areas support the preservation of the land and maintaining and improving the viability of the agricultural industry.

The goal of the Rural Planning Area for agriculture is to: "Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas. Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers. Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts. Actively promote more intensive, new-crop agricultural enterprises and meet the needs of the agricultural industry for intensive packaging, processing, value-added operations, marketing, exporting and other shipping through development and redevelopment."

The goals for agriculture in Rural Environmentally Sensitive Planning Areas and Environmentally Sensitive Planning Areas also include: "guiding development away from agriculture, minimizing conflict between agriculture and Centers, ensuring adequate water supply, protecting large tracts of land, and promoting more intensive, new-crop agriculture." Attention in these planning areas, is also given to promoting "agricultural practices that prevent or minimize conflicts with the sensitive environmental resources."

The Salem County Growth Management Plan represents a commitment to hold the eastern most limit of Fringe Planning Area to the boundary line agreed upon by the County and State Planning Commission. Salem County leads the State in preserved farmland and open space. Approximately 300 square miles or 88 percent of the County falls in the environs outside the regional planning area and the designated centers in Salem City, Alloway, Woodstown, and Elmer. The environs encompass Planning Areas 4A, 4B, and 5 (Rural) under the State Plan.

The intent of the Rural (PA 4A) and Rural/Environmentally Sensitive Planning Areas (PA 4B) is to maintain the environs as large contiguous areas of farmland and other lands, revitalize cities and towns, accommodate growth in Centers, promote a viable agricultural industry, protect the character of existing, stable communities, and confine programmed sewers and public water services to Centers. In addition to these objectives, the intention of the Environmentally Sensitive Planning Area (PA5B) is to protect environmental resources through the protection of large contiguous areas of land. All of these objectives are consistent with the goals of the Salem County Open Space and Recreation Plan.

Public Hearings

The Salem County Open Space Advisory Committee (OSAC) and CADB held a series of public meetings in order to solicit input concerning open space, natural resource protection, and farmland preservation. These meetings are an important part of the planning process and offer a forum in which citizens can voice their opinions and offer recommendations about local priorities that might otherwise be overlooked. Each meeting targeted a different group of individuals and organizations that play significant roles in the planning and conservation of the County's open space and farmland areas. Among these groups were the general public, farmers, park managers, non-profit groups, and municipal officials.

Public Hearing #1- Vision Meeting (General Public), East - March 21, 2006

The first public meeting was held in the Elmer Grange in Elmer. Approximately 55 individuals attended and participated including representatives from the OSAC and Board of Chosen Freeholders. Freeholder Timberman and Chairman Codella presented opening remarks and were followed by Barbara Heskins Davis of the Morris Land Conservancy who discussed the planning process and the plan's development. Tricia Aspinwall, also from Morris Land Conservancy, described the Draft Open Space Map and Open Space Survey. This was followed by a period of facilitated public comment. Public comments were organized around six topics that were allotted ten minutes each. These included:

- Natural Resource Protection
- Recreation: Active and Passive
- Stewardship of Existing Open Spaces
- Historic Preservation
- Farmland Preservation
- Other items of Open Space interest.

Comments were recorded on large easel paper and spread throughout the room. At the end of the meeting, the participants were given stickers to place next to the comments that they supported most strongly. A summary of the public comments and the sticker voting that followed is provided below.

General comments and issues that were identified at this meeting include:

Create ATV Park (To Keep them off Farm / Public Lands)
Prevent Pollution from Point and Non-Point Sources
Supawna Meadows-NWR
Increase Non-Profit Participation
Management of Public Lands
Overgrown Public Access Points to Natural Areas
Issue of Tax Ratables-Easements vs. Fee Simple
County Sheriff to Use Offenders to Maintain Land
Educate Farmers on Available Programs
Ambiance / Bucolic Setting

At the conclusion of the meeting, participants were asked to vote on those issues of greatest significance or importance to Salem County:

	Stickers	Comment
19%	21	Problem: Funding (State, County and Local)
14%	16	Protect the Farmer
12%	13	Expand Contiguous Farm Belts
7%	8	Accelerate Plan Development
7%	8	Historic Facilities and Artifacts (Field Tiles)
6%	7	Protection of Water, Waterways and Wells
5%	6	Tributaries to Delaware River-particularly Salem River and its lakes
4%	4	Trails (Hiking, Biking, Equestrian) and Passive Recreation
4%	4	Protect and Promote Farming
3%	3	Access to Lakes, Waterfronts and Rivers
3%	3	Bald Eagle / Bog Turtle Habitat
3%	3	Scenic Byway Along Route 40
3%	3	Right of First Refusal on Prime Farmland-County funding to purchase right
3%	3	Work with Municipalities to Update Ordinances to Reflect Open Space Preservation
2%	2	Contiguous Natural Areas and Scenic Byways
2%	2	Ecotourism
1%	1	Mannington Meadow
1%	1	Swamp Pink (Endangered plant)
1%	1	Problem: Growth of Towns vs. Protection of Unique Natural Resources
1%	1	Increase Number of Towns with Local Trust Funds
1%	1	Expand Existing Project Areas
1%	1	Hunting / Fishing Improvements
1%	1	Quality of Life
100%	**113**	

The most pressing concern to those that attended this meeting was the inadequacy of current funding for preservation efforts. The demand to preserve farms is much greater than the County's ability to preserve them financially. Combined with rising development pressures, the inadequacy of preservation funding seriously jeopardizes the County's remaining unpreserved farmland.

In general, the most well-received comments cited the need to protect the existing agricultural land and infrastructure. In part, this means forwarding initiatives that preserve the land including:

- preservation of contiguous belts of agricultural land
- protecting the water resources that irrigate this land, and
- making the process of preserving farms less cumbersome.

This also includes supporting farmers and agricultural businesses financially. Full meeting notes, including the meeting's announcement and agenda, are included in the *Appendix*.

Public Hearing #2- Vision Meeting (General Public), West - March 22, 2006

The second public meeting was held at the Salem County Community College in Carneys Point. Twenty three individuals participated including representatives from the OSAC and Board of Chosen Freeholders. Beth Timberman and Paul Codella presented opening remarks. They were followed by Barbara Heskins Davis and Tricia Aspinwall from the Morris Land Conservancy who explained the County's planning process, the Draft Open Space Map, and Open Space Surveys. The public was then asked to provide comments. Public comments were organized around six topics that were allotted ten minutes each:

Natural Resource Protection	Historic Preservation
Recreation: Active and Passive	Farmland Preservation
Stewardship of Existing Open Spaces	Other items of Open Space interest

Comments were recorded on large easel paper and spread throughout the room. At the end of the meeting, the participants were given stickers to place next to the comments that they supported most strongly. A summary of the public comments and the sticker voting that followed is provided below.

Issues identified at this meeting include:

Access to Public Waters
Promote Continuity of Preserved Lands (Open Space and Farmland)
Re-Institute Rail Line to Support Agricultural Product Transport
Protect Sandy Shoals
Supawna Meadows-NWR
Study TDR Program on County Level to Keep Open Space Perspective
Promote Growth Centers
Motorized Boating on Delaware River Only- Restrict in Sensitive Areas on River
Rails to Trails - Glassboro to Salem City
Road Safety / Limit ATV Use
Removal of Invasive Species
Adopt a Road / Park Programs for Clean Up and Maintenance
Quality of Life
History (National, Local, Structures, Heritage)
Educational Outreach Programs

The goal of protecting the County's agricultural industry by "preserving the farmer" was paramount at this meeting. "Preserving the farmer" refers to financial initiatives aimed at making the business of farming a viable venture. Issues of wildlife habitat preservation, stewardship, and the development of passive recreation (trails) were voiced as well. Full meeting notes, including the meeting invitation and agenda, are included in the *Appendix*. A summary of the issues, and the "sticker" count for each are shown on the following page.

%	Stickers	Comment
26%	14	Preserve the Farmer
11%	6	Trails (Hiking, Biking, Equestrian) and Passive Recreation
11%	6	Expand and Protect Forested Areas
9%	5	Unique Farmland Products and Attributes
8%	4	Encompass Salem/Cumberland/Gloucester as Priority Area (Like Pinelands and Highlands)
6%	3	Protect and Promote Farming
6%	3	Protection of Water, Waterways and Wells
4%	2	Woodland Management to Ensure Healthy Ecosystems
4%	2	Wildlife Habitat
4%	2	Promote Volunteer Programs to do Stewardship Activities
2%	1	Restoration of Converted Wetlands
2%	1	Identify and Protect Vernal Pools
2%	1	Open Space
2%	1	Recreation Center(Baseball, Basketball etc.)/Bike Trails to Access
2%	1	Partner with Farmers on Stewardship
2%	1	Encourage Partnership Between Farm Assessment Fee & Stewardship
100%	**53**	

Public Hearing #3- Farmland/Farmers- April 26, 2006

The Salem County Open Space Advisory Committee and the Salem County Agriculture Development Board (CADB) invited farmers, municipal agriculture board members, and state and federal farming organizations and agencies to this public meeting. Specifically, they sought information about current land use trends, planning and zoning issues, right-to-farm, and the effectiveness of the farmland preservation program with the goals of improving existing programs and meeting the preservation needs of local communities and farmers. Roughly seventy individuals from throughout the County attended the meeting. Several questions were posed to those in attendance. They included:

- In what direction should the Program be headed?
- How can the Farmland program continue to protect farmland in the County?
- What has worked well for the County?
- In what ways is the Farmland Preservation Program helping to address the needs of farmers and agriculture generally?
- Is the Farmland Preservation Program assisting municipalities and helping to coordinate community goals of preserving agricultural land?
- How can this involvement be increased?
- What are strengths of the Right to Farm ordinances and how may they be used?
- How do you recommend farmland easements be monitored?
- What solutions do you recommend to address these issues?

Overall, water usage, quality, and allocation caused the most concern of those present at the meeting. Landowners support the farmland preservation program and want to see the program continue to grow in Salem County. Innovative markets, transfer of development rights and agriculture enterprise zones are seen as opportunities to expand existing

preservation initiatives and ensure that livelihoods are protected in the County. Meeting notes, including the invitation and agenda, are included in the *Appendix*.

Respondents were asked to rank the issues of greatest importance to them in Salem County. The table below summarizes their responses.

	Votes	Statements
14%	17	Preserve Watersheds / Water Quality
13%	16	Farmers Deserve Priority for Water / Land Use
11%	13	Preserve Class 1 & 2 Farmland Soils
9%	11	Fear of Future Restrictions
9%	11	Funding
8%	10	Protect the Farmer / Agricultural Businesses
5%	6	Continue Existing Programs through Bonds
4%	5	Farmland is a More Positive Ratable than Open Space
4%	5	Preserve Contiguous Agricultural Land
3%	4	Offer Adequate Values for Land
3%	4	Win Farmland Preservation Race
3%	3	Keep Farms Active
2%	2	Ensure Access to Water on Preserved Farms
2%	2	Create Agricultural Enterprise Zones
2%	2	Employ Transfer of Development Rights (TDR)
2%	2	Preserve Farmland at Risk for Development
2%	2	Concerns about Public Access on Private Farmland
1%	1	Conflict between Farmers and non-Farmers
1%	1	Educate Government Officials
1%	1	Provide Information on New Markets
1%	1	Protect Farmers' Health
100%	**119**	

Other issues that were discussed at this meeting included:

Availability and Affordability of Land Base for farming
Conservation Funding For Farmers Being Eliminated
Cooperation between County and State Programs
Development Pressure
Diversify Farming Activities
Existing Programs Being Reduced to Support New Markets
Keep Buffers between Agricultural and other Land Uses in Place
Non-Agricultural Businesses being run on Preserved Farms
North Jersey Buying Preserved Farms, Driving Prices Up
Planning for Agricultural Preservation
Preservation Reduces Equity
Review the Selection Process for Farms to be Preserved

Public Hearing #4- Park Managers/Non-profit Groups- May 24, 2006

This meeting was specifically focused on people who work at the grassroots level and within Salem County's parks and natural areas to promote sound environmental and natural resource planning. Approximately 25 individuals from organizations across the region attended as did various members of the OSAC and Board of Chosen Freeholders. Among the **organizations** represented include:

- New Jersey Audubon Society
- American Littoral Society
- Salem County Watershed Task Force
- Mannington Preservation Citizen's Committee
- New Jersey Conservation Foundation
- South Jersey Land & Water Trust
- Supawna Meadows National Wildlife Refuge
- Friends of Parvin State Park
- Concerned Pilesgrove Residents
- National Park Service- NJ Coastal Heritage Trail Route
- Parvin State Park Appreciation Committee
- New Jersey Historic Trust
- Preservation Salem
- Association of New Jersey Environmental Commissions

Morris Land Conservancy opened the meeting by describing the project and explaining the Draft Open Space Map. Attendees were then invited to introduce themselves, identify their goals for open space preservation in the County, and talk about the barriers to preservation they had encountered as well as any potential solutions to these problems.

The **goals** identified by these individuals as priorities for open space preservation efforts in Salem County corresponded to the topics listed below:

- Wildlife Habitats
- Riparian Corridors
- Coastal (Bayshore) Areas
- Expanding Existing Parks and Natural Areas
- Agricultural Soils
- Cultural and Historic Resources

Among the **problems** to open space preservation that were identified include:

- Funding
- Rising Land Values
- Lack of Innovative Funding Mechanisms
- Local Aversion to Raising Taxes
- Zoning that is Inconsistent with Municipalities' Visions
- Communication among Interest Groups

Solutions to these problems included:

- ✓ Transfer of Development Rights
- ✓ Establishing a County "Green Table"

- ✓ Increase County-level Management
- ✓ Impact and Rollback Fees

A full version of the notes from this meeting is included in the *Appendix*.

Public Hearing #5- Municipal Officials- May 29, 2006

The meeting on May 29th focused on the input from municipal officials and local board members. It was attended by twenty two individuals representing twelve of the County's fifteen municipalities. Numerous members of the OSAC and Board of Chosen Freeholders were also present. Representatives were invited to introduce themselves and respond to the following questions:

- What do you and your communities feel can be done to further your towns' preservation plans?
- What unique recreational areas and facilities do your communities have or would like to pursue?
- What are the scenic vistas, agricultural features, and landmarks that are important to your communities' identities and the most worthy of preservation?
- What natural features in Salem County are unique and the most worthy of preservation?

The municipal representatives cited the following **concerns**:

- ❖ **Development Pressure** - There are large parcels of undeveloped land, including farmland, throughout the County that are threatened by development. The types of developments planned for these sites are contrary to municipalities' visions. Towns do not have the tools or resources to prevent development from taking place.
- ❖ **Funding** - The biggest obstacle to preventing undesirable development is a lack of funding for preservation and other efforts. Towns need financial assistance from federal, State, and County governments as well as private sources to keep their community assets from being lost.
- ❖ **Smart Growth** - Implementation of the Smart Growth principles outlined in the County's Smart Growth Plan is important, but has not yet been accomplished. Transfer of development rights on both the local and county levels is desirable, but no funding has become available to do the necessary studies and planning to establish it. Likewise, the necessary infrastructure improvements must be made in urban areas to create a sufficient receiving area. Funding must also be made available for Smart Growth development such as the Riverwalk project in Penns Grove and remediation of the dredge spoils in Oldmans Township. Finally, conservation ordinances (such as the one recently enacted by Woodstown) would be helpful, but have not yet been instituted County-wide.
- ❖ **Maintaining Equity -** Downzoning has been used by some municipalities to reduce development opportunities. Unfortunately, this reduces landowner equity, and is therefore politically unpopular. Municipalities would greatly benefit from ideas about how to reduce the development potential within their borders without significantly reducing land values.

The municipal representatives also offered **suggestions** for County-level initiatives, many of which are described below. Full meeting notes are included in the *Appendix*.

- ✓ **Increase the Farmland and Open Space Tax-** This will provide more funding than is currently available for these efforts.
- ✓ **State-wide Designation-** Partner with the State to have the region designated as a special priority area for protection. This might lead to the creation of a new funding source for farmland and open space preservation.
- ✓ **Combat Saltwater Intrusion**- This has become a County-wide problem that is most easily addressed at the regional level instead of the municipal level.
- ✓ **Preserve Critical Lands under Development Pressure**- Development pressure is often the most intense on upland forests and productive agricultural areas- the places that are most important to retain in their current states.
- ✓ **Conduct a Comprehensive Delaware Riverfront Evaluation-** Investors will be more attracted to the County's Smart Growth Corridor along the River if they have access to a report outlining the economic opportunities and risks that exist.
- ✓ **Work with the State's Office of Smart Growth (OSG) -** OSG is already active in Salem County, and is willing to work with the County to promote mixed-use, community development projects.

Public Hearing #6 – (General Public) – November 29, 2006
Comments on the Draft Open Space and Farmland Preservation Plan

The Open Space Advisory Committee and the County Agricultural Development Board hosted a general meeting on Wednesday, November 29, 2006 to receive comments on the Open Space and Farmland Preservation Plan. The agenda, handouts, and minutes of this meeting appear in the *Appendix*. Over 60 individuals attended, including representatives of Morris Land Conservancy, the Salem County Open Space Advisory Committee, Salem County Agriculture Development Board, Salem County Board of Chosen Freeholders, the State Agriculture Development Committee, and New Jersey Green Acres.

Following an introduction by Freeholder Director Lee Ware, Morris Land Conservancy introduced the state representatives in attendance and reviewed the Open Space and Farmland Preservation Plan and Maps. Salem County officials collaboratively fielded questions and comments from the public. Individuals were limited to two questions.

Public questions included the following:

- The use and purpose of the plan
- The progress of existing applications
- Concern about project areas and the criteria used to determine those areas
- Municipal access to the planning documents
- Future commitment to preservation after the November 2006 referendum

At the conclusion of the meeting Director Ware reiterated the County's commitment to farmland preservation. Freeholder Timberman thanked those in attendance and offered closing remarks.

Salem County Open Space and Farmland Preservation Survey Results

The Salem County Open Space and Farmland Preservation Survey was administered in order to gather and organize the opinions of Salem County's residents concerning local efforts to preserve open space and farmland. It required survey-takers to prioritize potential uses of preservation resources, offer their opinions about the existing preservation tax, and provide additional written feedback.

The survey was widely circulated throughout the County. It was posted on the Salem County website between March and June of 2006. The County also issued a press release on April 19, 2006, advertising the survey and encouraging residents to fill it out. Hardcopies of the survey were distributed to municipal clerks and members of the County's local governments including mayors, town councils, planning boards, and environmental commissions.

The first survey question asked survey-takers to rank fourteen open space and farmland preservation priorities in order of importance to them. A space was provided on the last line so that survey-takers could integrate their own priorities into the ranking scheme. The second survey item was a multiple-choice question that asked if the survey-taker would support an increase in the County Open Space and Farmland Preservation Tax ($0.02/$100 assessed value). If so, the choices of raising the Tax to $0.03 or raising it to more than $0.03 were provided. The third survey item allowed survey-takers to write any additional comments they cared to provide.

One hundred and sixty three surveys were completed and returned to the County. Of these, one hundred and twenty two completed the first question correctly while the remainder failed to place the different priorities in rank order. The 122 correct surveys indicated that the protection of agriculture and the rural environment in which it thrives is the most important priority in the County (see summary table on next page). Protecting ground water resources, vital for the well-being of agriculture, was among the top priorities as well. Preservation of natural areas (forests, wildlife habitat, and surface waters) was the next highest concern. Historic preservation was next, followed by resource-based recreation, smart growth (concentrating development, maintaining greenways and trails, and preserving scenic vistas), creating a County park system, and active recreation.

The chart below summarizes the responses to Question Two. Responses from all 163 surveys were incorporated in this analysis. Over two-thirds of respondents would support an increase in the County's existing Open Space and Farmland Preservation Tax. 32% would support an increase to $0.03 while 38% would support an increase to more than $0.03. 22% of survey-takers would not support an increase, and 10% did not answer Question Two.

Many respondents elected to offer some written comments on the lines provided. A sample of these comments is included beneath the summary table on the following pages.

Salem County Open Space & Farmland Preservation Survey Results

Open Space Initiative Survey	**Average Rank (1-15)**
Preservation of land for active recreation areas (such as playing fields and playgrounds).	**14**
Preservation of land for the creation of a County Park System.	**13**
Preservation of land to protect the Delaware River Bayshore habitat.	**7**
Preservation of land for resource-based recreation (hiking, hunting, and fishing).	**9**
Preservation of scenic vistas (overlooks, scenic byways).	**12**
Preservation of land to create greenways to link recreation areas, trail corridors, natural areas and local neighborhoods.	**11**
Preservation of forested lands.	**4**
Preservation of farmland to preserve tillable land and prime agricultural soils.	**2**
Preservation of farmland and open space to preserve the rural quality of life in the County.	**1**
Preservation of land with historical value.	**8**
Preservation of land for protection of, or access to, surface water (streams, lakes, wetlands).	**6**
Preservation of land for the protection of ground water, including drinking water resources.	**3**
Preservation of land to promote the County's Smart Growth Initiative.	**10**
Preservation of land for wildlife and plant habitats.	**5**
Other: __*various*_____	

Question: Would you change the dedicated Open Space & Farmland Preservation Tax?
(The tax is currently set at $0.02 per $100 assessed value.)
No change: 37 (**23%**)
Raise to $0.03: 51 (**31%**)
Raise above $0.03: 60 (**37%**)
No answer: 15 (**9%**)

Comments:
"We are the Garden County of the Garden State." "Keep this County green."
"The soil in Salem County grows the best." "Keep it real, keep it rural."
"Who wants to live in a parking lot like Washington Twp. or parts of central & north Jersey?"
"In this day and age, I feel that without preservation, our way of life (and quality) will diminish."
"One McMansion right after another- what a pity!"
"I believe that God created this privileged planet and made us to be good stewards of Creation."
"The rural nature of Salem County is what makes it rich."
"We have to stop behaving as though we have no impact on ecological balance."
"I support limited development if it is well planned and focused into well defined areas."
"Farming and housing development do not mix well."
"The farmland of Salem, Cumberland, & Gloucester Counties should be protected by the State. Ex: Highlands & Pinelands."

Sample Survey Form

Salem County is developing an **Open Space and Farmland Preservation Plan** to identify and prioritize the steps our County will be taking to preserve open space, protect our natural resources, and maintain agricultural land. As a part of this Plan, the County requests your input to help set priorities for open space and farmland preservation. Please provide your name and municipality after completing the survey below and return it before April 14, 2006 to: Salem County Agriculture Development Board 51 Cheney Road, Suite 3, Woodstown, NJ 08098 FAX: (856) 769-3391

Using each number only once, rank the following initiatives from 1 to 15, with 1 being the highest priority and 15 being the lowest.

Open Space Initiative Survey	Rank (1-15)
Preservation of land for active recreation areas (such as playing fields and playgrounds).	
Preservation of land for the creation of a County Park System.	
Preservation of land to protect the Delaware River Bayshore habitat.	
Preservation of land for resource-based recreation (hiking, hunting, and fishing).	
Preservation of scenic vistas (overlooks, scenic byways).	
Preservation of land to create greenways to link recreation areas, trail corridors, natural areas and local neighborhoods.	
Preservation of forested lands.	
Preservation of farmland to preserve tillable land and prime agricultural soils.	
Preservation of farmland and open space to preserve the rural quality of life in the County.	
Preservation of land with historical value.	
Preservation of land for protection of, or access to, surface water (streams, lakes, wetlands).	
Preservation of land for the protection of ground water, including drinking water resources.	
Preservation of land to promote the County's Smart Growth Initiative.	
Preservation of land for wildlife and plant habitats.	
Other: _____	

The current County Dedicated Tax is set at two cents.
Would you support an increase in the Dedicated Tax from 2 cents to 3 cents? Yes ____ No____
Would you support an increase in the Dedicated Tax above 3 cents? Yes ____ No____

YOUR OPINIONS are important to us. Please give us your thoughts on open space and farmland preservation in the County:

_____

_____

_____

_____

_____

Name:_____Municipality:_____

I am (circle all that apply):

County Open Space Committee Member	Municipal OSC Member
County Environmental Commission Member	Municipal EC Member
County Freeholder	Municipal Council Member
County Planning Board Member	Municipal PB Member

Thank you for completing this survey. We encourage you to attend our County Open Space and Agriculture Development Committee meetings, which are held at 6:00 p.m. and 7:30 p.m., respectively, on the fourth Wednesday of each month at the Salem County Agriculture Complex, Ware Building, 51 Cheney Road in Woodstown.

We will be hosting public meetings on March 21st at the Elmer Grange and March 22nd at the Salem Community College Davidow Hall on the Open Space and Farmland Preservation Plan. Please join us at that time to discuss the Plan and our goals for land conservation in Salem County.

Paul Codella, Chairman, Salem County Open Space Committee
Andy Buzby, Chairman, Salem County Agriculture Development Board

GOALS OF OPEN SPACE PRESERVATION IN SALEM COUNTY

Preservation of open space must be planned just as any municipal or county infrastructure. The development of an Open Space and Recreation Plan, and the County's commitment to implement the Plan, are essential for effective implementation of a comprehensive strategy, which will maintain the quality of life that residents enjoy and will protect agricultural and natural resources.

The goals and objectives of the Open Space and Recreation Plan for Salem County are drawn from the Salem County Smart Growth Plan, the Salem County Natural and Cultural Resource Inventories, regional planning and watershed documents, the accompanying Farmland Preservation Plan and extensive discussions with the Salem Open Space Advisory Committee, County Agriculture Development Board, and Board of Chosen Freeholders. In addition, a survey asking residents to prioritize land preservation goals and initiatives was distributed as part of this Plan and incorporated into this document. Six public meetings were held throughout Salem County offering residents an additional opportunity to guide the future of the County's land preservation program. In addition, the goals are consistent with the New Jersey State Development and Redevelopment Plan to ensure that Salem County's system of open space aligns with and complements its development guidelines and open space recommendations.

The following goals and policies will guide the recommendations of the Open Space and Recreation Plan:

- **Preserve Farming and the Farmer in Salem County.** Promote viable farming activities and incentives County-wide to sustain the farming industry. Retain the highest quality soils and the most productive ground. Encourage a new generation of Salem County farmers to stay and work the land within the County.
- **Protect the County's water resources.** Water is the lifeblood of the County, bringing the first settlers over three hundred years ago, protecting the health of residents, providing recreation and habitat, and hydrating the ground that produces local crops. Protect drinking water and aquifer recharge areas from contaminants and salt water intrusion. Provide public access points for recreation on the County's waters. Retain unique habitats including the estuary, headwater regions, freshwater wetlands, salt marshes, and vernal pools. Ensure continued availability and allocation of water for the agricultural industry.

- **Retain natural forested land and the habitat that it secures.** Salem County's forested landscapes provide a uniquely vibrant and healthy ecosystem, including critical habitat for threatened and endangered species. The County is also characterized by contiguous swaths of old growth forests. Retain these features through open space preservation, forest stewardship enrollment, and woodland management programs.
- **Treasure the Garden County's Agricultural Heritage.** Save the elements of the pastoral landscape of rural Salem County including historic barns, silos, farmhouses, patterned-brick houses, field tiles, and machinery. Promote farm education through the establishment of a living history farm.
- **Protect the special natural resource areas that are unique to Salem County.** These areas include the Delaware Bayshore, Delaware Estuary, Supawna Meadows, Fort Mott, Mannington Meadows, Burden Hill Preserve, Parvin State Park, Willow Grove Lake Preserve, the Salem River Watershed, and all Wildlife Management Areas. Promote ecotourism, where appropriate.
- **Create Partnerships and Obtain Additional Grant Funding to leverage local preservation funds.** This includes using the Open Space and Farmland Preservation Plan to apply for state preservation funds, specifically from Green Acres and the State Agriculture Development Committee. Other grants, funding sources, and partners are available to further leverage dollars; see *Preservation Partners* section of the Plan.
- **Connect People with the Outdoors, Agriculture, and Natural Areas.** Implement multiple-use trail systems that connect parks with neighborhoods and town centers, including rail trails, for bicycling, equestrian activities, and hiking.
- **Build upon Existing Public and Private Preserved Lands to Create Greenways and Prevent Fragmentation of Habitat and Agricultural Resources.** Salem County has over 20,000 acres of permanently preserved farmland and 25,000 acres of open space preserved by State, Federal, and Nonprofit agencies. The County's unique natural, cultural, and agricultural resources span well beyond these preserved lands; targeting acquisitions that link to preserved land will provide permanent contiguous green space.
- **Improve Quality of Life for the next generation through retention of Farms and Natural Lands for recreation and conservation.**

THE NEED FOR OPEN SPACE PRESERVATION IN SALEM COUNTY

**"We are the Garden County of the Garden State."*

Sprawl Threatens Farmland and Salem County's Rich Natural Resources

"One McMansion right after another- what a pity!"
"Preserve pressured farms."
"Suburban sprawl is not my vision for Salem County."

Salem County's largest single land use is agriculture with nearly 40% of the county's land in agricultural use. Ten percent (10%) of the County is developed for residential, commercial, or industrial use. Nearly half (43%) of the County's population reside in a corridor along the Delaware River and in Salem City (*Natural Resources Inventory, p. 31*). With development concentrated in the western part of the County, and farmland and vast natural resource lands making up the interior and edges of the County, respectfully, the threat of sprawl seems remote.

In reality, some areas of Salem County are experiencing severe development pressures. Mannington Township has received residential and mixed-use development proposals that will cover over 2,500 acres. If these developments occur, the population of Mannington will double. Alloway Township is also experiencing a boom in residential growth with its farmland converting to residential use. Alloway Township has one-acre residential zoning and as a result is experiencing a building boom with 150 single family homes approved in 2005. Township leaders have considered downzoning but are reluctant to impact equity for existing landowners. Local leaders need information and strategies on how to offset landowner equity loss yet manage growth. Growth areas in Salem County are also occurring along the Gloucester border and along the developed section of the Delaware River coastline in the western part of the county. Roadways are attracting ribbon development.

**All quotes, unless otherwise attributed, in this section come from comments submitted on the Salem County Open Space and Farmland Preservation Survey administered during 2006. For a description of the survey process, please see the "Planning Consistency and Public Outreach" section of this Plan.*

Salem County's population has not yet grown in numbers, but population growth is not a good indicator of land use. The overall population in New Jersey grew slightly according to the 2000 Census yet developed land grew by 43%. In addition, the population of permanent residents in Salem County is rapidly changing. New residents are commuters from Delaware and points north. Commuters demand quick, accessible transportation to work destinations. They demand high quality municipal services, including educational services. They expect a variety of other businesses, such as day care, drive through banks, fast foods, and laundry, to name a few.

Salem County also has a combination of features that are attractive to people seeking homes as they retire from full-time employment as well as families seeking affordable housing and lifestyles. These trends are driving land development throughout New Jersey. Key ingredients include walkable communities, less congestion, easy access to major transportation thoroughfares and health facilities, lower cost of living expenses, and plentiful scenic and outdoor recreation opportunities. These are also the features negatively impacted by sprawl development. The challenge is to prepare for the impending demand for residential development so that these assets are retained and economic benefits maximized in the County.

Steady Loss of Farmland Will Change Salem County's Way of Life

"Agriculture is the backbone of our county."
"Farming and housing developments do not mix well."

Farming is a major component of Salem County's economic health. According to the 2002 Census of Agriculture conducted by the U.S. Department of Agriculture, over half of the farmers in Salem County list farming as their primary occupation. Businesses that support farming operations in the surrounding region are vital to the County's economy. The nature of these businesses will change if surrounding land use converts to residential use. In contrast, many farmers in other parts of New Jersey must travel to another state to service a tractor or get adequate supplies to support the farm's operations. The additional expense to the farmer to find and replace nearby services may make the difference between a profitable operation and one that is not.

Salem County has contiguous lands where agriculture is the dominant land use. The "Strategic Targeting Project" report produced by the New Jersey State Agriculture Committee in March 2003 indicates that all of Salem County's land, with the exception of urban areas, is "High-Quality Farmland" threatened with "High Development" potential. (*p. 3*) This rating represents the most alarming ranking presented in the report. The challenge is to avoid fragmenting these farmbelts with interspersed housing or incompatible commercial establishments. Farmbelts promote productive farming, both agriculturally and economically. Fragmented development threatens the long-term sustainability of a healthy agricultural land use base.

Salem County has enrolled 21,287 acres in the farmland preservation program (with an additional 1,201 acres pending this year), representing about 16% of the farmland assessed lands in Salem County in 2006. The Garden State Greenways, a project of the New Jersey Conservation Foundation, Green Acres, and Rutgers University, identified unfragmented lands that contain prime soils for agriculture. According to the database, a total of 7,670 acres of core prime agricultural or grassland remain in Salem County. The need is to connect these properties. Accelerating the County's legacy of success in farmland preservation will create farmbelts that will protect the quantity of land needed for agriculture production and consolidate services to protect the farmers.

The Salem County Agricultural Land Preservation Program relies on participants willing to enter the program. Farmers in Salem County have articulated a number of concerns that prevent them from considering preservation as an option for their land as opposed to development. Some of these concerns expressed throughout the planning process have included the following:

- Slow pace of the farmland preservation program in approving appraisals
- Restrictions in the farmland preservation program, such as impervious surface limits, management practice controls, and inflexibility that prevents farmland owners to adapt to changes in the agricultural industry.
- Landowner liability, if forced to allow public access on trails or to water bodies.
- Ability to engage in secondary businesses and the compatibility of these enterprises with the state's Farmland Preservation program
- Downzoning and potential loss of equity
- State initiatives, such as the Highlands and Pinelands, that limit future land use and impact landowner equity.
- Local officials who lack understanding about the provisions of the right to farm ordinances. One example cited was variances in farm buffer zones that resulted in adjacent development negatively impacting farm operations.

Development pressures and reluctance of landowners to enroll in the farmland preservation program hasten the conversion of farmland to residential and commercial uses. Strategies to counteract these trends are needed.

Preserved Farmland Needs Farmers to Maintain Agricultural Integrity

"Keep development from destroying rural way of life--keep farmers in business"
"Land can't be a museum and the farmer can't be a museum piece."

Preserving land ensures an adequate land base for agriculture into the future and is a key factor in keeping farms a part of New Jersey's economy and landscape. However, farmland preservation does not preserve future agriculture in New Jersey if people do not choose farming as a career. Farming as a feasible, profitable livelihood must also be preserved. Farmers need to make a living wage that includes keeping product sales

higher than production costs. Costs to transport products, buy new equipment and service machines, generate local markets for locally grown products and others are issues beyond an open space plan but impact ability of farmers to remain in business. Rising transportation costs create a ripple effect that makes the cost of any business more expensive. Preserving the land is not enough to preserve farming in New Jersey. However, land preservation activity must target those lands from which people can earn an economic return.

There is a great need to retain farming as a career and to show that farming can produce enough income to support families and individuals. As expressed in some of the public forums, many of the farmers in Salem County, as well as the rest of New Jersey, are older, aged 50 years or more. Attracting young people to the farming profession continues to challenge the agricultural community. Creating and identifying incentives to attract people to a career of farming the land are essential for the future viability of farming.

Farmland owners need to share successful technologies and strategies. One example is assistance with the promotion and production of "value-added" products that help farmers add to their "bottom line." An example shared at a public session was the market for "waste" tomatoes, those tomatoes of a quality not reaching a standard for human consumption. A farm doubled its yearly income by finding and serving a market that could use this product. Ways to improve the profits made from farming as a business are important to share and highlight.

Farmers need a service network that includes clusters of businesses, assistance with marketing and producing value-added products, and sharing successful applications of "best agricultural practices." "Best agricultural practices" promote agricultural activities that protect the environment and are economically feasible for the farmer. Adopting "best agricultural practices" will allow farmers to preserve the integrity of soil and water resources yet not at the expense of realizing profit on their efforts. These practices will also sustain farming in New Jersey.

Competing Demands for Water Impact Economic Prosperity of Salem County

"Preserve land for the production of clean air and water"
"Preserve land as insurance for quality drinking water.

Life and livelihoods in Salem County depend on an adequate, clean, accessible supply of water. Water irrigates crops and fields, fueling an agricultural industry that accounts for many jobs in Salem County. Waterways and surface water bodies are a source of fun and recreation. Salt marshes and estuaries are rich habitats that attract a variety of plants and animals many enjoy for sport and viewing. The waterways introduced human inhabitants into the region who cultivated roots that grew into communities. Water continues to allow human habitation by supplying household spigots for washing, bathing, drinking

and cooking. Conflicts associated with water use and accessibility by the many interests who need water for their health and economic survival are increasing.

Salem County has encountered problems with water supply for drinking, agricultural use and recreation. Fresh water is a finite resource and is supplied by underground reservoirs or aquifers and above ground water bodies, including streams, rivers, lakes, ponds and wetlands. Both agriculture and development require access to freshwater. Fresh, as opposed to saline, water for irrigation and household water use primarily originates from groundwater aquifers. Development on aquifer recharge sites prevents rainwater from seeping into the soil to replenish these underground pools. When storm water runoff drains directly into streams from impervious surfaces, the valuable fresh water flows directly from the streams to the Delaware River and into the Atlantic Ocean. Vegetated lands slow the flow of rainwater into streams and absorb water into the ground. During the water's journey through the ground, soil, sand and rocks scrub many contaminants from water before it enters groundwater reserves. Key aquifer recharge sites need to remain undeveloped to protect freshwater quality and quantity.

Salinity is creeping into drinking water supplies. Saline water cannot be used to irrigate most crops or serve as drinking water for pasture animals or humans. Keeping fresh water from potential sources that may introduce salt is important to agricultural producers as well as water purveyors. Over-pumping an underground aquifer allows saltwater intrusion into reservoirs of freshwater. Elmer Borough has municipal wells drilled to a depth of 500 feet, yet the salt count has continued to increase in the well. One survey respondent recommended that water allocations should determine where growth should be permitted. However, planning boards in New Jersey cannot deny development applications based on water availability.

Some farmers irrigate their crops with water pumped from surface water bodies. In some cases, this practice impacts recreation use of affected water bodies and disrupts habitat.

Access to water is also critical. Comments received through the public workshops revealed the agricultural community's concern about two particular actions taken by the New Jersey Department of Environmental Protection (N.J. DEP) that affect Salem County. Proposed new rules change the procedures for granting water allocation permits. The new rules are requesting that agricultural producers submit more information and more definitively describe their water use which is expected to increase the costs of these water allocation permits for agricultural products. At the public comment sessions farmers testified that they were shouldering an unfair percentage of the fee increase and that developers were not paying their fair share. Also, the N.J. DEP has designated Salem County an emergency drinking water supply source for the state in its state Water Supply Plan. According to the plan, Salem County is an emergency drinking water supply source for the western metropolitan areas during drought conditions. If water is piped out of the county, farmers are concerned that there will not be enough water to maintain their farms, jeopardizing their livelihood.

As described in the *Natural Resources* section of this Plan, water quality of streams and rivers are impacted by pollutants from agricultural runoff, industrial operations, illegal dumping, cooling of power generating facilities, lack of adequate wastewater facilities, and others. The rivers drain into lakes and ponds that support recreation and wildlife habitat. Strategies, including land preservation, to protect the water quality of streams are needed.

Pure, plentiful, and accessible drinking water is an essential ingredient for supporting life—domestic and wild. Water is critical to the success of an agricultural operation. Any rising costs associated with essential irrigation of crops will impact the profit farmers realize for one growing season and the investment they need to make for the next season. Salt tainting freshwater supplies is of concern to municipalities that need to supply residents with reliable, safe drinking water. As Salem County continues to encourage industrial and residential growth along the Delaware River coast, reliable access to fresh water will be a critical concern of potential investors. Quality and quantity of fresh water naturally delimit growth. Land preservation is one way to invest in a consistent flow of fresh water, and prosperity, to Salem County residents and growers.

Fragmentation Disrupts Salem County's Forests

"Salem County is the last 'open space' area of the state. It is vital to retain its rural nature."

Just as fragmentation impacts the integrity of agricultural lands, development and infrastructure intrusions interrupt the continuity of forested lands, disrupting the ecological and scenic values of these greenways. Contiguous forests also provide a more diverse habitat. Some species thrive in core forest regions, others along the forest edges. Migrating warblers use Salem County's's forests as stopovers on their biannual intercontinental flights and rely on dense forests for survival. Roads and other development allow predators to infiltrate thick forests, endangering fragile species, and decreasing the variety of plants and animals within a particular area.

The primary forest belts in Salem County are located along the eastern neck of the County in Pittsgrove Township and in the Burden Hill region. The forests in Pittsgrove hug the agricultural regions of the Township. Contiguous woodlands, primarily wetland forests, are also found along most of the major waterways within the County—Oldmans Creek, Maurice River, Salem River, Muddy Run and Alloways Creek.

Burden Hill is a particularly unique forested region that juts into the heart of the County. The Burden Hill forest consists of more than 15,000 acres of contiguous forested land that is centered in Alloway, Quinton and Lower Alloways Creek Townships and expands outward along stream corridors and smaller hubs of forest in Stow Creek, Greenwich and Hopewell Townships in Cumberland County. A unique mix of Delaware Valley and Pine Barrens flora and fauna, the core forests include extensive wetlands, which are important for aquifer recharge and water quality. Waters emanating from Burden Hill feed the pristine Alloways and Stow Creeks, and clusters of vernal ponds housing rare wetland dependent plant and animal species can be found in the forest's northern reaches.

Outlying forest corridors and patches in the southern portion of the habitat serve to buffer the tributaries of the Cohansey River and the large wetlands complexes leading to the Delaware River and Bay. Burden Hill forest also hosts numerous colonies of globally endangered swamp pink, the statewide endangered Allegheny chinquapin, numerous American chestnuts, as well as several threatened and endangered orchids. Its large contiguous forest canopy provides year-round critical songbird habitat and is one of the last remaining large forest complexes providing South Jersey's only intact forest habitat.

Old growth forests are one of Salem County's unique natural resources and an endangered landscape in New Jersey. Salem County may have one of New Jersey's last remnant stands. Connected forest lands are important resources for Salem County and need to be protected for their environmental and scenic values.

Historic Landmarks Retain the Rural Charm of Salem County's Countryside

"The entire fabric of Salem County is dependent on its rural nature"
"In this day and age, I feel that without preservation, our way of life (and quality) will diminish."

Preserving the fields and forests represents only part of protecting the charm and rural character of Salem's landscapes. People have left their footprints through the structures and devices they have constructed over the years. These imprints connect current residents with the past, offering a sense of belonging and understanding about how and why Salem County was settled. The dairy barns no longer used for milking cows dot the landscape and are physical reminders of an industry that once thrived in the region. Silos, farmhouses, patterned brick houses, and field tiles are reminders of how early settlers of Salem County carved their niche and made their unique way of living. These structures are monuments that a connection between people and the land has always been a part of the history of Salem County. Preserving the agricultural heritage is important to the people of the County, as expressed in the public outreach sessions.

Historic sites are inventoried in Salem County's *Cultural Resources Inventory* completed in 2005. Some of the historic sites highlighted through the public participation process for the open space plan included:

- Historic district of Sharptown
- Route 40 corridor
- Field tiles
- Patterned brick homes along Alloways Creek
- Breeched dike in Elsinboro
- Mills
- Trapping history
- Lighthouse
- Barns
- Farmer's way of life (living history farms)
- Native American artifacts

- Maritime boat building industry, floating cabins
- Hancock House and bridge crossing in Lower Alloway Creek
- Pea Patch Island Civil War site
- County glass history

Unique "living history" sites, such as the Cowtown Rodeo in Pilesgrove, are endangered. An article in the *New York Times* (by Steve Strunsky, published August 6, 2006) describes the pressure on Cowtown, indicative of the pressures on Salem County's rural lifestyle: "But these days, broncos and bulls have to share a shrinking swath of grazing land with Capes and nouveau colonials in the southwestern corner of rural Salem County, NJ, which is rapidly becoming a bedroom community for Wilmington, Delaware,…Philadephia… and even Atlantic City." The article quotes the owner as receiving attractive offers for his property on a weekly basis.

In more developed areas, the retention of historic homes, buildings and other sites define a community's character. Strategies and resources to maintain significant buildings, structures or features need to be incorporated into targeted community development and redevelopment initiatives. When shifting growth from one area of the County to another, care must be taken to retain the historic character of communities receiving more development as well as the communities sending development to other areas.

Similar to specific sites, historic and scenic landscapes are also impacted by the homogenization of sprawl. Scenic areas are at risk because they attract and share "common ground" with development. People want to live in attractive environments. Development and sprawl will negatively impact natural and agricultural areas if not proactively planned and encouraged into areas that can accommodate the impacts of growth. There is a critical lack of resources and infrastructure to preserve historic and cultural lands and sites in Salem County.

The changing nature of the agricultural industry also impacts scenery. Farming as an economically viable industry will keep farmers, farmland and accompanying structures a part of the landscape of Salem County. Structures are sentinels to a changing way of life. Dairy barns make way for shrimp hatchery tanks or silos for feed corn. Cost effective ways to encourage landowners to retain historic structures and learn how they can become economic assets to the farm should be shared.

State and regional initiatives, such as infrastructure development, need to conform to Salem County's planning initiatives to safeguard the rural character of Salem County. Infrastructure promotes growth, and the County needs to ensure that the growth can be accommodated without impacting the achievement of other County goals.

Open space and farmland preservation can preserve the settings that complement these structures, thus protecting their integrity. Strategies to preserve sites as well as scenic, cultural landscapes need to be devised, financial resources found, and landowners motivated to maintain these special places.

Abundance of Preserved Lands Challenges Community Development

"I support limited development if it is well planned and focused into well defined areas."
"Towns should have greenbelts to separate them from other towns."

Salem County is rich in natural areas. Nearly one-quarter (23%) of Salem County consists of preserved land, including 21,287 acres of farmland and 28,295 acres of open space that will remain a permanent part of the County's landscape. According to the N.J. DEP land use/land cover data, about 10% of the County is developed. Most of these developed acres and 43% of Salem County's population reside within the corridor along the Delaware coastline defined by Interstate 295 and the New Jersey Turnpike. The County's Smart Growth Plan identified this region as the area where new growth and redevelopment should be channeled.

Although preserved lands are important because of their natural contributions to New Jersey's overall environment, they limit where and how much communities can grow. Achieving a balance between land preserved and appropriate community development is a challenge faced by Salem County.

Preserved farmland is a no net loss of tax revenue for communities. Lands purchased in fee by state and nonprofit organizations do not contribute property taxes to the local municipalities. However, these lands are eligible for Payments in Lieu of Taxes (PILOT) from the State's Green Acres Program. The size of the payments depends on the amount of preserved land within the community. Maximizing how open space pays is a key element in retaining community value for these lands.

Natural lands are community assets. As working landscapes, they provide fundamental quality of life features that will continue to attract people to live and work in the county. The contrasting variety of landscapes—farmlands, grasslands, marshes, and forests—creates a diversity of scenic places. Well managed, these lands provide basic human health services—clean air, clean water and locally grown food. They provide nearby playgrounds for a wide diversity of resource-based recreation—hunting, fishing, snow sports, boating, hiking, wildlife watching, and many others. Farms result in products that feed and clothe people. Grassland, freshwater wetlands and forests are recharging groundwater resources and providing habitats for a wider variety of species—species that someday may become part of a cure for cancer or relieve other human conditions. These lands provide environmental services for free—services upon which residents rely for health, safety and general livability. They also can be attractions that will support a tourism industry, providing an economy to help landowners and municipalities prosper.

Helping communities realize the maximum benefit from their rich natural heritage is a reason to preserve these areas into the future.

Salem County: Home to Unique Natural Features

"We have an obligation to be responsible and conserve green spaces."
"The preservation of land is so important for the future of our children"
"Nothing like a Jersey tomato—the soil in Salem County grows the best!"

Salem County is rich not only in the amount of natural areas in the landscape but in the superlative nature of these features. The Cohansey Aquifer is the largest in the State and reportedly one of the largest in the country. Salem County may have one of New Jersey's oldest stands of trees. The saltwater estuaries in Salem County are features not found throughout the New Jersey landscape. Bald eagles forage and nest along the waterways that flow to the Delaware River. Burden Hill is a contiguous forest that contains a mix of northern and southern forest species as well as rare plants and animals. Headwaters for seven rivers in Salem County are located in Upper Pittsgrove Township.

During the public participation process, participants were asked to identify those natural resources that need protection in Salem County. Some of these resources are unique for Salem County. Others are common to the rest of New Jersey, yet are important to preserve because they are basic to supporting life. The resources identified as needing protection include:

- Headwaters of the Salem River, Maurice River, and Oldmans Creek
- Uplands adjacent to waterways
- Muddy Run
- Contiguous forest lands
- Threatened and endangered species habitat, such as bog turtle habitat and bald eagle foraging corridors
- Recharge areas
- Alloway Lake and Alloways Creeks
- Mannington Meadows
- Tributaries to the Delaware River in Upper Pittsgrove
- Contiguous farmland
- Swamp pink in Alloway Township
- Supawna Meadows and associated wetlands

Land preservation efforts can help Salem County and its communities protect and maintain unique natural resources.

Unique Landscapes Deserve First-Class Stewardship

"We have to stop behaving as though we have no impact on ecological balance."

The Delaware Bayshore region is a distinctive landscape made up of an exceptional array of natural treasures. These treasures include the grasslands of Mannington Meadows, the dunes of Burden Hill, the marshes of the Delaware Estuary, the wetlands complex of

Supawna Meadows, the forests of Parvin State Park, the great Delaware River tributaries, such as the Salem River and Oldmans Creek, and their associated wetlands and many others. Many of these areas are preserved. Others need boundaries expanded. For example, the Supawna Meadows National Wildlife Refuge consists of 2,200 acres preserved, but its acquisition boundary is 4,500 acres. Many project areas lie across multiple political boundaries and rely on partnerships for continued protection. As an example, Mannington Meadows is vulnerable in that it has a single outlet into the Delaware River located in another township. Ecological viability and health of these resources into the future will rely on partners with mutual land preservation goals.

Open space acquisition will help to complete these outdoor systems. Sufficient funding and expertise to guide preservation efforts need to continue. Partnerships that include the county, state, municipalities, and nonprofit conservation organizations must be initiated and maintained.

Taking care of land already preserved to protect resource values is called stewardship. One strategy to steward land is to connect resources through farmbelts or greenways. Greenways are linear natural corridors of land. The value of connecting farmland protects soils as well as farming operations. Greenways allow animal and plant migration. This migration discourages inbreeding, producing healthier flora and fauna. Hikers and other trail users can also benefit from these corridors.

Many farmers engage in land stewardship as a profession since their income depends on the productivity of soil, whether used for pasture or cultivating crops. However, open space or natural lands require active management to retain their environmental values. There are many definitions and ideas about what stewardship of public lands entails. Stewardship may include:

- Provision of facilities, such as campsites, restrooms, and trails, to accommodate public use and enjoyment of an area.
- Maintenance of the health of natural resources, such as invasive species removal and adoption of other environmental enhancement practices.
- General park maintenance, such as emptying trashcans and cleaning facilities.
- Education of the public about the environment and the consequences of their actions, to encourage people to adopt environmentally friendly practices.
- General management of a natural area by taking steps to prevent or correct harmful intrusions.

According to public comments made through the planning process, stewardship of public lands owned by the State of New Jersey in Salem County is inadequate. There is a $240 million backlog of improvements needed for New Jersey State Parks. Some problems were highlighted in the public outreach sessions. Access areas to popular birdwatching sites are overgrown, for example, in the Salem River Wildlife Management Area in Mannington. Off-road motorized vehicle use in inappropriate areas is a statewide problem that results in costly remediation. The proliferation of invasive and non-native species is a statewide problem, and Salem County is not immune. The remediation

undertaken by PSEG on marshlands to remove the common reed or *Phragmites* in marshlands around their nuclear facility in Lower Alloways Creek and Elsinboro Townships is an example of an extensive stewardship effort. These invasive species have changed ecosystems by disturbing tidal flow, creating a monoculture that impacts species diversity. Eradication of some of these species, *Phragmites* as an example, requires persistent, long-term commitments.

The New Jersey Division of Fish and Wildlife reports that more than 2.8 million people, both residents and visitors, participate in wildlife-related recreation in New Jersey each year. This activity generates $4.1 billion in revenue and creates more than 33,000 jobs. Partnerships with state resource managers are essential to maximize the economic and environmental benefits that Salem County can expect to receive from large, public landholdings of natural preserves.

The federal government owns land in Salem County that could become recreational assets. For example, the Corps of Engineers owns 1.8 miles of Delaware River waterfront, but the shoreline is in need of remediation and improvements to be attractive for public use. These improvements are planned, but little progress has been made. Partnerships with federal land managers are needed to make these lands outdoor assets for Salem County.

Balancing limited funds among acquisition, visitor facility development and general maintenance is challenging. When land is acquired, an assessment of the stewardship and public use facility costs and responsibilities for that land needs to be undertaken. This assessment will help management partners prepare to address stewardship responsibilities and protect the environmental integrity of the land into the future.

Funding for Land Preservation in Salem County is Insufficient

"The rural nature of Salem County is what makes it rich."
"Want rural way of life preserved"

Salem County is the last frontier in New Jersey for retaining and preserving farmland and large swaths of forests. However, economically and philosophically, preserving the "Garden Spot of the Garden State" should make Salem County a "hotbed" of land conservation. Land prices are rising dramatically but are lower than in many other New Jersey counties. Also, preserved farmland in Salem County perpetuates New Jersey's "Garden State" image and supplies the state with vegetables, fruit, dairy, beef and other products. Some have stated that preserving food supply is the ultimate expression of homeland security.

However, the wave of sprawl from the north and from Philadelphia and Wilmington metropolitan areas continues in some communities, and the need for greater financial resources to stem this tide has arrived. In 2005, only five municipalities (Pilesgrove, Alloway, Upper Pittsgrove, and Pittsgrove Townships; Woodstown Borough) of Salem County's fifteen collected taxes dedicated to preserving land. Together, these towns raised just over $268,000 in 2005 for this purpose. In 2005 Salem County raised about

$807,000 to preserve farmland and open space in the county. According to SADC statistics, development rights in Salem County in 2006 are selling at an average of $7,274 per acre, up 18% from 2005. In just two years, the average cost per acre has increased by a whopping 73%. If the same amount of funds is raised in 2007, and land prices increase by a modest 10%, the County could preserve about 135 farmland acres on its own. Leveraged with SADC funds that contribute about 60% to farmland acquisitions, another 200 acres can be saved. Bonding significantly increases the amount of funds available to preserve farms immediately.

Value fluctuates dependent on buildable land, location, access to transportation routes and other characteristics of the property. However, using general figures, it shows that the County cannot preserve large corridors of farmland on its own. Attracting funding partners to assist with farmland preservation, open space purchases, community recreation, historic preservation and other goals will be essential. Many towns in New Jersey have leveraged over two-thirds of the purchase price of a property from state, nonprofits and private sources. To do so, the existence of a dedicated source is often prerequisite. Salem County's financial land preservation infrastructure is relatively new, but growing steadily.

Salem County can take full advantage of other funding sources and has begun that process with the development of an open space and recreation plan and a farmland preservation plan. These plans are required to gain access to special state funding for land preservation and to take full advantage of preservation funding. Nonprofit land conservation organizations and private foundations also supply funds for land acquisition and partner on projects that meet their objectives.

Funding is a key component for land preservation but it is not the only need. Expertise on how to apply funds effectively, attract funding partners, and engage and work with landowners are skills that are lacking in many municipal governments. Local governments are generally well equipped in the process of developing property, but not necessarily knowledgeable or experienced in the art of preserving land. This characteristic is common in many New Jersey municipalities.

Land values are sharply rising in Salem County. For the farmland preservation program to be successful in Salem County, public allocation of dollars for this program must continue to be available. Many farmers have expressed interest in enrolling their lands into the program. Many others have already applied. The amount of applications has traditionally been higher than the amount of funds available. Land preservation must keep pace with rising land prices and interest of farmland owners.

Connect Visitors to Salem County's Outdoor Attractions

"With New Jersey farmers facing rising costs and stagnant commodity prices, agri-tourism offers an important opportunity to generate additional farm income and keep farms economically viable."
N.J. DOA 2006 Economic Development Strategies

Salem County has ideal features and a rich setting to cultivate a successful tourism industry. Yet, Salem County receives a smaller amount of state tourism support dollars than any other county in New Jersey, even though the county is a gateway into the state. Most of the state's tourism dollars go to marketing and promoting the Jersey Shore. Tapping into the potential shore tourism may increase Salem County's share.

Communities can take full economic advantage of nearby large natural and agricultural areas by attracting people to the County for outdoor recreation. However, connecting visitors to Salem County's outdoor resources will require a concerted strategy. The strategy will include enticing people on their shore vacation to explore the Garden County's attractions. It will also include attracting people off the Turnpike to visit a Salem County historic site or try a scenic drive. The strategy must also include provision of an infrastructure to support destination tourism to the region. The "Delaware Bayshore" needs to promote its identity as a place where people visit some of the best of New Jersey's nature and land and water-based industries.

The tourism industry in Salem County consists of agri-tourism, heritage tourism and eco-tourism. Opportunities for visitors to "pick-your-own vegetables" or observe the packaging and production of soybeans, as an example, are the elements of agri-tourism, an industry that offers many farmers additional income. Agri-tourism connects visitors with agricultural production and products and includes roadside farm markets; fully engaging shows, such as the rodeo at "Cowtown;" experiences where people sample a part of the agricultural life, such as picking fruit, riding horses or learning how tomatoes get from the fields to supermarkets.

People who travel to enjoy and learn about the history, culture, and heritage of a place are engaging in heritage tourism. Heritage tourism connects visitors with places and helps them understand how human settlement and actions shaped a place. Long-distance trails, scenic byways, auto tours, and walking tours that link historic sites through a story are quite popular. Walking tours of communities, such as Salem City, highlight historic features. The ferry that links Forts Delaware and Mott enhance the experience for visitors.

Eco-tourism connects visitors with outdoor places. Canoe trips on waterways that offer bird watching or fishing are eco-tourism activities. Providing bike trails along abandoned railroads offer outdoor exercise and a different mode of travel. Boat trips that take visitors from the Atlantic Ocean to the Delaware River with a stop for lunch or shopping in Pennsville are examples of packaging a "trip" to Salem County. Eco-tourism trips generally involve outdoor recreation and exploration of a natural area. Elements of eco-tourism typically include educating visitors about how environmental functions work and minimizing human impact on nature.

Visitors do not typically pursue one activity per trip. A family may bike on a trail to visit a historic site, buy lunch from a farm market, and picnic in a park. These trips pay off. A 2004 U.S. Fish and Wildlife study found that visitors to federal wildlife refuges generated $1.37 billion for regional economies, and recreational spending on these trips resulted in $150.7 million in tax revenue for local, county, state and federal governments. *(www.fws.gov/refuges/policyMakers/pdf/BankingOnNature_2004_finalt.pdf*) Inns and other accommodations allow travelers to stay longer to explore Salem County. The variety of businesses to support tourist pursuits—bike rental shops near bike trails; tour operators near birdwatching sites, bait shops near fishing sites—is as diverse as the recreation activities pursued. A system of support businesses must also include lodgings, eating establishments, gas stations, supply shops, and equipment rental stations.

An infrastructure of information, facilities and programs is also necessary to promote tourism. Ways to inform people about what to stay and see in Salem County must utilize multiple media forms. Signage to destinations, convenient, accessible packaging and marketing of experiences are necessary to attract visitors. Once a tourist reaches a destination, signage and facilities guide appropriate use. Facilities, such as trails, bathrooms, boat docks, navigable roads, invite the visitor to spend time in the area and explore. Facilities that accommodate less physically able individuals will increase visitation of the area.

An issue shared by residents and visitors is the lack of knowledge about where to find areas that match their particular recreation interests. Some of the larger areas are well known by residents but may not be well known to potential visitors. The lands managed by the State may not accommodate a wide variety of uses. Some recreation activities in inappropriate places can harm environmental resources. Hikers straying off established trails may inadvertently damage an endangered plant stand. Public land managers typically route trails to avoid sensitive resources. Harvesting certain plants on public lands may upset the ecological balance in some areas, but also rid an area of plants that others enjoy. Off-road vehicles scare wildlife, depleting scarce energy of migrating wildlife. These vehicles may crush sensitive plants and animals or create ruts that become impenetrable barriers for lower-lying species. However, designated areas for this recreational activity serve to meet a public recreation demand. Public education about recreation impacts on sensitive lands is a continuous need.

During the public outreach activities, participants identified needed recreation facilities: more hunting areas, an area for people to drive all-terrain vehicles, scenic train ride through the County, eagle watching stations, more designated fishing spots, and more boating facilities for motorized and non-motorized use.

Land preservation efforts can enhance tourism opportunities in Salem County and connect visitors with natural, agricultural and historic resources.

Recreation for Residents is Part of a Community's Infrastructure

Salem County's unique natural resources attract people to the outdoors—either for sport, recreation or labor. Large natural areas harbor sanctuaries that are meccas for abundant hunting and fishing opportunities.

One of the challenges is to provide adequate recreation for residents. Community recreation areas offer places for people to unwind, play with their children, and talk and enjoy being with friends. Spaces to play, whether they are soccer fields or nature trails, are important elements of a healthy community. Trails connect residents with the unique natural features found in the community as well as throughout the county. Since there are large natural areas or hubs near these communities, trails or bike paths that lead people out of town to these areas would limit automobile use and allow an alternative form of access to these sites. They also invite people to move and be active, providing an opportunity for exercise.

Nearby parks are especially appropriate in more densely developed areas and communities, such as Penns Grove Borough, Salem City and Woodstown. Most of the communities in Salem County have at least one park (see *Municipal Profiles* section of this Plan). Trails or sidewalks that connect these natural areas promote access and exercise.

Some recreation areas offer facilities, such as ballfields, courts and tracks, to accommodate specific activities. Others allow access to natural areas, such as the Delaware River shoreline or a boardwalk through a tidal estuary. The activities that take place in these parks rely on the health of the natural resource, not on particular facilities. Facilities such as trails, boardwalks, piers and other access aids may make the recreational experience more enjoyable. Fish are more plentiful in clean water, resulting in a more satisfying fishing experience. Picnicking under trees with pleasant, shaded views is more rewarding. Hiking through the woods allows a different form of entertainment, such as nature observation or birdwatching.

The bulk of Salem County's population lives along the Delaware River coast which is industrialized. Developing parks and walkways along the Delaware River will connect residents to one of the County's—and country's—most significant natural features. There are few available public access points along the mighty Delaware in Salem County. Seeking opportunities to redevelop areas along the coastline to accommodate some public recreational access may fuel economic development in the rest of the community. An example is the Corps of Engineers site (Pedricktown) along the Delaware River or the municipal pier in Oldmans Township that has fallen into disrepair. There have been proposals that some of this land be developed into ballfields. Literally turning park benches to face the river will increase public attention to, concern for and pride in the health of this great resource. The Delaware River is New Jersey's western border and has guided the state's growth and prosperity from south to north. It is also a source of power—from ideas to electricity.

Access to water for recreation improves the quality of life. For example, Alloway Township is preserving land around Alloway Lake to expand the recreational value of the lake. Woodstown has created a conservation zone along the river limiting the density of housing that can be built.

The need for more recreation facilities did not register as a high priority on the survey and other input obtained as part of the planning process for the Salem County Plan. Therefore, it is assumed that adequate community recreation opportunities may exist for residents. However, opportunities to provide parks close to population centers should be identified. Urban areas need basic quality of life features, such as parks and trails that connect neighborhoods to natural areas. Some of the input for the open space and recreation plan indicated a need to target funding to develop parks in economically depressed areas. In those communities that are experiencing rapid residential development, new residents will demand adequate recreation facilities to accommodate their leisure needs.

Land preservation connects residents with the natural and agricultural resources of Salem County. Concerted efforts to make connection should be considered in every land preservation project.

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LAND PRESERVATION SYSTEMS IN SALEM COUNTY

Preserved natural and agricultural lands create an infrastructure as vital to human settlement and health as transportation, electricity, sewer service and drinking water. The "green infrastructure" ensures clean air, clean water, diverse plant and animal habitat as well as abundant, fertile soil into the future. The key to a healthy environment and sustainable natural resources is making connections:

- Connecting preserved lands to retain unfragmented swaths of lands that contain prime soils, forests, marshes, wetlands, and
- Connecting people with the outdoors to encourage knowledge, appreciation, caring and growth of an ethic of respect for the environment and the land.

The connection balances economic development goals with environmental health. For Salem County, a preserved land system that consists of farm (brown) belts, greenways and blueways will ensure a healthy environment for the future.

Land Preservation Priorities for Salem County: A Vision of Smart Conservation

A system of preserved land consists of hubs of natural resources and connectors. Hubs represent non-fragmented lands—wetlands, forests, fertile soils, marshes, grasslands, and diverse plant and animal habitat—that provide New Jersey with clean water, clean air, a plentiful food supply, scenic areas and recreation. Connectors keep these hubs from becoming islands of nature and offer non-motorized access for people to link with these hubs of nature. Smart conservation will include preserving land to accomplish all of the following systems.

Brownbelts are*:*

Agricultural fields and pastures preserved as contiguous corridors protect rich prime agricultural soil and sustain productivity for farming into the future.

Greenways as linear corridors include

Farmland Buffers: Strips of natural vegetation provide buffers to adjacent non-agricultural uses, such as residences, industrial complexes and roads that protect farming operations.

Waterway Buffers: Riparian buffers of natural vegetation protect water quality and quantity.

Trails: Trails connect people to natural areas and the scenic countryside providing recreation and physical fitness for residents as well as attractions for visitors.

Wildlife corridors: Naturally vegetated corridors provide safe passages for wildlife traveling among natural areas that propagate healthier species.

Greenways as natural resource hubs include*:*

Community parks: These hubs of nature in populated areas accommodate active sports and places for people to enjoy the outdoors.

Wildlife management areas & larger parks: Many of these areas already exist in Salem County. Some of these places need to be enlarged to protect an ecosystem over time. Adding protected land to already existing preserved land prevents harmful fragmentation and protects a wider variety of habitats.

Blueways include*:*

Surface water streams and bodies: Water courses are recreation resources providing canoeing, kayaking, and other boating as well as fishing. They also supply water for irrigation and drinking.

Groundwater: Protection of groundwater supplies is advanced when critical recharge areas remain undeveloped.

Put Development in its Place. Proactively Shape Growth. Adopt Smart Conservation and Smart Growth Practices

"When it comes to conserving resources, farmland and parks – we can't buy our way out of sprawl. The term 'Smart Conservation' refers to a tested approach that offers towns a way to step out of the race for open space and gain firmer control over their future."
"Smart Conservation for Towns," *New Jersey Future* newsletter, Issue 7, September 2004 (p.1)

Smart conservation is an element of smart growth. Salem County has just begun to experience sprawl development that much of the rest of New Jersey has already confronted. Economic and social impacts of sprawl are well documented. Lessons learned from other counties and towns can be adapted and improved to work in Salem County. Municipalities using their planning and zoning powers control land use decisions in New Jersey. Salem County has the opportunity to take a leadership role to assist the fifteen municipalities in adopting smart conservation and smart growth practices. The forces of sprawl are powerful and difficult for local officials to face alone. A successful, collaborative countywide approach to preserving land through "smart conservation" will benefit all municipalities in the county. There are tools that the county can adopt that will help municipalities. There are also tools that are used at the municipal level that complement and enhance a county program.

County Tool- Transfer of Development Rights

A "transfer of development rights" (TDR) program can be instituted countywide. Modeled after Burlington County's program, a TDR system can provide incentives for developers to build in certain areas of the county, called "receiving areas." These areas will have the infrastructure already in place to accommodate additional growth. Developers who own lands with special natural resources, such as prime soils or large forest tracts, will have the opportunity to transfer the development rights from these areas, called "sending areas," to more appropriate "receiving areas." A TDR program works to benefit all parties. Developers have lower construction costs because they are clustering the structures, lowering costs for road and other infrastructure construction. The development application process can also be streamlined, a cost-savings for builders. Municipalities in receiving areas maximize their infrastructure use. Municipalities in sending areas retain natural resources. The county achieves its land preservation goals. Residents are healthier because development is denser creating more opportunities to leave cars at home. The county also can generate income for more land preservation by encouraging developers to participate. A successful TDR program will be voluntary and include incentives that will attract participation.

The public participation process for the open space plan demonstrated that Salem County would benefit from a county-wide growth pattern. Some towns wanted to grow, such as Salem City; others, such as Quinton, wanted to stay rural. Mannington Township indicated that working farms made up the town, and a community "center" was not part of the town's vision. Salem County's Smart Growth Plan designates the turnpike/interstate corridor in the northwest as the growth zone. To encourage redevelopment in this area, the county must provide incentives for growth in this zone and not in the interior farmbelts.

New Jersey's Municipal Land Use Law allows municipalities to transfer development rights. Pittsgrove Township has examined land use in the township and has designated about 3000 acres of farmland to retain in an agricultural preservation zone and 720 acres as a redevelopment zone. The township has created incentives to attract participation, but there are stipulations for applying TDR on the local level. For example, a landowner can transfer development from one property to another if he or she owns both properties within the municipality. If a countywide program were instituted, the opportunities to expand sending and receiving areas would be more plentiful.

A countywide TDR program would help the county shift development from farmlands to redevelopment zones, such as the Delaware River shoreline. Revitalizing the shoreline of one of America's great rivers can be an economic boon for the county. Plans that include mixed use development centered around public access and open spaces focus the public's attention back to the river. Philadelphia, Camden and Trenton have all benefited from redevelopment along the Delaware. Adapting these successful big city visions to the more urban areas of Salem County will stimulate growth and business investment.

Municipal Tools

Municipalities have available zoning and planning tools to shape growth in their towns. For example, towns can downzone or decrease the number and size of potential development for a property. A common use of downzoning is decreasing the number of houses permitted on a property by increasing the minimum lot size in subdivision proposals. Coupled with an option to cluster the buildings, the development proposal may yield an intact area of open space on the property without any buildings. As discussed earlier, some towns are reluctant to downzone because of the potential impact on landowner's equity. Pittsgrove Township adopted large lot zoning where the minimum lot size is three acres with mandatory clustering in agricultural and rural residential zones. The price of lots in Pittsgrove Township is rising which may offset the value potentially lost by decreasing the number of lots allowed on a property. Towns with one-acre residential zoning have become more attractive to builders. Again, a countywide plan that is voluntary for communities to "opt into" may avoid these issues.

Municipalities can enact a series of environmentally friendly ordinances that protect natural resources on land proposed for development. The Association for New Jersey Environmental Commissions (ANJEC) has suggested that towns adopt a series of ordinances that would ensure environmental quality. The ordinances that are most applicable in Salem County are listed in the accompanying fact sheet located in the back of this document. These include stream buffers, conservation easements on wetlands, and others. Two Salem County municipalities have adopted right-to-farm ordinances to protect the farmers' rights to pursue agricultural work.

The legal infrastructure for preserving agricultural and environmental resources is one aspect of smart conservation. The people who interpret the rules must also understand the provisions and rationales behind these rules. Planning boards consist of volunteers appointed by the governing body. These boards review and have the authority to approve development proposals that take place in their town. In the public outreach sessions, participants indicated that planning boards lack training on how to administer right to farm ordinances. Many of these volunteers have not received any training about how to protect agricultural and environmental resources from the impacts of development. The importance of retaining buffers between agricultural and non-agricultural uses was specifically mentioned. Training to encourage planning and land use board members to be "smarter" about land protection actions will create a cadre of citizens to meet the county's smart growth goals. The county can take the lead in providing this training.

Some towns in Salem County have created "conservation zones" in their master plans that limit or prohibit building. Many conservation zones include wetlands and other resources that cannot be developed. Expanding the use of conservation and agricultural zoning and valuing land for "highest and best use" based on that zoning can be encouraged by the county. Successful examples should be highlighted and shared.

Preserve Farmbelts for Working Landscapes

The rapid loss of farmland is changing Salem County's countryside. The County has ensured that working farm landscapes will remain a part of Salem County by enrolling over 21,000 acres in the farmland preservation program. The County has made great progress and, with this accomplishment, has protected 16% of the farmland in the county. In particular, the Salem County Agriculture Development Board (CADB) has worked to preserve prime agricultural soils in the County, ensuring that future farmers will have good soils with which to work. However, there are gaps in these farm fields, gaps that could be filled with development. Through the planning process, farmers shared that conflicts between farmers and suburban neighbors often trigger farmers' departures to plant in more hospitable states.

To fill the gaps and build on the progress made by the county farmland preservation activity, the County needs to continue to collect and increase the dedicated tax for Farmland and Open Space Preservation. The trust funds are needed as incentive for farmers to enter the program and to attract other funds. As recommended in the State Agriculture Development Committee (SADC)'s "Strategic Targeting Project" report, the State of New Jersey could recognize the county as an important agricultural region and accelerate preservation efforts by increasing funds and working in partnership with the county.

The most effective way to encourage landowners to consider farmland preservation options is with individual outreach and consultation. State, county and nonprofit partners can reach out to landowners, meet with them individually, and explain how the program may work for their specific circumstances. The New Jersey Audubon Society has dedicated a person to work with farmers in Warren and Sussex Counties with great success. Landowners are not as aware of or comfortable with land conservation options for their properties as they are with outright sales. A team of knowledgeable tax attorneys and financial advisors well-versed in the economics of land conservation can work with landowners and show that many of their financial goals can be met through preservation. This one-on-one approach is time-consuming, but it has proven effective. Salem County can assemble a team to reach out to landowners immediately.

The County may also request that landowners voluntarily notify the County Agriculture Development Board (CADB) when they want to sell their property, especially those landowners in key prime soil hubs. This voluntary right of first refusal allows the state or county to make an offer on the property. Also, landowners may be encouraged to offer the property to the adjacent farm owner, who may want to expand his or her operation.

As discussed earlier, some farmland owners are reluctant to place their land under farmland preservation. The CADB needs to highlight success stories and show how the program has worked for other landowners. The SADC has also proposed changes in its program that specifically address some of the landowners' concerns. Another suggestion is to work with the SADC to continue to fund the 8-year program. This program allows farmers who have not decided to permanently retire the development rights on their farm

to try the program for a period of eight years. The SADC has significantly reduced funding for this program. Salem County landowners also suggested that the period of time for a landowner to pay rollback taxes be extended for more than three years. The extension will produce a financial disincentive for farmers to convert their properties from farmland use. Farmers claim that this provision works for people who make their living in agriculture. Investors who take advantage of the farmland assessment tax rates with no intention of keeping the land in farm production pay for the privilege of reduced taxes. The proceeds could then be applied to preserve additional farmland.

Preserving lands with prime soils in Salem County will protect food and agricultural production for the State of New Jersey. Clustering farms and protecting rich soils into the future will ensure that New Jersey will have a diverse economy that includes agriculture and a reliable food supply for residents into the future.

Keep Farms Cultivated. Keep Farmers in Business.

"Growing up on a family farm and participating in agricultural programs for young people, such as the National FFA Organization or the 4-H youth educational programs, are important sources of training for those interested in pursuing agriculture as a career. However, modern farming requires increasingly complex scientific, business, and financial decisions, so postsecondary education in agriculture is important even for people who were raised on farms."
From Bureau of Labor Statistics, U.S. Department of Labor, *Occupational Outlook Handbook, 2006-07 Edition*, Farmers, Ranchers, and Agricultural Managers , on the Internet at http://www.bls.gov/oco (accessed *September 21, 2006*).

Preserving an adequate land base for farming will ensure scenic but not necessarily working agricultural landscapes. A complete analysis of the business of farming in Salem County is beyond the scope of the open space plan. The issue is discussed in the Salem County Farmland Preservation Plan.

Several activities in Salem County are designed to keep farmers in New Jersey. The Tri-County Agriculture Retention Partnership (TARP) is a unique partnership of farmers, government officials and academic leaders initiated by the New Jersey Conservation Foundation, a statewide, nonprofit land conservation organization. Representatives from Gloucester and Cumberland Counties join Salem County leaders as members of TARP. Several farmers in the group claim that farmers are the original environmentalists who have a strong connection to the land and serve as protective stewards of the soil. Together, the group examines and suggests constructive strategies to address problems facing agriculture—development pressures, marketplace economics, and government regulation.

One of the strategies under evaluation by TARP is Agricultural Enterprise Districts, comparable to Urban Enterprise Zones. These zones typically provide an economic and regulatory environment compatible with achieving particular objectives, in this case, economic viability of farming. The table below includes the possible benefits of an Agricultural Enterprise District, as outlined in a 1991 study prepared for the Cumberland County Agriculture Development Board. Many of these benefits directly address

farmers' concerns listed in the needs section, such as stabilized zoning or various tax relief measures.

Since the development value has already been removed, preserved farms may be more attractive and affordable for young people and families. The opportunity to purchase a house with more land may encourage more young people to consider farming as a career. Promoting the availability of these farmlands to graduates of colleges with agricultural curriculums may be a worthwhile activity.

Programs that help increase the diversity of farmers will also introduce a greater number of people to the agricultural business. The Farm Bureau's workshop series on "Women in Farming" is an example of such a program.

POTENTIAL BENEFITS OF AGRICULTURAL ENTERPRISE DISTRICT

- Tax deductions/relief
- Regulatory relief
- Access to capital
- Stabilized zoning
- Access to emergency cash
- Enhanced right-to-farm provisions
- Priority access to water allocations
- Minimum wage offsets/relief
- School tax relief
- Seasonal housing assistance
- Affordable housing (COAH) relief
- Inclusion on NJ Health Plan
- Inclusion in NJ Pension Plan
- Automatic farmland assessment renewal
- Reduced assessment rate on farm assets
- Cash awards for capital improvements
- Real Estate/inheritance/transfer tax protection
- No capital gains on sale of development rights
- Education benefits to farmers
- Educational benefits to farm workers
- Protection from eminent domain
- Business planning assistance

Blueways Preserve Water Quality and Quantity

A system of blueways will protect fresh water supplies. Competing demands for freshwater impact growth and development of the residential business and farming industries in Salem County. A "blueway" system consists of water—streams, ponds, lakes, rivers—and lands complementing water resources. Fresh and saltwater wetlands are also part of a blueway system and serve as valuable habitats and scenic attractions.

Blueways as linear corridors follow the river and stream banks. They are vegetated buffers that filter contaminants and slow water runoff before entering a stream's flow. Lands serving as groundwater recharge areas are also part of the blueway system. The lands that filter the water fastest into the underground supplies coincide with farmland and forest hubs. Recognition by farmers that they are stewards of Salem County's drinking water and assisting them to apply water conservation and quality methods will help keep contaminants out of the aquifers. Salem County's land preservation goal is to surround each waterway with a buffer of natural vegetation. To reward those landowners who enroll their lands in the farmland preservation program and implement Best

Management Practices, making their land's aquifer recharge areas into perpetuity, the County could consider allowing them priority access to water for irrigation or other farm use.

Overpumping aquifers resulting in salt-water intrusion will not sustain fresh water supplies. Evaluating approaches to base development decisions on water access and allocation may better align resource capacity with development plans. Also, developers must be held to similar standards that impact natural resources as farmers. For example, developers that plant water-consumptive grass or landscaping should be required to file for water diversion permits like the farmers.

Another strategy is to make a concerted effort to work with state officials to recognize the importance of water for the agricultural industry in the county. A recommendation is for the state to limit or cap water withdrawal for emergency purposes.

The Natural Resource Conservation Service has a "river friendly" program that awards certificates to farmers who manage their farms to protect and enhance water resources. According to the NRCS newsletter *Farm and Field* (Fall 2006, p. 1), "River friendly farms reduce soil erosion so sediment does not enter waterways, reduce fertilizer to minimum amounts needed to prevent leaching into water, provide essential vegetative habitat along water bodies to help protect aquatic organisms, apply pesticide and other control methods at appropriate times based on crop need, and irrigate crops only when necessary to help conserve water."

Continuing and accelerating participation in the farmland preservation program will help replenish aquifers.

Greenbelts Preserve Forest Habitat

Land preserved in green belts or linear corridors protects the integrity of forests in Salem County. This practice protects core forests. Many of these corridors are intact because belts of forested wetlands extend along most streams. Since many of these forests are considered "forested wetlands," they are usually protected from development. In development applications, the towns may want to ensure a corridor along waterways by requiring that a conservation easement be placed along the stream banks.

The Burden Hill forest is a unique resource and represents an opportunity to preserve a swath of forest in the middle of Salem County's farm-belt. Home to many species that are threatened and endangered in the state of New Jersey, Burden Hill still has a mix of upland and wetland forests with core forest areas intact. Other than farmland regions, forest greenbelts represent Salem County's most significant open space areas, and they are where open space funding should be targeted. Encouraging local ordinances and acquiring lands that fill gaps in forested areas will prevent fragmentation and will protect the forest's integrity into the future.

To further check fragmentation in this region, Salem County could encourage landowners to sell development rights on these lands, comparable to the farmland preservation program. The County should encourage Green Acres to acquire conservation easements adjacent to state lands and encourage the SADC to adopt a woodlands preservation program. This practice keeps the land on the tax rolls yet ensures that forests remain a part of Salem County's landscape.

Treasure the Garden County's Agricultural Heritage

Salem County enjoys scenic views, historic landmarks, and unique experiences. According to the input received during the plan development process, there is no system for preserving these features that represent Salem County's heritage on the County level. Two municipalities, Salem City and Woodstown have established local historic preservation programs. To preserve Salem County's heritage, financial, civic, and citizen commitment is needed. An infrastructure to address historic preservation requires the following in each Salem County community:

- Historic preservation element of the master plan. The element should include the inventory of historic resources available from the N.J. Historic Preservation Office and the recently completed *Salem County Cultural Resource Inventory*. The County can then disseminate this information to the local municipalities.
- Ordinances that protect historic properties and review the potential impact to them in development and redevelopment applications.
- Historic preservation commission of volunteers appointed by the governing body to give advice about how the historic preservation element is interpreted, keep the inventory current, and monitor historic easements.

The County can decide to purchase scenic landscapes with its land preservation funding. Identification of eligible landscapes is challenging. However, a method to identify such areas could emulate the natural resources greenways model. A greenbelt corridor, or scenic road route, such as Featherbed or Kings Highways, is identified. Lands along these routes become eligible for preservation funding. A potential funding partner for preserving scenic roadways is the New Jersey Department of Transportation (N.J.DOT). In Warren County, the N.J.DOT led a study and proposed preservation strategies along State Route 57, another area where farms are rapidly converting to houses. The National Park Service is working with the N.J.DOT to study the feasibility of a scenic byway along the Bayshore south of Route 49. Scenic corridors may also be a county acquisition priority. Recruitment of additional funding partners will stretch county dollars.

Another way to protect historic features is to provide incentives to landowners for keeping and enhancing these features. Landowners with historic or scenic easements on their properties may become eligible for property tax relief, as an example. Those landowners who donate easements on historic properties often realize federal income tax relief. Assistance to landowners on how to maintain and enhance historic properties would be helpful to those who want to be good stewards. Incentives for private landowners to find and share artifacts with appropriate museum or historic preservation

officials are needed. Currently, landowners may hide these artifacts to avoid limitations on future uses of their property.

Agricultural landowners already enjoy the lowest tax rate in New Jersey. To preserve agricultural structures on farmland, landowners must be able to use these structures in value added ventures. For example, a landowner may want to adapt an unused dairy barn for a craft shop, restaurant or office building. Uses that are not related to the farm operation are prohibited in the farmland preservation program. Coordination with SADC to ease this constraint is recommended.

A TDR program can also impact historic structures. Historic preservation in those areas designated to receive development must be considered, if not required. Blending historic preservation within urban and suburban settings retains the historic character of the county.

Healthy Communities Balance Preserved Land with Development

The communities of Salem County need to take full advantage of the financial and community benefits that a rich outdoor heritage affords. Each community needs to continue to receive PILOT funding. This funding may not be available after 2009 with the expiration of the Garden State Preservation Trust. Salem County needs to ensure that the state payments to municipalities continue to contribute toward municipal expenses.

Each town should be encouraged to make an accounting of its natural resources and employ techniques to protect special resources in the community. Three towns (Pilesgrove, Pittsgrove and Woodstown) have a natural resources inventory. As a result, Woodstown Borough adopted conservation zoning along the Salem River to protect bald eagle foraging habitat. This provision may not only keep bald eagles a part of the town, but also will attract visitors. Visitors will spend money in the community to view these rare, spectacular creatures. Hotel taxes can be a funding source for municipal open space and farmland trusts.

Redevelopment along the Delaware River will provide opportunities for Penns Grove, Pennsville, and Oldmans to encourage public green spaces and preservation amenities. Public outdoor spaces complement new development. These areas also connect people to the Delaware River.

Each community should highlight its natural treasures and offer ways to connect residents to parks and enhance the public's enjoyment of the outdoors. A natural area within a ten minute walk or bike ride of every home is a goal that every community may want to adopt. Trails that traverse the town for residents to use for non-motorized transportation or exercise are amenities of a vital community.

Each community has to employ techniques to protect contiguous land and prevent fragmentation of natural resources. Maintaining a balance between appropriate development and preserved land will result in healthy communities.

Celebrate Salem County‘s Unique Nature

Many of Salem County’s unique natural resources traverse multiple towns, such as Burden Hill forests and Mannington Meadows. Some natural areas define political boundaries. The Salem River separates Mannington from Carneys Point. Oldmans Creek is the border between Salem and Gloucester Counties. Regional resource protection requires regional solutions and partnerships among political entities.

Collaboration to protect connected belts of agricultural and environmental resources is occurring in some areas. For example, Woodstown and Pilesgrove share an environmental commission. Multi-jurisdictional projects will also attract greater funding and partners. A TDR program will force municipalities to work together to designate growth areas as well as areas of unique nature that must be preserved. Retention of connected bands of soils, wetlands, grasslands, and forests are vital to the financial and environmental health of the county. Partnerships among municipalities on resource protection projects will result in the protection of Salem County’s unique areas.

Commit to Preserving Environmental Excellence

Management and stewardship of preserved lands are extremely important to protect the long-term sustainability of natural resources. Salem County needs to work with the landowners to ensure that public lands are adequately managed. Friends groups and recreation user groups, such as trail clubs or sportsmen associations, can be recruited to take care of facilities or “adopt” an acre or trail. People who live nearby or use an area repeatedly are motivated to keep these areas useable and attractive. Overgrown blinds prevent hunters from enjoying their experience. New facilities, such as birdwatching platforms, invite people to participate in new activities and enhance enjoyment of an area.

Invasive species are one of the most pervasive threats to large natural areas throughout New Jersey. Friends groups or specialized teams have been recruited to physically remove these problem plants and animals. In other counties, people who need community service activities have participated in land stewardship activities. The County should reach out to the state to help address stewardship and maintenance problems.

Protection of agricultural, natural, and historic assets of a community is accomplished when people become involved in government. Only one-third (5) of Salem County municipalities have an environmental commission (Quinton, Mannington, Pittsgrove, Woodstown/Pilesgrove). An environmental commission serves an advisory role to the planning board and governing body about development proposals and environmental conditions in the community. An open space committee is often a subcommittee of the environmental commission and typically makes recommendations to the governing body

concerning the expenditures of an open space trust. Historic commissions perform the same function for preserving the historic features and integrity of communities.

The farming communities in Salem County also have Agricultural Advisory Boards who counsel the governing body concerning violations and implementation of right-to-farm provisions. Salem County has a countywide Open Space Advisory Committee and a County Agriculture Development Board. These groups help preserve county assets.

Boost Funding to Speed Land Preservation Efforts

Salem County has committed to preserving farmland since the early 1990s. Residents approved establishment of a county tax in 2002 that began collecting funds dedicated to farmland and open space preservation purposes.

The County can encourage communities to establish their own trusts, especially in those towns where development pressures are strongest. Less than a third of Salem County towns have established a trust fund. As of 2005, about one in three New Jersey communities have instituted a trust. Communities need to be shown that these trusts complement efforts of the county and can target specific needs of the community.

Public Law 1989 (N.J.S.A. 40:12-16) created the municipal authority to collect these taxes and enables municipalities to utilize these funds for a variety of purposes, including: acquisition of farmland and open space, recreation facility development, historic preservation, and maintenance of recreation and conservation lands and debt service for these purposes. The more developed towns along the river can use trust proceeds to purchase access points to the river as well as construct recreation facilities. More rural towns may want to dedicate trust funds to farmland preservation. Those towns with state properties may dedicate trust receipts to maintenance and development of recreation facilities on state properties.

Dedicated trusts and development of community open space and farmland preservation plans will also attract additional state funding. The county will submit the open space plan to the State's Green Acres Program and become eligible for the Planning Incentive Grant program. This program will supply up to 50% of the acquisition costs of a property purchased for recreation and conservation use. The county will submit the Farmland Preservation Plan completed in 2006 to the SADC and become eligible to receive up to 60% state funding toward acquisition of development rights on farmland properties.

Each community can also apply for state funding to achieve their own preservation goals. To become eligible for the most flexible state grants, a community must complete an open space and farmland preservation plan and establish an open space tax. These efforts maximize the amount of state funding available for the county. Compiling these plans will also help each community define its preservation goals and accomplish them. In its plan, Pilesgrove set a goal of preserving 5,000 acres with the institution of a three-cent tax for the preservation trust fund. Pilesgrove has preserved 2,300 acres with an

additional 700 acres in process. The County could take a leadership role in educating municipal officials about the benefits of local land preservation trusts.

Most trust funds in New Jersey are funded through the collection of property tax. However, the Green Acres Program allows communities to fund their trust from other sources, as long as the amount generated each year is equivalent to a one cent property tax assessment that must be consistent for at least ten years. Examples of potential funding sources include cell tower leasing revenue, hotel tax assessments, and others. Therefore, using the hotel tax assessment as an example, communities can generate income for their trust funds from the tourism industry which they use to maintain and enhance more tourist facilities or preserve the scenic countryside that draw more tourists. More of these revenue-enhancing opportunities need to be explored. A goal of creating a land preservation trust in every Salem County community, crafted to meet the taxpayers' needs in that community, would complement County efforts.

Salem County should also work with state legislators to assess the feasibility of assigning impact fees on development. These fees would cover the infrastructure needs of accommodating new residents. It will take state enabling legislation to allow these fees, but they may help check the wave of sprawl that is engulfing some of the fast growing communities of Salem County. In addition, extension of the time for landowners to pay rollback taxes to up to 10 years would also produce more revenue for farmland preservation. Revenue generated from impact and rollback fees could fuel county and local preservation trusts, relieving the property tax burden on property owners.

Rally Partnerships to Accelerate Action

Partnerships with various entities will help meet Salem County's land preservation goals. Partnerships with state, regional entities, adjacent counties, municipalities, nonprofit organizations, and private organizations will attract more funding, expertise, and attention to Salem County projects. Specific examples are listed here. The list is meant to be illustrative, not comprehensive. In the partnership section of the plan, other potential partners are listed with their specific preservation priorities, activities and interests in Salem County. Salem County needs to share its land preservation priorities with partners to widen the number of groups and individuals working toward similar goals.

State Partners

State Agriculture Development Committee: To perpetuate the state's image as the "Garden State," Salem County may petition the State Agriculture Development Committee (SADC) to designate the prime soil hubs a special state region to receive preferential funding for farmland preservation.

New Jersey Department of Transportation: To reduce ribbon development along roadways, Salem County can work with the N.J. Department of Transportation (N.J.DOT) to create scenic byways. This partnership may result in land acquisitions to

protect the viewsheds along these routes. Salem County can request that N.J.DOT replicate aspects of the Route 57 project underway in Warren County.

State Green Acres Program: Some of the lands owned by the state have inholdings or gaps, such as the Salem River Wildlife Management Area. Salem County can encourage the state to work with landowners to fill these gaps.

New Jersey Commerce, Economic Growth and Tourism Commission: The County is a gateway to the State and should benefit from travelers. The State can provide expertise and funding to promote attractions in Salem County to encourage people to visit. The State can also offer assistance in promoting the Delaware Bayshore as a region with a unique identity and to entice shore visitors to visit the county on day trips. The Office of Travel and Tourism is located within the Commission. This Office has six Regional Tourism Council, Salem County falls within the Delaware River regional Tourism Council.

Office of Smart Growth: This office within the Department of Community Affairs has a number of grants to create facilities that would enhance Salem County's outdoor resources. For example, grants can be used to rehabilitate the municipal pier in Oldmans Township. The office also encourages overall planning to prevent sprawl and promote environmentally friendly development practices.

Other Government and Private Partners

Health Providers: Many health providers appalled by the statistics concerning obesity in children are searching for strategies to combat this trend. Trails and parks offer safe places for people to exercise, especially in more populated communities. Access to an outdoor place to play and exercise within a short walk or bike ride from home is a goal that will achieve recreation and health benefits.

Federal landowners: The Army Corps of Engineers owns property along the Delaware River that could be redeveloped into more attractive, pleasurable public spaces. Taking advantage of the surplus federal property program, the County may obtain some of this land for recreational use. The federal government also needs to accelerate activities to clean up contaminated lands and water.

County and Municipal Planning Officials: County planning officials and offices can assist in drafting municipal ordinances to complement preservation activities by protecting sensitive environmental resources.

County and Municipal Economic Development Officials: County and municipal economic development officials can promote tourism-related businesses as well as those businesses that support the agricultural production industry.

Nonprofit Organizations: Nonprofit conservation organizations are eligible for separate funding from the state Green Acres and Farmland Preservation Programs. If Salem County shares its priorities with these organizations, common preservation goals may be

found, and nonprofits may commit some of their funding to accomplishing a mutually beneficial project. These organizations also have the expertise to work with landowners to encourage them to consider conservation options for their land. Land preservation programs are based on willing sellers. Landowners need to understand fully that conservation may be the right option for their family. Nonprofit organizations can also work with municipal officials to help them establish and effectively use a land preservation trust. Some nonprofits focus on specific resources that may be historic in nature. Others work in a particular watershed. A list of nonprofit land trusts that work in Salem County and their preservation priorities is compiled with this plan.

Green Table: Salem County may want to consider establishing a "green table" or discussion group that convenes regularly to share preservation priorities, strategies and goals. Modeled after entities developed in other New Jersey counties, the green table can bring in experts to discuss techniques, policies, and funding for furthering preservation work in Salem County. The green table should include representatives from every municipality, applicable county departments, nonprofit conservancies, public land managers, state acquisition agencies, and others. These groups also promote regional projects that cross municipal boundaries. Strategies that have been successful in other communities will be shared. The South Jersey Land and Water Trust has been promoting this idea. In addition, there is a new coalition of nonprofit organizations called the South Jersey Bayshore Coalition that is beginning to function in this manner.

Celebrate and Share Salem County's Outdoor Attractions

"New Jersey ranks sixth among the top ten states in the nation for generating economic impacts based on wildlife watching!…If outdoor recreation were an industry in New Jersey, it would be a Fortune 500 company."
"Nature Tourism and the Economy" by Laurie Pettigrew, in ANJEC Report, Spring 2006, p.8

Trips that invite tourists to the Bayshore via blueways, bikeways, scenic byways, and greenways will bring economic benefits to the county. A 1993 study showed that the Bayshore had the characteristics of a National Heritage Area. The county needs to enhance the identity of the Bayshore so that it is as familiar to New Jerseyans as the Highlands and the Pinelands.

Linear corridors used for tourism will protect environmental and agriculture resources and invite people outdoors. All linear corridors need to be explored for tourism potential. For example, there is a railroad in Salem County with a port in Swedesboro. The port is owned by the county, and its development for recreational transportation should be explored. County-wide trails for equestrians, bike riders and hikers that link with Gloucester County and Cumberland County will increase enjoyment of Salem County's countryside. Improving ports for pleasure boats at Salem City and along the Delaware will allow waterway experiences for fishing, hunting, wildlife viewing and general water recreation.

Communities can also develop their own trails. Salem City has a historic walking trail guiding visitors past historic landmarks. Woodstown and Pilesgrove are establishing a

walking trail that takes residents through their communities. Trails that lead to municipal and state parks provide alternative access to these sites and promote outdoor exercise. Greenways or naturally vegetated linear corridors connect parks, such as Burden Hill with Parvin State Park. These greenways are travel corridors for recreationists as well as wildlife. Scenic paths along special resources, such as the Delaware River shoreline, connect people to these outdoor resources.

Other facilities are needed to make these "wild" places comfortable for the public. Parking areas, restrooms and other necessary amenities will invite visitors and will protect the environment of the area.

Encouraging other entities to "package" and promote the Delaware Bayshore has already begun. The New Jersey Audubon Society has created a trail and wildlife viewing guide that identifies sites within the Delaware Bayshore. More groups should be encouraged to bring people to the Bayshore. PSEG has restored tidal wetlands in Lower Alloways Creek and Elsinboro Townships and has provided public access facilities—trails and view stands—for people to witness what they have done.

Salem County has unique outdoor resources that people enjoy visiting. Creating facilities that invite these visits and informing people how to find them are essential for a thriving tourism industry.

Greenways Connect Residents with Salem County's Outdoors

Community recreation ranked fairly low on the survey used in the open space planning process. However, people need places to play, and planning for parks and play spaces is important to sustain viable communities. To complement the preservation of natural resource hubs in Salem County, connectors that link people to these areas can be created. A system of trails will invite people outdoors to explore the rich environment enjoyed in Salem County. One measure of success in providing community recreation is access to a park, trail or natural area within a ten-minute walk or bike ride of people's homes. Trails will be part of a community's assets that promote healthful activities by residents. Trails are also attractions for visitors.

A trails network will accommodate a variety of trail users. Separate trails for equestrians, cross-country skiers, all terrain vehicles, bicycle riders, joggers, hikers and others will avoid conflicts. Wheeled vehicles spook horses. Hikers and bicyclists travel at various speeds. The trails cut by motorized vehicles make for uneven paths that are not comfortable for hikers and walkers. A goal would be to have the natural areas of the county connected through a series of trails. An ideal goal would be to have a separate trail to accommodate each type of activity.

Abandoned railroad rights-of-way are especially conducive for bike trails. Several communities are using these corridors to create trails. Linking rail corridors across the county and into adjacent counties is a first step in developing a cross-county trail. Salem County also has many rural, country roads that are not heavily used by motorized traffic.

These backroads, if mapped and signed, also could be part of a bike or motorized trails network. A network of trails becomes an environmental and recreational asset for the county.

To complement a trails network, community parks with sports facilities for team play and leisure pursuits should be available to residents. These parks are also places where residents gather to celebrate special events. They promote community pride and interest. Every community should have a goal to have at least one community park where families and friends meet to play, exercise and socialize.

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LAND PRESERVATION RECOMMENDATIONS

The Land Preservation Recommendations define project areas that may be appropriate for land acquisition in Salem County. Project areas are developed based on resident participation at public meetings, discussions with County staff, boards, and committees, and coordination with other preservation agencies working in Salem County. In addition, Garden State Greenways, a statewide system of interconnected natural lands, was used as well in identifying greenways and unfragmented natural resource hubs in Salem County. These project areas are visually depicted on the *Greenway Map* found in the *Maps* section of this Plan.

Greenways

Burden Hill Greenway

Burden Hill Greenway has been identified on the *Greenway Map* for its forests, wetlands, and habitat for migrating birds. The waters of Burden Hill feed tributaries of Stow Creek and Alloways Creek. This is the largest area of contiguous forest and forested wetlands remaining in Salem County. Old growth forest areas can also be found here. Potential partners for preservation in this Greenway include New Jersey Conservation Foundation, New Jersey Audubon Society, and New Jersey Green Acres.

The boundary of Burden Hill Greenway follows the boundary of the County Agriculture Development Area (ADA) starting in Quinton Township, north to Alloway Township, west and then south back through Quinton and Lower Alloways Creek Townships, to the County boundary at Stow Creek, and east along the Creek to the starting point. This area is shaded green on the Greenway Map. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Swedes Run Greenway

Swedes Run Greenway has been identified on the *Greenway Map* for its forested wetlands and headwaters to regional streams. This largely natural area provides critical habitat for plant and wildlife species that thrive in forested landscapes. The waters of the Swedes Run Greenway feed tributaries of the Salem River, Alloways Creek, and Mannington Meadows. Potential partners for preservation in this Greenway include New

Jersey Conservation Foundation, New Jersey Audubon Society, and New Jersey Green Acres.

The boundary of Swedes Run Greenway was developed to surround the area of dense forest and wetlands located at the point where Pilesgrove, Mannington, and Alloway Townships meet. This area is shaded green on the Greenway Map. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Pedricktown Marsh Greenway

Pedricktown Marsh Greenway was identified on the *Greenway Map* as a contiguous area of wetlands and waterways. These areas provide flood storage in severe storms. They also are important habitat and breeding grounds for fish and bird species, particularly the birds that migrate along Atlantic Flyway. The waters of the Pedricktown Marsh Greenway flow directly into the Delaware River and also flow into tributaries of Oldmans Creek and the Salem River. Potential partners for preservation in this Greenway include South Jersey Land and Water Trust, American Littoral Society, and New Jersey Green Acres.

The boundaries of the Pedricktown Marsh Greenway were developed to surround an area of contiguous wetlands spanning Oldmans and Carneys Point Townships, from Interstate 295 to the Delaware River. This area is shaded green on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, local municipalities, and coordination with other preservation agencies working in this project area.

Green Branch Forest Greenway

Green Branch Forest Greenway was identified on the *Greenway Map* for its contiguous forest buffering the major waterways in eastern Salem County. Eastern Salem County, particularly Pittsgrove Township, is known for its dense forest with healthy understory supporting many diverse plant, animal, and bird species. Waters of the Green Branch Forest Greenway include and feed Maurice River, Muddy Run, and their tributaries. Potential partners for preservation in this Greenway include The Nature Conservancy and New Jersey Green Acres, as the State and Conservancy are the major landholders and managers in this corner of the County. A partnership with neighboring Cumberland County could be developed to expand the project area across municipal borders.

The boundaries of the Green Branch Forest Greenway were developed to surround the areas of contiguous forest in eastern Salem County. This area is located entirely in Pittsgrove Township and the forests within tend to follow the Maurice River, Muddy Run, and several larger tributaries. This area is shaded green on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, local Open Space planning efforts, and coordination with other preservation agencies working in this project area.

Blueways

Salem River Blueway (including Mannington Meadows)

The Salem River Blueway was identified on the *Greenway Map* as one of the most significant water features of the County. The waters of the Salem River provide surface drinking water resources and also feed the underground aquifers of the Potomac-Raritan-Magothy system. The Salem River provides essential resources for the many agricultural activities in the watershed. The river itself and the adjacent riparian corridor provide recreation for residents and habitat for fish, birds, and other wildlife. The Salem River Blueway also includes Mannington Meadows, an ecologically significant wetlands system supporting a wide and rich diversity of fish and avian species, including their feeding and breeding grounds. Waters of the Salem River flow through Upper Pittsgrove Township, Pilesgrove Township, Woodstown Borough, Mannington Township, Pennsville Township, Salem City and Elsinboro Township to eventually empty into the Delaware River. Potential partners for preservation in this Blueway include South Jersey Land and Water Trust, American Littoral Society, New Jersey Audubon Society, and New Jersey Green Acres.

The boundaries of the Salem River Blueway were developed to include the Salem River, several of its tributaries, Mannington Meadows, and surrounding riparian areas. The Salem River Blueway connects the headwaters of the Salem River with eastern Salem County headwaters including Muddy Run. Preservation of natural areas and their surrounding waterways will protect the health and integrity of the waters and ground water sources that they feed. This area is shaded in blue on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, the local municipalities and coordination with other preservation agencies working in this project area.

Alloway Creek Blueway

Alloway Creek Blueway was identified on the *Greenway Map* to buffer the waters of the creek and its tributaries. Waters within the Alloway Creek Blueway are a resource for surrounding agricultural lands and feed the groundwater of the Potomac-Raritan-Magothy aquifer system. Alloways Creek flows from Alloway Township through Quinton, Elsinboro, and Lower Alloways Creek Townships to eventually drain to the Delaware Bay. Waters feed the salt marshes of the Delaware Bayshore, a vast breeding ground for marine life, including shellfish and crustaceans, and feeding grounds for a variety of avian species, particularly those migrating along the Atlantic Flyway. Potential partners for preservation in this Blueway include American Littoral Society, New Jersey Audubon Society, PSEG, and New Jersey Green Acres.

The boundaries of Alloway Creek Blueway were developed to include Alloway Creek, several of its tributaries, and surrounding riparian areas. Preservation of natural areas surrounding waterways will protect the health and integrity of the waters and ground water sources that they feed. This area is shaded in blue on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with

County advisory committee and boards, and coordinating with other preservation agencies working in this project area.

Bayshore Blueway

The Bayshore Blueway was identified on the *Greenway Map* for its thousands of acres of contiguous salt marsh along the Delaware Bay. The Bayshore Blueway encompasses the marshes of Lower Alloways Creek and Elsinboro Townships. Waters of the salt marsh in the Bayshore Blueway are an extensive breeding area for marine life, including shellfish and crustaceans, and feeding grounds for a variety of avian species, particularly those migrating along the Atlantic Flyway. Waters in the marsh flow from Stow Creek and Alloways Creek. Potential partners for preservation in this Blueway include American Littoral Society, New Jersey Audubon Society, PSEG, and New Jersey Green Acres.

The boundaries of the Bayshore Blueway cover the salt marsh from Alloways Creek southeast along the Delaware Bay to Stow Creek. There is some natural overlap with the adjacent Blueways of Alloways Creek and Stow Creek. Preservation of natural areas surrounding waterways will protect the health and integrity of the waters and ground water sources that they feed. This area is shaded in blue on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Stow Creek Blueway

Stow Creek Blueway was identified on the *Greenway Map* to buffer the waters of Stow Creek. Waters of the Stow Creek Blueway provide water resources to residents and farmers; riparian areas also provide recreation and wildlife habitat. Stow Creek flows from Quinton Township through Lower Alloways Creek Township to the Delaware Bay. Waters feed the salt marshes of the Delaware Bayshore, a vast breeding ground for marine life, including shellfish and crustaceans, and feeding grounds for a variety of avian species, particularly those migrating along the Atlantic Flyway. Potential partners for preservation in this Blueway include Cumberland County, New Jersey Conservation Foundation, American Littoral Society, New Jersey Audubon Society, New Jersey Green Acres, and the New Jersey Division of Parks and Forestry that is responsible for managing Stow Creek State Park in neighboring Cumberland County.

The boundaries of the Stow Creek Blueway follow Stow Creek and minor tributaries in Quinton and Lower Alloways Creek Townships along the border with Cumberland County to its outlet in the Delaware Bay. There is some natural overlap with the dune forests of Burden Hill Greenway and the salt marshes of the Bayshore Blueway. Preservation of natural areas surrounding waterways will protect the health and integrity of the waters and ground water sources that they feed. This area is shaded in blue on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Oldmans Creek Blueway

Oldmans Creek Blueway was identified on the *Greenway Map* to buffer the waters of Oldmans Creek. Waters within the Oldmans Creek Blueway are a resource for surrounding agricultural lands and feed the groundwater of the Potomac-Raritan-Magothy aquifer system. Waters of Oldmans Creek Blueway provide water resources to residents and farmers; riparian areas also provide recreation and wildlife habitat. Oldmans Creek flows through Upper Pittsgrove, Pilesgrove, and Oldmans Townships to empty into the Delaware River. Potential partners for preservation in this Blueway include Gloucester County, South Jersey Land and Water Trust, and New Jersey Green Acres.

The boundaries of the Oldmans Creek Blueway follow Oldmans Creek and minor tributaries along the County boundary with Gloucester County. The Oldmans Creek Blueway connects the headwaters of Oldmans Creek with eastern Salem County headwaters, including Muddy Run. Preservation of natural areas surrounding waterways will protect the health and integrity of the waters and groundwater sources that they feed. This area is shaded in blue on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Maurice River Blueway

The Maurice River Blueway was identified on the *Greenway Map* as the major waterway of eastern Salem County. The Maurice River in Salem County is located entirely in Pittsgrove Township forming the border with Vineland in Cumberland County. Eastern Salem County, particularly Pittsgrove Township, is known for its pristine waterways surrounded by dense forests supporting many diverse plant, animal, and bird species. Waters within the Maurice River Blueway are a resource for surrounding agricultural lands and feed the groundwater of the Cohansey aquifer system. Waters of the Maurice flow through the forests of Pittsgrove Township through Cumberland County to the Delaware Bay. Potential partners for preservation in this Blueway include Cumberland County, The Nature Conservancy, local municipalities, New Jersey Green Acres, and the National Park Service.

The boundaries of the Maurice River Blueway follow the Maurice River and its major tributaries, with the exception of the Muddy Run which is included within the Muddy Run Blueway, discussed below. There is some natural overlap with the Green Branch Forest Greenway surrounding the river. The preservation of the surrounding natural, forested areas by The Nature Conservancy and the N.J. DEP Division of Fish and Wildlife helps to protect the health and integrity of the waters and groundwater sources within this blueway. This area is shaded in blue on the *Greenway Map.* It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Muddy Run Blueway

The Muddy Run Blueway was identified on the *Greenway Map* as a major tributary to the Maurice River and is one of the most significant waterways in eastern Salem County. The Muddy Run is located in Pittsgrove Township near the border with Cumberland County. Eastern Salem County is home to pristine waterways surrounded by dense forests supporting many diverse plant, animal, and bird species. Waters within the Muddy Run Blueway are a resource for surrounding agricultural lands and feed the groundwater of the Cohansey aquifer system. The Muddy Run flows through Pittsgrove Township and joins with the Maurice River as it flows into Union Lake in Cumberland County. A potential partner for preservation in this Blueway includes New Jersey Green Acres, who is expanding holdings near several Wildlife Management Areas and Parvin State Park.

The boundaries of the Muddy Run Blueway follow the Muddy Run and its major tributaries. There is some natural overlap with the Green Branch Forest Greenway surrounding the river. The Muddy Run Blueway connects the headwaters of Muddy Run with western Salem County headwaters, including the Salem River. Preservation of natural areas surrounding waterways will protect the health and integrity of the waters and groundwater sources that they feed. This area is shaded in blue on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Riverview Blueway

The Riverview Blueway in Salem County is located along the Delaware River and includes the "river" towns located along the County's western border. The Delaware River is the major water resource in Salem County, and the Riverview Blueway includes communities that are generally urban places where there is limited access to the river. The Blueway identifies areas where access to the river could be provided in the future for recreation in the form of riverside walking paths, passive parks for fishing, reading or perhaps boating. Opportunities exist for large and small scale multiple-use redevelopment projects along the Delaware River. The Blueway includes portions of Elsinboro Township, Salem City, Pennsville Township, Carneys Point Township, Penns Grove, and Oldmans Township.

The boundaries of the Riverview Blueway were developed as a buffer to the urban Delaware River in Elsinboro Township, Salem City, Pennsville Township, Carneys Point Township, Penns Grove, and Oldmans Township. Preservation of natural areas or creation of parkland surrounding waterways will connect people to the resource and help to protect the health and integrity of the waters. This area is shaded in blue on the *Greenway Map*. It was developed utilizing public input from residents at public hearings, discussions with County advisory committee and boards, and coordination with other preservation agencies working in this project area.

Brownbelts:

(for more information see Volume 2: Farmland Preservation Plan)

Pine Tavern - Pole Tavern - Cohansey Agricultural Project Area

The Pine Tavern - Pole Tavern - Cohansey Brownbelt extends from Cumberland County through Salem County into Gloucester County and includes portions of Quinton, Alloway, Pittsgrove and Upper Pittsgrove Townships. This land includes prime farmland soils, little forest cover, and a level, tillable terrain. There is a high concentration of preserved farms and strong local commitment to farmland preservation. This project area links Salem County with a large number of preserved farms in Upper Deerfield, Hopewell and Deerfield Townships in Cumberland County and priority farms in South Harrison, Elk and Harrison Townships in Gloucester County. The Brownbelt has some natural overlap with the Salem River and Oldmans Creek Blueways. This project area is shaded in brown on the *Greenway Map*.

Algonkin Lake - Seven Stars - Mannington Meadows Agricultural Project Area

The Algonkin Lake - Seven Stars - Mannington Meadows Brownbelt is centered in the mid-section of the County and incorporates portions of Mannington and Pilesgrove Townships. This project area includes one of the three municipal Planning Incentive Grant (PIG) project areas in Pilesgrove Township. This brownbelt includes a large concentration of prime farmland soils and farmland soils of statewide importance. Mannington Township has completed a Farmland Preservation Plan, which has proposed that Salem County expand their ADA to include farmland west of Route 540 in the Township. The Brownbelt has some natural overlap with the Salem River, Oldmans Creek, and Muddy Run Blueways. This project area is shaded in brown on the *Greenway Map*.

Mannington Meadows - Hagerville - Maskells Mill Agricultural Project Area

The Mannington Meadows - Hagerville - Maskells Mill Brownbelt extends from Mad Horse Creek Wildlife Management Area in Lower Alloways Creek Township north through Quinton into Mannington Township and borders Mannington Meadows. This area is characterized by prime farmland soils and is not heavily forested. Expanding farmland preservation efforts in this section of the County will build upon existing farmland preservation belts in all three communities. The Brownbelt has some natural overlap with the Alloway Creek and Stow Creek Blueways. This project area is shaded in brown on the *Greenway Map*.

For all of these greenways, blueways and brownbelts there exists opportunities for "hybrid" projects utilizing both open space and farmland preservation funds. In many instances a site offers both agricultural value and natural resource value. Pooling funds will leverage existing resources and maximize the capacity of Salem County to preserve and protect lands of natural, scenic, and agricultural importance.

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ACTION PROGRAM

The open space and farmland planning process identified a list of goals and issues concerning open space and farmland preservation in Salem County. The Action Program is a list of steps the County of Salem can undertake to begin to achieve these goals and address the issues. The following recommendations for action have been gathered through the planning process from participants in the public meetings, interviews, surveys, and research reports. Some of these steps are more immediate. Others will require preparation and planning in order to implement.

First Year

- Adopt the Open Space and Recreation Plan as an element of the Master Plan of the County of Salem.

- Apply to the N.J. Green Acres Planning Incentive Grant program for funding based upon the Open Space and Recreation Plan.

- Begin a regional Transfer of Development Rights (TDR) study to investigate the establishment of a TDR program in Salem County. A TDR program will promote growth where infrastructure exists and ensure conservation of important agricultural, watershed and historic lands.

- Update the Recreation and Open Space Inventory (ROSI) for the County including all county lands held for recreation and conservation purposes.

- Review the inventory of County-owned vacant lands and consider adding them to the ROSI.

- Draft an application form and develop a process for municipalities and non-profit organizations to apply to Salem County for open space funding. Limit this funding to land conservation only.

- Implement Salem County's Open Space Application program. Accept applications, review and recommend properties for county funding within the first year. Applications should be awarded funding within a one year period.

- Bring the County's open space program "on the road" – Establish a traveling workshop to present the Salem County Open Space Program to municipalities throughout the County to encourage applications and answer questions.

- Consider establishing a Salem County direct acquisition program to purchase and preserve properties of significance to Salem County.

- Meet with the N.J. Department of Environmental Protection (N.J. DEP) Division of Parks and Forestry and Division of Fish and Wildlife to discuss the preservation of properties within and adjacent to existing state holdings in the County.

- Meet with representatives of the U.S. Fish and Wildlife Service and National Park Service to discuss preservation of properties within and adjacent to existing federal holdings in the County.

- Send a county representative to the meetings of the Tri-County Agricultural Program (TARP).

- Develop materials and other information resources that educate local residents on the benefits of placing agricultural, conservation or historic easements on their property.

- Establish a Salem County "Green Table" to meet semi-annually. This informal group would be comprised of federal, state, county, local and nonprofit officials to discuss land conservation and stewardship issues of importance to Salem County.

- Encourage municipalities to establish local Open Space Trusts by sharing information about the value of these dedicated funding sources and sharing the experiences of the three municipalities that already have Trusts established.

- Provide every municipality with a copy of the Salem County Open Space and Recreation Plan. The Plan lists resources, potential partners and successful techniques for open space preservation.

- Begin discussions about incorporating historic preservation planning and expertise into the county comprehensive planning process in order to provide a system for implementing best practices of preserving the cultural resources that are a high priority to county residents.

- Begin discussions about incorporating historic preservation planning and expertise into the County comprehensive planning process to provide a system for preserving the County's cultural resources.

Within Three Years

- Leverage county open space application awards by matching these awards with the County's N.J. Green Acres Planning Incentive Grant funds.

- Continue to review and prioritize the properties highlighted in the Open Space and Recreation Plan. Visit the properties and develop partnerships with the state, federal and local non-profit organizations to ensure their preservation.

- Update the County's Open Space and Farmland Preservation Plan to include additional Farmland project areas to establish Salem County Planning Incentive Grant(s) for farmland preservation with the SADC.

- Identify potential sites for new recreational facilities in Salem County. Acquire parcel(s) in Salem County for recreational use.

- Meet with the federal agencies Department of Defense and U.S. Army Corps of Engineers to establish a remediation and restoration plan for the dredge spoils areas along the Delaware River. Establish a recreation center at Camp Pedricktown in Oldmans Township.

- Hold a landowner outreach meeting to identify and educate potential sellers of significant lands for open space or farmland preservation.

- Identify, acquire, or otherwise protect, land in areas of the County that are important to the recharge and protection of Salem County's ground water supply.

- Develop information materials that describe the benefits of open space preservation to municipalities, including financial benefits.

- Develop information and materials related to Transfer of Development Rights program for open space and farmland preservation. Provide these materials for use by the local municipalities.

- Work with local communities to enact, or enhance existing, critical areas ordinances to protect, at a minimum, floodplains and wetlands, stream corridors (especially for Salem County's category one and trout production streams), steep slopes, well-head protection areas and groundwater recharge areas. This should be done in concert with the County Planning Board.

- Work with communities in neighboring counties to coordinate and enhance the above ordinances.

- Meet with Salem County Agriculture Development Committee to coordinate common acquisition and preservation goals.

- Consider developing a Trails Plan to effectively outline target trail corridors.

- Meet with adjacent counties and towns to discuss open space objectives and regional programs and goals.

- Working with the local Soil Conservation Service, offer information and resources to local farmland owners regarding soil conservation techniques and alternatives to protect the prime farmland soils located within the County.

- Match appropriate funding partners with county land preservation priorities and apply for these funding sources. Share with municipalities these funding sources and provide information to the municipalities so that they can follow up with appropriate funding sources to meet their land acquisition needs. When reviewing county grant applications, match projects, where possible, to other funding sources and work with communities to provide guidance and information about how to leverage their funding.

- Encourage cooperation among municipalities, non-profit organizations and land managers to address regional conservation needs.

- Facilitate and encourage regional meetings among municipalities that build on the process of the open space and smart growth planning efforts. These meetings could result in shared services and joint open space projects.

- To facilitate tourism, work with public park managers to identify the recreation activity and visitors profile of the traveling public in Salem County. A consistent monitoring of activity participation may be a partnership effort that benefits community recreation providers and tourism providers as well as public park managers.

- Review the Open Space and Recreation Plan yearly to update the properties and information, and submit the update to Green Acres.

Within Five Years

- Establish a Transfer of Development Rights program to preserve agricultural and open space in Salem County.

- Conduct a workshop with local landowners explaining the benefits of the Forest Stewardship Program; distribute informational materials on the program and resources landowners can contact to enroll into the program.

- Discuss preservation priorities and other work being done by nonprofits active in the area to form partnerships, including The Nature Conservancy, New Jersey Conservation Foundation and the New Jersey Audubon Society.

- Maintain ongoing discussion with N.J. Green Acres, State Agriculture Development Committee, National Park Service, and United States Fish and Wildlife Service to coordinate common acquisition and preservation goals.

- Explore options to supplement or augment the funds placed in a dedicated trust for land conservation beyond tax dollars. These funds may include tourism revenues, user fees or other sources.

- Reach out to owners of nonprofit camps (such as the Boy Scouts) to discuss the feasibility of placing conservation easements on their properties.

- Develop effective strategies and information that promote tourism. Work with public park managers to ensure degradation of natural resources does not occur through overuse.

- Educate community leaders about the financial benefits of open space preservation.

- Designate additional historic sites and districts on the State and National Register of Historic Places.

Ongoing

- Continue to work with and communicate with federal and state officials to ensure adequate funding, for stewardship and land acquisition, for federal and state public lands.

- Continue to hold grant rounds for the County Trust to promote open space preservation at the municipal level.

- Support initiatives that create opportunities for towns to raise revenue from preserved open space lands.

- Continue to support initiatives that promote tourism.

- When the County is approved for the Green Acres Planning Incentive Program, apply every year to replenish the County's account for grant awards.

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PRESERVATION PARTNERS, TOOLS AND FUNDING SOURCES FOR LAND CONSERVATION

The following three sections provide a guide for resources available to Salem County to accomplish its open space program goals. These sections detail information on possible preservation partners, most commonly used techniques in preserving land, and potential sources of funding for open space and recreation.

Partners in Preservation of Salem County Open Space

Each government agency or non-profit organization that manages land, or represents a partnership opportunity for funding, preservation or land stewardship and management in Salem County is presented. The information in this section will help Salem County enlist partners to help achieve the goals of the Open Space and Recreation Plan.

Federal Partners

United States Army Corp of Engineers (U.S. ACE)

Comprised of approximately 34,600 civilian and 650 military workers, the U.S. ACE provides engineering services to the United States including environmental protection service. Personnel include geologists, hydrologists and natural resource managers. As of March 2002, the U.S. ACE works by a set of environmental principles ensuring that conservation, environmental preservation and restoration are all considered when conducting business. The U.S. ACE maintains a significant portion of land in Salem County by the Delaware River including the Killcohook Coordination Area in Pennsville Township.

> **Contact info:** The Wanamaker Building / Contact: Ed Voigt / 100 Penn Square East / Philadelphia, PA 19107-3390 / Phone: (215) 656-6515 / Fax: (215) 656-6820 / Email: Edward.C.Voigt@usace.army.mil / www.usace.army.mil

United States Department of Agriculture (USDA)

National Resource Conservation Service (NRCS)

Founded in 1935 as the Soil Conservation Service, the NRCS provides "technical and financial assistance to help agricultural producers and others care for the land." The NRCS places priority on land conservation including watershed restoration and preservation. A nationwide web of conservation districts helps the NRCS work directly with farmers to create a sustainable system of agriculture.

The Natural Resource Conservation Service spearheads the Conservation Security Program, which pays farmers for using ecologically sustainable farming methods. The Maurice Cohansey Watershed received Conservation Security Program funding in 2005.

Contact: New Jersey Office, National Resource Conservation Service / Assistant State Conservationist for Programs: Janice Reid / 220 Davidson Ave. 4th Floor / Somerset, NJ 08873 / Phone: (732) 537-6040 / Fax: (732) 537-6095 / Email: Janice.Reid@nj.usda.gov / www.nrcs.usda.gov

Second Contact: Woodstown Office, National Resource Conservation Service / Mona Peterson, District Conservationist / 51 Cheney Road / Suite 2 / Woodstown, NJ 08098 / Phone: (856) 769-1126 / Fax: (856) 769-0718 / www.nj.nrcs.usda.gov

United States Department of the Interior

Fish and Wildlife Service

The Fish and Wildlife Service operates the 2,880-acre Supawna Meadows National Wildlife Refuge (NWR) in Pennsville Township. The total area approved for inclusion into Supawna Meadows NWR is nearly 5,000 acres. The United States Fish and Wildlife Service will acquire more land within the approved district as funding becomes available.

Contact: Refuge Manager: Howard Schlegel / 24 Kimbles Beach Road / Cape May Court House, NJ 08210 / Phone: (609) 463-0994 / Fax: (609) 463-1667 / Email: howard_schlegel@fws.gov / www.fws.gov/northeast/nj/spm.htm

Partners for Fish and Wildlife

Established in New Jersey in 1991, Partners for Fish and Wildlife works with a wide variety of partners to conserve, protect, and enhance fish, wildlife, and their habitats. This program offers technical and financial assistance to private landowners in order to help them restore wetlands and other sensitive habitats on their land.

Contact: Eric Schrading / Partners for Fish and Wildlife Program / Federal US Fish and Wildlife Service / NJ Field Office / 927 N. Main St. / Building D / Pleasantville, NJ 08232 / Phone: (609) 646-9310 / Fax: (609) 646-1456 / Email: Eric_Schrading@fws.org / www.partners.fws.gov

Farming for Wildlife and Profit

This program works with agricultural producers, the Natural Resource Conservation Service, and the State of New Jersey with the goal of keeping farms both economically and biologically productive.

Contact: Eric Schrading, Private Lands Coordinator / Partners for Fish and Wildlife / U.S. Fish and Wildlife Service / New Jersey Field Office / 927 North Main St. Building D / Pleasantville, N.J. 08232 / Phone: (609) 646-9310 ext. 46 / www.fws.gov/northeast/partners/bottomfr.html

National Park Service

The Department of the Interior works through the National Park Service to operate the New Jersey Coastal Heritage Trail Route, which was established in 1988 "to provide for public appreciation, education, understanding, and enjoyment" of significant natural and cultural sites associated with New Jersey's coastal areas.

Contact: Department of the Interior / National Park Service / Regional Director- Northeast Region / U.S. Custom House / 200 Chestnut Street / Philadelphia, PA 19106 / Phone: (215) 597-7013 / www.nps.gov

Second Contact: New Jersey Coastal Heritage Trail Route / Philip G. Correll, Trail Manager / 389 Fortescue Road / P.O. Box 568 / Newport, NJ 08345 / Phone: (856) 447-0103 / Fax: (856) 477-0108 / www.nps.gov/neje

The NPS can provide technical assistance to State and local governments involved in conservation projects for rivers, trails, natural areas, and cultural resources. Partnerships may be established for the purposes of recognition and coordination with the NPS for special resources and programs that are not necessarily of national significance. Congressional recognition of Natural Heritage areas and corridors create opportunities for the National Park Service to assist state and local initiatives to preserve resources without the need to create a new unit of the National Park System.

Contact: Division of Park Planning and Special Studies / National Park Service – 2510 / U.S. Department of the Interior / 1849 C Street N.W. / Washington, DC 20240 / Phone: (202) 208-6843 / www.nps.gov

The NPS manages and participates in several programs that offer assistance for areas that are not National Park Service units. State and local governments may apply for grants to support historic preservation and acquisition or development of recreational facilities when funds are available. Inquiries about specific sites or

proposals should be directed to the appropriate National Park Service regional office:

Contact: Northeast Region / National Park Service / 200 Chestnut St., Fifth floor / Philadelphia, PA 19106/ Phone: (215) 597-7013

National Center for Recreation and Conservation (NCRC)

This department of the NPS administers a number of programs set up to work with local governments to create and enhance their parks, revitalize nearby rivers, preserve valuable open spaces, and develop trail and greenway networks. Some of these programs provide project funding. All of them offer NPS professionals to serve as partners to local groups. (*National Park Service Website, Recreation and Conservation*)[1]

Contact: National Center for Recreation and Conservation / National Park Service / 1849 C Street, N.W. / Org. Code 2220 / Washington, D.C. 20240 / Phone 202-354-6900 / Fax 202-371-5179 / www.nps.gov/ncrc/

Rivers, Trails & Conservation Assistance Program (RTCA)

Under this program, assistance in building partnerships, assessing resources, developing concept plans, engaging the public, and identifying potential sources of funding is provided. This program provides technical, rather than financial assistance. Assistance is for one year and may be renewed for one year if warranted. (*National Park Service Website, Assistance Program*)[2]

Contact: River, Trails & Conservation Assistance / National Park Service, Northeast Region / 200 Chestnut Street, Third Floor / Philadelphia, PA 19106 / phone (215) 597-6482 / Fax (215) 597-0932 www.nps.gov/ncrc/programs/rtca/contactus/regions/northeast.html

Wild and Scenic Rivers

The Wild and Scenic Rivers Interagency Coordinating Council was set up "to improve interagency coordination in administering the Wild and Scenic Rivers Act. The Council addresses a broad range of issues, including management concerns on rivers presently in the national system, potential additions listed on the Nationwide Rivers Inventory, and state designations. The Council also provides technical assistance to other governments and non-profit organizations." (*National Park Service Website, WSR Council*) [3] The Maurice River is designated as a Scenic and Recreational River under the Wild and Scenic River Program.

Contact: daniel_haas@fws.gov / www.nps.gov/rivers/wildriverscouncil.html

The Water Resources Planning Program

This program offers several products to assist park units with their water resource planning needs, including: Water Resources Scoping Reports and Water Resources Management Plans. Funding and technical assistance are provided by

NPS Water Resources Division. "Typically, these plans pave the way for cooperative efforts between the NPS and other stakeholders including federal state, and local agencies. During development of these documents, emphasis is placed on multi-agency participation and review. In this way the NPS attempts to produce local and regional endorsement of NPS's management direction for addressing water resource issues." (*National Park Service Website, Water Resource Planning*) [4] When a plan is completed, the Water Resources Program develops a summary to be used in assisting the public to better understand the primary resource issues that the park is attempting to address.

Contact: David Vana-Miller, Planning Program Leader / Phone: (303) 969-2813 / david_vana-miller@nps.gov / www.nature.nps.gov/water/planning/

United States Environmental Protection Agency (EPA)

Since its creation in 1970, the EPA has sought to protect human health and the environment. It has accomplished this through a range of programs as well as information gathering and dispersal. Their records offer many vital pieces of information about Salem County including air quality data and water quality reports on surface waters such as the Salem River, Rainbow Lakes, Parvin River, Memorial Lake, and Woodstown Memorial Lake.

Contact: Environmental Protection Agency / Ariel Rios Building 1200 Pennsylvania Avenue / N.W. Washington, DC 20460 / Phone: (202) 272-0167 / www.epa.gov

Delaware Estuary Program

Through technical support and local government education, the EPA's Delaware Estuary Program promotes sustainable development around the Delaware. This Program works to link greenways, reduce storm water runoff and redevelop previously developed areas. By providing technical assistance to Salem County, this program may help the County reach its open space and farmland preservation goals.

Contact: Environmental Protection Agency / Partnership for the Delaware Estuary / Kathy Klein, Director / 400 W 9th Street / Suite 100 / Wilmington, DE 19801-1555 / Phone:(302) 655-4990 ext. 16 / Email: kklein@delawareestuary.org / www.epa.gov/owow/estuaries/programs/de.htm

State Agencies

New Jersey Department of Agriculture

The mission statement of the Department of Agriculture is to provide leadership on food, agriculture, natural resources, and related issues based on sound public policy, the best available science, and efficient management. The Farmland Preservation Program has preserved over 160 farms in Salem County.

Contact: Chief of Operations: Louis A. Bruni / John Fitch Plaza / P.O. Box 330 / Trenton, NJ 08625-0330 / Phone: (609) 292-6931 / Email: louis.bruni@ag.state.nj.us / www.state.nj.us/agricultural/

State Agriculture Development Committee (SADC)
Through coordination with the County Agriculture Development Boards, local governments and non-profit organizations, the State Agriculture Development Committee administers the State Farmland Preservation Program. The Farmland Preservation Program includes the purchase of agricultural easements, the purchase in fee simple of entire farmland properties (to be auctioned off with an agricultural easement), and the acceptance of donations of agricultural easements. The SADC also has a Planning Incentive Grant program (P.I.G.). The P.I.G. program requires municipalities to adopt a farmland preservation element of their municipal master plan, establish a local farmland preservation committee, enact a local open-space preservation tax and enact a right-to-farm ordinance.

Contact: New Jersey State Agriculture Development Committee / Susan E. Craft, Executive Director / John Fitch Plaza / PO Box 330 / Trenton, NJ 08625-0330 / Phone: (609) 984-2504 / Fax: (609) 633-2004 / Email: sadc@ag.state.nj.us / www.state.nj.us/agriculture/sadc/sadc.htm/

New Jersey Department of Community Affairs

New Jersey Historic Trust

As the only non-profit historic preservation organization in New Jersey created by State law, the Trust works to meet New Jersey's historic preservation needs through a series of grants and loans. The Garden State Preservation Trust, approved by voters in 1998, supplies a majority of the assets used by the Trust. Funds from the New Jersey Historic Trust may be utilized by Salem County for the preservation of historic sites throughout the County.

Contact: New Jersey Historic Trust / Department of Community Affairs / P.O. Box 457 / Trenton, NJ 08625-0212 / Phone: (609) 984-0473 / Fax: (609) 984-7590 / Email: njht@dca.state.nj.us / www.state.nj.us/dca/njht

New Jersey Department of Environmental Protection (N.J.DEP)

Division of Fish and Wildlife

The mission of the N.J. DEP Division of Fish and Wildlife is to protect and manage the State's fish and wildlife in order to maximize their long-term biological, recreational, and economic values for all citizens in New Jersey. The goals of the agency include maintaining the State's rich variety of fish and wildlife species at stable and healthy levels and to protect and enhance the many habitats on which they depend. Their second goal is to educate the citizens of New Jersey about the value of fish and wildlife and to foster a positive co-existence between humans and wildlife. The final goal of the agency is to maximize recreational and commercial use of New Jersey's fish and wildlife for both present and future generations.

Contact: N.J. Division of Fish and Wildlife / Laurie Pettigrew / P.O. Box 400 / Trenton, NJ 08625-0400 / Phone: (609) 292-1052 / Email: laurie.pettigrew@dep.state.nj.us / www.state.nj.us/dep/fgw

New Jersey's Division of Fish and Wildlife offers a wide array of land management services and expertise, scientific species data and stewardship partnering opportunities.

Teaming with Wildlife Coalition

This organization**,** a coalition of more than 3,000 groups, recognizes the need to take action to prevent species from becoming endangered and to promote an increase in wildlife funding to state fish and wildlife agencies.

Contact: New Jersey Teaming with Wildlife State Coalition / Martin J. McHugh, Director / New Jersey Division of Fish and Wildlife / P.O. Box 400 / Trenton, N.J. 08625-0400 / Phone: (609) 292-0891

Second contact: Pola Galie, Development Associate / Conserve Wildlife Foundation of New Jersey / P.O. Box 400 / Trenton, NJ 08625-0400 / Phone: (609) 984-6012 / Fax: (609) 984-1414 / Email: Pola.Galie@dep.state.nj.us / www.teaming.com/

Office of Environmental Review

This office reviews development locations with the goal of protecting critical habitat for endangered or other species. It provides input into legislation and regulations with the potential to impact fish and wildlife resources. They also coordinate data and resource evaluation from all of the Division's bureaus and programs as well as state and federal permitting agencies, in an attempt to positively influence the way development projects are designed in New Jersey. (*N.J. Division of Fish & Wildlife, Office of Environmental Review)* [5]

Contact: Andy Didun (609) 984-2413

Office of Fish and Wildlife Health and Forensics

This office "conducts investigations and research on diseases of captive and free-ranging fish and wildlife. It also performs tests and analyses of biological samples for law enforcement cases." (*N.J. Division of Fish & Wildlife, Office of Fish and Wildlife Health and Forensics*) [6]

Contact: Doug Roscoe (908) 735-6398 /
www.state.nj.us/dep/fgw/owhfhome.htm

Bureau of Land Management

Activities within this Bureau are focused on managing land in the state's Wildlife Management Area system. These areas are managed for diversity of species through forest and field manipulation and habitat improvement. The Bureau is also responsible for public access, stocking fish and game birds and maintenance of facilities.

Contact: (973) 383-0918 / www.state.nj.us/dep/fgw/blmhome.htm

Bureau of Wildlife Management

Responsibilities of this Bureau include development and maintenance of wildlife resources and habitats. They administer a variety of scientifically oriented management and research programs to benefit wildlife related recreation opportunities in the state. "One of the bureau's many challenges is balancing people's use of the land with wildlife needs. As development continues and habitat is lost, this becomes an increasingly complex and formidable task." (*N.J. Division of Fish & Wildlife, Bureau of Wildlife Management*) [7]

Contact: Southern Region Office, (609)259-7955

Bureau of Information and Education

The activities of this office encompass four categories: Education, Information, Recreation and Volunteers. They coordinate volunteers throughout the state, and handle a number of public education programs on a range of topics including New Jersey's Bear Population, Becoming an Outdoors-Woman, and Hunter Education. They provide education programs to train teachers in wildlife based curriculum and also administer several hunting and fishing based recreation programs. (*N.J. Division of Fish & Wildlife, Bureau of Information and Education*) [8]

Contact: Wildlife Education (609) 292-9450
Hunter Education (877) 2-HUNT-NJ

Bureau of Freshwater Fisheries

Protection and management of freshwater fisheries resources are the responsibility of this Bureau. They stock over two million trout, bass, walleye, sunfish, catfish and other species each year. Management Plans for specific

waters have been developed to make the best use of available habitat and provide recreational use and biodiversity and optimize the resource. (*N.J. Division of Fish & Wildlife, Bureau of Freshwater Fisheries*) [9]

Contact: Pat Hamilton, Regional Biologist, Region I / Phone: (908) 236-2118 / www.state.nj.us/dep/fgw/bfwfhome.htm

Bureau of Law Enforcement

Under the auspices of this bureau Conservation Officers patrol the state and its waters. These officers educate and redirect the actions of visitors to ensure compliance with division policies and Fish and Game Code. The Hooked On Fishing, Not Drugs program is run by Conservation Officers and Deputy Conservation Officers. The Bureau also operates a Special Investigation Unit to investigate the commercialization of wildlife resources. (*N.J. Division of Fish & Wildlife, Bureau of Law Enforcement*) [10]

Contact: Southern Region Office / DEP Environmental Hotline: (877) WARNDEP (927-6337) 24-hour toll-free number for reporting environmental complaints, abuses, spills, emergencies. www.state.nj.us/dep/fgw/lawhome.htm

Licensed N.J. Wildlife Rehabilitators

NJDF&W licenses those qualified to possess and/or provide rehabilitation to injured or orphaned wildlife.

Contact: www.state.nj.us/dep/fgw/rehabber_info.htm

Wildlife Conservation Corps

Through this program, persons interested in volunteering can participate in various fish and wildlife activities such as waterfowl banding, bird nest surveys, deer check station assistance, fishing instruction, and hunter education. Volunteers must be 18 years or older. (*N.J. Division of Fish & Wildlife, Wildlife Conservation Corps*) [11]

Contact: N.J. DEP Division of Fish and Wildlife / P.O. Box 400 / Trenton, N.J. 08625-0400 / Phone: (609) 633-3616 / Fax: (609) 984-1414 / www.state.nj.us/dep/fgw/wcchome.htm

Division of Parks and Forestry

The N.J. DEP Division of Parks and Forestry manages 39 parks, 11 forests, and 3 recreational areas within the state of New Jersey. In Salem County, there are two state parks: Parvin State Park in Pittsgrove and Fort Mott State Park, including the Hancock House, in Pennsville that are protected and managed through this agency.

Contact: New Jersey Division of Parks and Forestry / P.O. Box 404 / Trenton, NJ 08625-0412 / Phone: (800) 843-6420 / Second Phone Number: (609) 984-0370 / www.nj.gov/dep/parksandforests/index.html

The State Lands Management Program is responsible for maintaining biologically diverse ecosystems, and sustaining threatened and endangered plant and animal species. At the same time they are responsible for recreational opportunities, wood products for Division use and local industries, and the protection of historical, aesthetic and cultural values of the forest. They administer the following programs:

- The Commercial Firewood program is "designed to accomplish desired forestry work and to exchange firewood for cutting rights on Division land."
- The Homeowner Firewood Program – Homeowners may apply for a permit to cut one cord of firewood over a two-day period for a fee of approximately $20.
- Private Lands Management Program- "The Private Lands Management Program fosters and ensures wise stewardship and management on 1.54 million acres of forest lands owned by 88,700 private landowners and the retention of these lands in contiguous and productive forests. This program administers the stewardship, rural forestry assistance, woodland assessment, wetlands and consultant forester projects of the Forest Service." (*N.J. Division of Parks and Forestry, Firewood Program*) [12]
- Volunteers in Parks (V.I.P.) Program- Promotes effective partnerships between volunteers and park staff in education, maintenance, trails, gardening, and crafts. They also act as campground hosts.(*N.J. Division of Parks and Forestry, V.I.P. Volunteers in Parks Program*)[13]
- New Jersey's Big Tree Program- This program identifies and catalogues the largest individual trees in the state according to species. Only trees that are native to New Jersey or ones that have become naturalized (capable of reproducing under N.J. climatic conditions) are considered for inclusion. Nominations may be made by anyone, and are confirmed by a representative of the New Jersey Forest Service. Measurements and photos are taken, and the condition of the tree is recorded. Download a tree nomination form at *www.state.nj.us/dep/forestry/community/big98.html*

Contact: For all of the programs listed above: NJFS Southern Regional Office / 5555 Atlantic Avenue / Mays Landing, NJ 08330 / Phone: (609)625-1124 / Fax: (609) 625-6643 / Email: njfs.south@comcast.net

<u>New Jersey Historic Preservation Office</u>
Located within the Division of Parks and Forestry, Department of Environmental Protection, the New Jersey Historic Preservation Office maintains the State's historic preservation records and lists of State and National register of historic places and landmarks.

Contact: New Jersey Historic Preservation Office / P.O. Box 404 Trenton, New Jersey 08625-0404 / Phone: (609) 292-2023 / Fax: 609-984-0578 / www.state.nj.us/dep/hpo

New Jersey Natural Lands Trust

The New Jersey Natural Lands Trust was created in 1968 by the Legislature as an independent agency with the mission to preserve land in its natural state for enjoyment by the public and to protect natural diversity through the acquisition of open space. The Trust acquires open space primarily by donations of land and easements. The Trust manages its properties to conserve endangered species habitat, rare natural features, and significant ecosystems. The New Jersey Natural Lands Trust would seriously consider any and all offers for either ownership and or management of land, particularly any lands adjacent to existing preserves. The N.J. NLT also sponsors a Volunteer Stewardship Program, in which citizens are encouraged to volunteer to monitor state owned natural preserves. (*N.J. Natural Lands, Volunteer Stewardship Program*) [14]

Contact: New Jersey Natural Lands Trust / N.J. DEP / 22 Clinton Avenue, P.O. Box 404 / Trenton, N.J. 08625-0404 / Phone (609) 292-3661 / Phone (609) 984-1339 / Fax (609) 984-1427 / Email: NatLands@dep.state.nj.us/ www.njparksandforests.org/natural/trust.html

Green Acres Program

Created in 1961, the New Jersey Green Acres Program provides funding for open space, farmland, historic, and recreational protection. The Program's goal is to achieve "a system of interconnected open spaces, whose protection will preserve and enhance New Jersey's natural environment." Green Acres acquires land through the DEP for preservation as well as provides grants and loans to local governments and nonprofit conservancies for the acquisition of open space. Planning Incentive Grant funding from Green Acres is available to local governments that have an open space tax and an open space and recreation plan.

Contact: New Jersey Green Acres Program / Curt Gellerman / P.O. Box 412 / Trenton, New Jersey 08625-0412 / Phone: (609) 984-0546 / Email: Curt.Gellerman@dep.state.nj.us / www.state.nj.us/dep/greenacres

Division of Watershed Management

To address water pollution and supply, the N.J. Division of Watershed Management administers a variety of programs meant to protect and conserve watersheds. The Division also provides grants for watershed management as well as information on grants outside of the Division. New Jersey has twenty Watershed Management Areas of which Salem County belongs to number 17. An Upper Salem River watershed management plan is under development.

Contact: New Jersey Division of Watershed Management / Contact: Mike Haberland / WMA 17 Area Manager / Phone: (609) 633-7714 / Email: Mike.Haberland@dep.state.nj.us / www.state.nj.us/dep/watershedmgt/

Watershed Ambassador Program "The New Jersey Ambassadors Program is a community-oriented AmeriCorps environmental program coordinated by the New Jersey Department of Environmental Protection and is designed to raise awareness about watersheds in New Jersey. Through this program, AmeriCorps members are placed in watershed management areas across the state to serve the educational water-related interests of their local communities. The program invited all ages of citizens to improve the quality of New Jersey's waterways and water quality." The Watershed Ambassadors monitor the rivers through River Assessment Teams and Biological Assessment teams described above.

Contact: www.state.nj.us/dep/watershedmgt/ambassadors_index.htm

Volunteer Monitoring Program This is a program within DEP's Division of Watershed Management in which volunteer teams monitor New Jerseys' waterways through visual assessment techniques, mapping or macro-invertebrate surveys. The data the teams collect is made available to other organizations and is used by the DEP when prioritizing watershed restoration projects.

Contact: www.state.nj.us/dep/watershedmgt

New Jersey Forest Stewardship Program

The Forest Stewardship Program (FSP) is a federally funded forest management program designed by the U.S. Forest Service and National Association of State Foresters. The program is intended to encourage management of private forest land for non-commodity benefits such as wildlife, recreation, aesthetics and water quality as well as traditional commodities like timber and wood products. Salem County has over 6,900 acres of farmland in Stewardship.

Contact: The Forest Stewardship Program / Contact: James S. Barresi / New Jersey Forest Service / P.O. Box 404 / Trenton, NJ / 08625-0404 / Phone: (609) 292-2531 / Fax: (609) 984-0378 / Email: jbarresi@dep.state.nj.us / www.state.nj.us/dep/parksandforests/forest/stw_inc_prog.html

New Jersey Department of the State

Historical Commission

The Historical Commission was established in 1967 in order to help preserve New Jersey's historical record. The Commission accomplishes this through the grants they make available. Some of these grants may be used for conservation purposes. Salem County may look into such grants for preservation of historical sites under threat of conversion.

Contact: The New Jersey Historical Commission / Dr. Marc Mappen, Executive Director / NJ Department of State / P.O. Box 305 / Trenton, NJ 08625-0305 / Phone:(609) 292-6062/ Fax:(609) 633-8168/ Email: marc.mappen@sos.state.nj.us / www.newjerseyhistory.org

New Jersey Department of Transportation (N.J. DOT)

The N.J. DOT, in addition to maintaining state roadways, also works on applying the ideals of smart growth. Currently, the Department helps regions in New Jersey through the "Transit Village Initiative". This initiative works with the Office of Smart Growth to focus development in and around preexisting transit areas and keep development away from areas without these systems, especially rural areas.

Contact: Department of Transportation / Kris Kolluri, Commissioner / P.O. Box 600 / Trenton, NJ 08625 / www.state.nj.us/transportation

New Jersey Economic Development Authority (EDA)

The New Jersey Economic Development Authority is an independent, self-supporting State entity dedicated to building vibrant and diverse communities by 1) financing businesses and nonprofits, 2) offering real estate development and technical services, 3) supporting entrepreneurial development, and 4) financing quality public schools. It seeks to strengthen and broaden the State's economic base through business expansion and attraction, job creation and retention, and the revitalization of underutilized properties.

Contact: New Jersey Economic Development Authority (NJEDA) / Caren S. Franzini, Chief Executive Officer / P.O. Box 990 / Trenton, NJ 08625 / Phone: (609) 292-1800 / Email: njeda@njeda.com / www.njeda.com

Rutgers University: N.J. Agricultural Experiment Station Cooperative Research and Extension of Salem County

The Rutgers Cooperative Extension of Salem County provides the County with soil testing services and gives technical assistance and funding to farmland owners. The co-op provides valuable agricultural information to keep farmland viable.

Contact: Rutgers Cooperative Extension of Salem County / David L. Lee, County Extension Head / 51 Cheney Rd. Suite 1 / Woodstown, NJ 08098 / Phone: (856) 769-0090 / Fax: (856) 769-1439 / dlee@rcre.rutgers.edu / http://salem.rutgers.edu

Regional Agencies

Delaware River Basin Commission (DRBC)

In 1961, New Jersey, New York, Pennsylvania, Delaware and the Federal Government signed concurrent legislation to create the DRBC. The Commission allows the parties to work together in order to protect the vital waters of the Delaware for future generations. Efforts to improve watershed management, to improve water quality, and decrease the pollutants in and around the Delaware River may affect Salem County.

> **Contact:** Delaware River Basin Commission / Executive Director: Carol R. Collier / 25 State Police Drive / P.O. Box 7360 / West Trenton, NJ 08628-0360 / Phone: (609) 883-9500 ext. 200/ Fax: (609) 883-9522 / Email: carol.collier@drbc.state.nj.us / http://www.state.nj.us/drbc/drbc.htm

Delaware Valley Regional Planning Commission (DVRPC)

Working with governing bodies in both Pennsylvania and New Jersey, the DVRPC provides advising services and planning in order to assist in the orderly and environmentally friendly growth of the Delaware Valley region. The issues that representatives attempt to address have the potential to affect growth in Salem County. Currently, the program does not serve Salem County.

> **Contact:** DVRPC / Contacts: Patti Elkis and Sue McCarthy / The ACP Building / 190 N. Independence Mall West, 8th Floor / Philadelphia, PA 19106 / Phone: (215) 238-2838 / Fax: (215) 592-9125 / Email: pelkis@dvrpc.org / http://www.dvrpc.org/

Partnership for the Delaware Estuary, Inc.

The mission of the Partnership for the Delaware Estuary is to lead collaborative and creative efforts to protect and enhance the Delaware Estuary, and its tributaries, for current and future generations. The partnership provides grants for estuary improvement. Once its own organization, in 2004 the Partnership merged with the Delaware Estuary Program. Now the two programs work together as a single organization

> **Contact:** Please see contact information for Delaware Estuary Program under United States Environmental Protection Agency programs.

Southern New Jersey Development Council (SNJDC)

The SNJDC was established in 1951 to promote economic development in the southern eight counties of New Jersey. Membership includes leaders from both the public and private fields. The SNJDC hosts informative meetings and events to bring people together to share information and network. As of 2006, Salem County has 7 economic development areas located within its borders.

Contact: Southern New Jersey Development Council / Augusta Professional Center / 854 S. White Horse Pike / Suite 3 / Hammonton, NJ 08037 / Phone: (609) 561-3223 / Fax: (609) 561-2765 / coordinator@sjrcd.org / www.snjdc.org

The Delaware River and Bay Authority (DRBA)

The Delaware River and Bay Authority is a bi-state agency that operates the transportation options between New Jersey and Delaware including the Delaware Memorial Bridge. Resources are also used in providing economic development for the southern counties of New Jersey including Salem County. In 1998, the DRBA initiated an economic development project at the Salem County Business Center in Carneys Point. The DRBA operates the Three Forts Ferry that travels between Fort Mott State Park and Fort Delaware and Fort DuPont.

Contact: Delaware River and Bay Authority / Jim Salmon, Public Information Officer /P.O. Box 71 / New Castle, DE 19720 / Phone: (302) 571-6409 / Email: jim.salmon@drba.net / www.drba.net

County Agencies and Organizations

Cumberland-Salem Conservation District

An independent political subdivision of the State Government, the Cumberland-Salem Conservation District draws support from public and private sources in order to assist in conservation issues. The Conservation District helps farmers implement Best Management Practices (BMPs) for concerns such as soil erosion and pollution control. Eligible landowners may receive technical assistance and cost-sharing grants to implement proper conservation standards.

Contact: Cumberland-Salem Conservation District / District Manager Garry Timberman / 1516 Route 77 / P.O. Box 68 / Deerfield, NJ 08313 / Phone: (856) 421-2422 / Fax: (856) 451-1358 / http://cumberland-soil.deeweb.com/index.dws

Salem County Agriculture Development Board (CADB)

The Salem CADB is an integral part of farmland preservation in Salem County. Landowners with farm assessed land interested in farmland preservation go through the Salem CADB which reviews and approves applications for land easement purchases. Approved applications are then forwarded to the State Agriculture Development Committee for final funding approval. The Salem CADB works with the community to preserve farmland in the County.

Contact: Salem County Agricultural Development Board / Program Administrator: Kris Alexander / 51 Cheney Road, Suite 3 / Woodstown, New Jersey 08098 / Phone:(856)769-3708 / Fax: (856) 769-3391 / www.salemco.org/commissions/agriculturedevelboard.html

Salem County Board of Agriculture

The Salem County Board of Agriculture oversees the agricultural dealings within the County and handles all issues concerning agriculture. They also work closely with the Rutgers Cooperative Extension of Salem County.

> **Contact:** Salem County Board of Agriculture / President: Brian Porch / 51 Cheney Road, Suite 1 / Woodstown, NJ 08098 / Phone: (856) 769-0090 / Fax: (856) 769-1439 / www.salemco.org/commissions/agricultureboard.html

Salem County Chamber of Commerce

Organized in 1943, the Salem County Chamber of Commerce provides services to assist businesses in Salem County. With 380 members that range from large corporations to small businesses, the organization has the ability to promote commercial, industrial and agricultural growth.

> **Contact:** Salem County Chamber Of Commerce / 91A South Virginia Avenue / Carneys Point, NJ 08069 / Phone: (856) 299-6699 / Email: info@salemnjchamber.com

Salem County Department of Economic Development

> **Contact:** Salem County Department of Economic Development / James G. Waddington: Director / 98 Market Street / Salem, NJ 08079 / Phone: (856) 339-8615 / Fax: (856) 935-8596 / www.salemco.org/departments/economicdevel/index.html

Salem County Greenkeepers

Comprised of member organizations including the Salem County Agriculture Development Board, the Salem County Greenkeepers is dedicated to keeping the Salem River Watershed free of non-point source pollution. The Greenkeepers has initiated the Salem County watershed protection initiative and educates citizens about watershed friendly practices.

> **Contact:** Salem County Greenkeepers / http://salem.rutgers.edu/greenkeepers

Salem County Historical Society

The Salem County Historical Society, founded in 1884, is housed in four interconnected historic residences. In accordance with its mission to document and preserve Salem County's heritage, the Historical Society provides exhibits, publications and field trips for the benefit of the public's knowledge. The Salem County Historical Society relies on donations from community members for both funding and the items of historical value it displays.

Contact: Salem County Historical Society / 79-83 Market St / Salem, NJ 08079 / Phone: (856)935-5004 / Email: info@salemcountyhistoricalsociety.com / http://salemcountyhistoricalsociety.com/index.htm

Salem County Watershed Task Force

Formed in 1995 as the only all-volunteer water monitoring group in Salem County, the Salem County Watershed Task Force monitors the health of Salem County Watersheds while providing environmental education to the public. One of the Task Force's mission goals is to assist in local and regional planning to preserve the watersheds in Salem County. The Task Force also serves as a clearinghouse for Salem County Watershed information.

Contact: Salem County Watershed Task Force / Nancy L. Merritt, Chair / P.O. Box 503 / Woodstown, NJ 08098 / Phone: (856) 769-1524 / Email: watershedgal@netzero.com / www.scwtf.org

Tri-county Agriculture Retention Partnership (TARP)

Run by the New Jersey Conservation Foundation, the Tri-county Agriculture Retention Partnership was launched to better understand the issues facing farmers in Cumberland, Gloucester and Salem Counties by bringing together a group of influential farmers, government officials and academic leaders. The partnership recognizes that farming and conservation do not have to be two separate entities.

Contact: New Jersey Conservation Foundation / Greg Romano, Assistant Director / 170 Longview Road / Far Hills, NJ 07931 / Phone: (908) 234-1225 / Fax: (908) 234-1189 Email: greg@njconservation.org / www.njconservation.org

Local Organizations

Alloway Concerned Residents for the Environment (ACRE)

Contact: Alloway Concerned Residents for the Environment / Contact: Michelle Lamb / 269 Alloway-Freisburg Road / P.O. Box 337 / Alloway, NJ 08001

Appreciation Committee of Parvin State Park (Pittsgrove)

This organization was originally founded in 1981 to celebrate Parvin State Park's 50th anniversary. An officially recognized friends organization, the Committee supports the State Park through promoting public awareness, maintaining the facilities and preserving the Park's historical record. The group helps maintain trails and holds various public events promoting the park.

Contact: Robert Zuest (President/CEO) / 720 Almond Road / Pittsgrove, NJ 08318 / Phone: (856) 358-5370 / Fax: (856) 692-6202 / E-mail: Pres@FriendsofParvin.org / www.friendsofparvin.org/index.htm

Boy Scouts of America, Southern New Jersey Council

The mission of the Boy Scouts of America is to prepare young people to make ethical and moral choices over their lifetimes by instilling in them the values of the Scout Oath and Law. This council owns the Roosevelt Scout Reservation in Elmer, New Jersey. The reservation sits upon approximately 125 acres of land in Alloway Township. The Boy Scouts own a total of 150 acres of land in Salem County.

> **Contact:** Boy Scouts of America / Contact: Henry Ludwigsen (President) / 4468 South Main Road / Millville, NJ 08332 / Phone: (856) 327-1700 / snjc@bsamail.org / www.snjscouting.org

Citizens United to Protect the Maurice River and its Tributaries, Inc (CU)

A volunteer, non-profit, organization, CU is involved in a wide array of projects aimed at resource and watershed protection in and around the Maurice River. With over 430 members from diverse backgrounds, the group works with environmental organizations, land trusts and governmental agencies in an effort to protect and enhance natural resources. The organization has participated in numerous conservation and education initiatives.

> **Contact:** Citizens United / Jane Morton Galetto, President / P.O. Box 474 / Millville, NJ 08332 / Email: forrivers@aol.com / www.cumauriceriver.org

Concerned Pilesgrove Residents (CPR)

Growing developmental pressures in Pilesgrove Township in Salem County brought together a group of citizens who wish to preserve the rural character of Pilesgrove and the surrounding County. The group focuses on farmland and historic preservation, water concerns, affordable housing and sewage treatment.

> **Contact:** Phone: (856) 769-8806 / Email: cpr2002@mindspring.com/ www.cprpilesgrove.org

Girl Scouts for South Jersey Pines

The Girl Scouts for South Jersey Pines serves over 13,000 girls in the southern six counties in New Jersey including Salem County. While the Girl Scouts do not own or operate camping facilities in Salem County, a large component of their program involves environmental education and conservation initiatives.

> **Contact:** Girl Scouts of South Jersey Pines / 2944 Victoria Avenue / Newfield, NJ 08344 /Phone: (856) 697-3900 / Fax: (856) 697-2119 / www.gssjp.org/

Mannington Preservation Citizen Committee (MPCC)

The MPCC consists of citizens who wish to preserve the rural character and environmental sensitive areas of Mannington Township. The Committee's goals include the protection of the agricultural industry, smart development initiatives, and open space acquisition. In order to achieve its goals, the MPCC employs the services of consultants and land use attorneys.

> **Contact:** Mannington Preservation Citizen Committee / Bill Hancock / 130 Harris Road Salem, NJ 08079 / Phone: (856) 878-1935 / Fax: (856) 878-1992 / Email: info@manningtonpreservation.org / http://manningtonpreservation.org

Pilesgrove Association for Preservation of Agriculture (P.A.P.A)

Concerned about encroaching development pressure, members of P.A.P.A seek to stem suburban development in order to preserve the traditional rural character of Pilesgrove. In addition to preserving character, the group is concerned that increased septic systems from more developments in compilation with historic field tile drainage systems have the potential to greatly contaminate surface water. The group supports the conservation of as much open space as possible.

> **Contact:** Phyllis Savllen / Phone: (856) 769-1886 / Email: Ladyhawk1886@comcast.net

Pilesgrove/ Woodstown Joint Environmental Commission (WPJEC)

The WPJEC is an advocate for sound environmental measures and natural resource protection in the community. It researches issues, reviews and reports on development plans and develops public education programs. In 2005, the WPJEC completed a comprehensive Environmental Resources Inventory. Nearly two years in the making, the document details the natural resources and environmental conditions within Woodstown and Pilesgrove.

> **Contact:** Borough of Woodstown / 25 West Avenue / P.O. Box 286 / Woodstown, NJ 08098 / Phone: (856) 769-2200
>
> **Second Contact:** Township of Pilesgrove / 1180 US Route 40 / Pilesgrove, NJ 08098 / Phone: (856) 769-1275 / www.historicwoodstown.org/JEC/

Pittsgrove Residents in Defense of our Environment (P.R.I.D.E.)

The primary purpose of P.R.I.D.E. is to preserve the rural character, legacy and natural resources of Pittsgrove Township and its surrounding areas.

> **Contact:** Christine Sweeney / Email: PittsgrovePride@yahoo.com

Save Our Land

Save Our Land was founded in 1988 as a grassroots effort to educate the public about the need to preserve farmland and to advocate for the preservation of farmland in Salem County. The formation of the organization was in response to a developer's proposal to develop what now constitutes preserved lands within the Featherbed Lane bird sanctuary. Several members of Save Our Land worked for four days at The Salem County Fair in 1988 to secure the petition signatures of nearly 1,000 voters who wanted Salem County to participate in the state's farmland preservation program. The freeholders subsequently voted to bond for the county match. Save Our Land was instrumental in the formation of Concerned Pilesgrove Residents and The Woodstown-Pilesgrove Joint Environmental Commission.

> **Contact:** Save Our Land / Spokesperson: Dr. William K. Stoms, Jr. / 126 Featherbed Lane / Pilesgrove, NJ 08098 / Email: southjerseykid@snip.net

Public Utility

Public Service Enterprise Group (PSEG) - a subsidiary of PSEG

Formed in 1902, PSE&G, a subsidiary of PSEG (Public Service Enterprise Group), is the largest publicly traded utilities company in New Jersey with almost $11 billion in revenue in 2004. Besides providing energy to customers, this company runs programs that focus on driving waste out of businesses as well as improving the overall environment. PSE&G maintains the following right-of-way tracts in the County of Salem; Abbotts Meadow, D.O.D. Ponds, Elmer Lake, Featherbed Lane, Maskells Mill Pond North and South, Rainbow Lake, Salem River, and Thundergut Pond. PSEG Nuclear L.L.C.'s Estuary Enhancement Program has a restoration site adjacent to Alloways Creek. The restoration area covers 2,820 acres and has assisted in removing non-native plant species and enhancing public access to the Watershed.

> **Contact:** Public Service Electric & Gas / Contact: Michael Tuosto / 80 Park Plaza, T-10C+ / P.O. Box 570 / Newark NJ, 07102 / Phone: (856) 339-1004 / www.pseg.com/environment

Non-Profit Organizations

American Forest Foundation

The American Forest Foundation has two main goals: to ensure that America's family owned forests continue to provide clean water, fertile soil, quality recreation, homes for wildlife, and wood for products-not just for this generation, but for all that will follow, and to help young people learn the skills they will need to become responsible environmental decision makers."

Stewardship partnering opportunities:

- **Shared Streams –** A Habitat Conservation program that links members of the American Tree Farm System with conservation groups and public agencies to improve and restore fish habitat on family forestlands. The program raises the awareness of forest landowners through outreach and education, which helps lead to the preservation of habitat for fish and riparian-habitat-dependent wildlife species.
- **Forested Flyways –** This program links members of the American Tree Farm System with conservation groups to improve and restore wildlife habitat on family forestlands. "By connecting forest owners with existing technical and financial assistance programs, Forested Flyways improves wildlife habitat and water quality, while encouraging landowners to sustainably manage their forest land and develop strategies to resist the increasing pressures from urban sprawl and development."

  Contact: American Forest Foundation / 1111 19th Street, N.W. / Suite 780 / Washington, DC 20036 / Phone: (202) 463-2462 / Fax: (202) 463-2461 / Email: info@forestfoundation.org

American Littoral Society

The American Littoral Society's over 5,000 members work together to restore coastal habitats and teach concerned citizens how to become stewards of the land. Headquartered in Sandy Hook, NJ, the Society also has a Mid-Atlantic chapter that focuses on land-use regulation in the New Jersey, Pennsylvania and Delaware areas.

Contact: American Littoral Society / Conservation Programs and Issues: Matt Blake / 4 West Commerce Street / Bridgeton, NJ 08302 / Phone: (856)-455-2174 / Email: matt@littoralsociety.org / www.littoralsociety.org

Association of New Jersey Environmental Commission (ANJEC)

ANJEC protects New Jersey's natural resources by promoting public interest in conservation, restoration and sustainable development while also assisting environmental commissions, open space committees and non-profit organizations in information gathering and planning. ANJEC's services to local officials include publications, courses, a comprehensive website, and a resource center focusing on topics such as open space preservation, smart growth and water resource protection. The Association coordinates the South Jersey Bayshore Coalition, which advocates resource protection in the Bayshore region, including Salem County.

Contact: ANJEC / Executive Director: Sandy Batty / P.O. Box 157 / Mendham, NJ 07945 / Phone: (973) 539-7547 / Fax: (973) 539-7713 / Email: sbatty@anjec.org / www.anjec.org

Second Contact: Project Director: Dominick "Jim" Sassi / 144 N. Pennsville-Auburn Road / Carneys Point, NJ 08069 / Phone: (856) 299-4085 / Email: sassifam@comcast.net

South Jersey Bayshore Coalition

The Coalition is working to raise awareness and to protect the region's natural and cultural resources. It is primarily a coalition of natural resource and historic preservation organizations in Gloucester, Salem, Cumberland and Cape May counties. This organization is coordinated through ANJEC and is working on projects including a build-out analysis for Millville, NJ; a resource inventory for the region; and an effort to obtain National Heritage Area designation for the Bayshore region.

Contact: ANJEC / P.O. Box 157 / Mendham, NJ 07945 / Phone: (973)539-7547
Email: info@anjec.org / www.sjbayshore.org

Second Contact: Jody Carrara / ANJEC Project Director / P.O. Box 396 /
Leesburg, NJ 08327 / Phone: (856)785-0243
Email: jodyanjec@aol.com / www.sjbayshore.org

Delaware Riverkeeper Network (DRN)

As an affiliate of the American Littoral Society, the Delaware Riverkeeper Network has since 1988 worked to conserve the Delaware River area through enforcement of environmental laws, strengthening of community involvement and organization of restoration and conservation projects. The Network has worked with Salem County in the past through the prevention of unnecessary fish kills at the Salem Nuclear Generating Station. In Salem County, the DRN supports the preservation of land for the protection of water resources.

Contact: Delaware River Keeper / Special Projects Director: Tracy Carluccio / P.O. Box 326 / Washington Crossing, PA 18977-0326 / Phone: (215) 369-1188 / Fax: (215) 369-1181 / Email: tracy@delawareriverkeeper.org / www.delawareriverkeeper.org

Equestrian Land Conservation Resource (ELCR)

This organization dedicates itself to the preservation and maintenance of open space for the continuing availability of equestrian trails. Through consultation and outreach the ELCR strives to get land conservation and equestrian organizations to work together towards common goals. In addition to these services, the ELCR runs the Trail Trotters program which organizes trail stewardship activities as well as collects data on stewardship volunteer initiatives.

Contact: Equestrian Land Conservation Resource / Executive Director: Kandee Haertel / 126B North Main St / P.O. Box 423 / Elizabeth, IL 61028-0423 / Phone: (815) 858-3501 / Fax: (815) 858-3508 / Email: info@elcr.org / www.elcr.org

Morris Land Conservancy

Founded in 1981, Morris Land Conservancy is a non-profit, member-supported organization dedicated to preserving and permanently protecting open space lands in New Jersey. The Conservancy worked with Salem County to complete its Open Space and Farmland Preservation Plan and assisted Pittsgrove Township in the production of its Open Space and Recreation Plan, which was adopted in 2005.

> **Contact:** Morris Land Conservancy / 19 Boonton Avenue / Boonton, NJ 07005 / Phone: (973) 541-1010 / Fax: (973) 541-1131 / Email: info@morrislandconservancy.org / www.morrislandconservancy.org

National Environmental Trust

This nonprofit organization works to inform citizens about environmental problems affecting them by working with individual states to localize the impacts of national environmental problems.

> **Contact:** National Environmental Trust / 1200 18th Street, N.W. Fifth Floor / Washington D.C., 20036 / Phone: (202) 887-8800 / Fax: (202) 887-8877 / Email: cdelany@net.org / www.net.org

Natural Lands Trust

The Natural Lands Trust is a non-profit conservation group working to protect the natural assets of the Delaware Valley with the goal of creating an interconnected system of open space through acquisition, planning, and land management. Natural Lands Trust is focused on the entire Delaware Valley and protects land of both natural and cultural value. The Natural Lands Trust owns land within the Burden Hill Forest Preserve in Salem County.

> **Contact:** Natural Lands Trust / Hildacy Farm Preserve / 1031 Palmers Mill Road, Media, PA 19063 / Phone: 610-353-5587 / Fax: 610-353-0517 Email: info@natlands.org / www.natlands.org /

New Jersey Agricultural Society

Established in 1781, the New Jersey Agricultural Society is the oldest organization of its type in the Nation. With a goal to preserve and enhance agriculture throughout the State, the Society provides programs meant to inform farmers and the public about better agricultural practices, preservation and leadership. Salem County may benefit from the organization's farmer leadership education programs as well as its dedication to farmland preservation.

> **Contact:** New Jersey Agricultural Society / David W. Boone, President / P.O. Box 331 / Trenton, NJ 08625 / Phone: (609) 394-7766 / Fax: (609) 292-3978 / Email: agaelli@ag.state.nj.us / www.njagsociety.org/index.htm

New Jersey Audubon Society

Founded in 1897 and one of the oldest Audubon societies in the nation, the New Jersey Audubon Society provides programs and information to protect threatened or endangered plants and animals throughout the State. The Society also acquires, establishes and maintains wildlife sanctuaries. In Salem County, the New Jersey Audubon Society completed a Wildlife and Birding Trails guide book.

> **Contact:** New Jersey Audubon Society / Cape May Bird Observatory / Center for Research and Education / IBBA Conservation Planner/Restoration Ecologist: Elizabeth Ciuzio / 600 Route 47 North / Cape May Court House, NJ 08210 / Phone: (609) 861-0700 / Fax: (609) 861-1651 / Email: elizabeth.ciuzio@njaudubon.org / www.njaudubon.org

New Jersey Conservation Foundation

The New Jersey Conservation Foundation began in 1960 when it successfully preserved 1,400 acres of land forming the Great Swamp National Wildlife Refuge. Since then, the Foundation has protected through acquisition and stewardship tens of thousands of acres of land in New Jersey. In Salem County, the New Jersey Conservation Foundation has preserved land around Burden Hill as well as other parts of the County. The Foundation still seeks to protect open space throughout Salem County especially through their Tri-County Farm Belt initiative.

> **Contact:** New Jersey Conservation Foundation / Executive Director: Michele Byers / Bamboo Brook / 170 Longview Road / Far Hills, NJ 07931 / Phone: (908) 234-1225
>
> **Local Contact:** Janet Eisenhauer / Email: janet@njconservation.org / www.njconservation.org

New Jersey Council for the Humanities (NJCH)

This organization seeks to support and promote projects that will foster cultural understanding. Established in 1973, the NJCH is a non-profit organization that offers grants for programs that examine the human experience in subjects such as history and architecture.

> **Contact:** New Jersey Council for the Humanities / 28 West Street, 6th Floor / Trenton, NJ 08608 / Phone: (609) 695-4838 / Fax: (609) 695-4929 / E-mail: njch@njch.org / www.njch.org

New Jersey Rails Trails

This non-profit organization is dedicated to the conversion of abandoned railroad corridors into trails that may be utilized for the benefit of New Jersey residents. The organization works with communities throughout New Jersey to look for abandoned rails that may be preserved through open space.

Contact: New Jersey Rails Trails / Chairman Brian Schmult / P.O. Box 84 / Pluckermin, NJ 07978 / Email: bts@sgeo.com

Outdoor Club of South Jersey

Dedicated to increasing the public's appreciation towards the environment, the Outdoor Club of South Jersey provides outdoor recreational activities including skiing, hiking and biking. The Club has a commitment towards the wise use and preservation of open space around South Jersey.

Contact: Outdoor Club of South Jersey / President: Dennis McKane / P.O. Box 455 / Cherry Hill, NJ 08003-0455 / Email: president@ocsj.org / www.ocsj.org

Preservation New Jersey

Since 1978, the mission of Preservation New Jersey has been to sustain and enhance the vitality of the State's communities through historic preservation. The organization reaches its goals through awareness building, advocating for sound public policy and disseminating relevant historic information. Every year Preservation New Jersey supplies a list of the top ten most endangered historic areas in New Jersey.

Contact: Preservation New Jersey / 30 S. Warren Street Trenton, NJ 08608 / Phone: (609) 392-6409 / Fax: (609) 392-6418 / Email: info@preservationnj.org / www.preservationnj.org

Preservation Salem Inc. (PSI)

As a non-profit organization, PSI's mission is to preserve the architectural heritage of Salem County. The organization helps restore and rehabilitate historic structures as well as educates residents about historic sites around the County. Guidance for local planners to better preserve community character is also provided by PSI.

Contact: Preservation Salem Inc. / Jean Jack President / P.O. Box 693 / Salem, NJ 08079 / info@preservationsalem.org / www.preservationsalem.org

Rails to Trails Conservancy

This national conservation organization founded in 1986 has been successful in converting abandoned railroad beds into trails. Rails to Trails advocates re-using old railroad beds for recreation and transportation. These trails can be beneficial to both smart growth and conservation efforts.

Contact: Rails to Trails Conservancy / Regional Director: Tom Sexton / 2133 Market Street Suite 222 / Camp Hill, PA 17011 / Phone: (717) 238-1717 / Email: tom@railtrails.org / www.railstrails.org

South Jersey Land and Water Trust (SJLWT)

A result of the merger between the South Jersey Land Trust and Federation of Gloucester County Watersheds, the SJLWT has a mission to protect and preserve southern New Jersey's land and water resources. The Trust accomplishes this through land acquisition, public education, the promotion of scientific research and advocacy. Salem County may benefit from SJLWT land acquisition and planning services.

> **Contact:** South Jersey Land and Water Trust / Program Manager: Christine Nolan / P.O. Box 233 / Glassboro, NJ 08028 / Phone: (856) 881-2269 / Email: sjwatersheds@verizon.net / www.sjwatersheds.org

South Jersey Resource Conservation and Development Council, Inc. (SJRCD)

In order to assist in South Jersey conservation projects, the SJRCD provides ecosystem based management technology to areas in South Jersey. Each soil conservation district and county in South Jersey has a representative on the Council. Goals for the SJRCD include providing clean water for South Jersey, maintaining agriculture as an integral part of the area and promoting the coexistence of wildlife and communities.

> **Contact:** South Jersey RC&D Council Inc. / Peggy D. McNeill, Chair / 854 South White Horse Pike / Suite 3 / Hammonton, NJ 08037 / Phone: (609) 561-3223 / Email: coordinator@sjrcd.org / www.sjrcd.org/

South Jersey Tourism Corporation

South Jersey Tourism Corporation is working to promote tourism initiatives in Mercer, Burlington, Camden, Gloucester, and Salem Counties.

> **Contact:** South Jersey Tourism Corporation / One Port Center / 2 Riverside Drive, Suite 102 / Camden, NJ 08103 / Phone: (856)757-9400 / Fax: (856)757-4188 / Email: info@visitsouthjersey.com www.visitsouthjersey.com

The Nature Conservancy

The mission of the Nature Conservancy is to protect plants and animals by protecting their habitats. With a unique approach to preserving land called "Conservation by Design", the Conservancy since 1951 has preserved 117 million acres of land. In Salem County, the Conservancy has protected over 1,144 acres of land.

> **Contact:** Delaware Bayshores Program Office / Delaware Bayshores Center / Office Administrator: Heather Austin / 2350 Route 47 / Delmont, NJ 08314 / Phone: (609) 861-0600 / Fax: (609) 861-4420 / Email: haustin@tnc.org / www.nature.org

The Trust for Public Land

The mission of this national non-profit group is to conserve land for people to enjoy now and in future generations. Since its creation, the organization has preserved more than 2 million acres of land. The TPL provides funds for land conservation, assists with land negotiations and shares knowledge of land preservation with local communities.

> **Contact:** Terrence Nolan / South Jersey Field Office / Trust for Public Land / P.O. Box 2654 / Southampton, NJ 08088 / Phone: (609) 859-9651 / Fax: (609) 859-1498 / Email: terrence.nolan@tpl.org / www.tpl.org

William Penn Foundation

The William Penn Foundation provides funds to promote sustainable watershed assets and sustainable regional development. Tax-exempt organizations and public charities may apply for funds up to 10% above the total project budget's direct cost. Projects must benefit the Delaware River Watershed, the New Jersey Pinelands, and Barnegat Bay.

> **Contact**: Geraldine Wang, Director / William Penn Foundation / Two Logan Square / 11th floor / 100 N. 18th St. / Philadelphia, PA 19103 / Phone (215) 988-1830 / Fax (215) 988-1823 / Email: moreinfo@williampennfoundation.org / www.williampennfoundation.org/info-url_nocat3569/info-url_nocat.htm

Park Managers

Supawna Meadows
Howard Schlegel, Refuge Manager
24 Kimbles Beach Road
Cape May Court House, NJ 08210-2078
Phone: (609) 463-0994
Fax: (609) 463-1667
Email: howard_schlegel@fws.gov

Parvin State Park
Dean Cramer, Superintendent
701 Almond Road
Pittsgrove, NJ 08318-3928
Phone: (856) 358-8616
Fax: (856) 358-3105

National Park Service
Regional Director, Northeast Region
U.S. Custom House
200 Chestnut Street
Philadelphia, PA 19106
Phone: (215) 597-7013

Wildlife Management Areas of Salem County
Lee Widjeskog
8747 Ferry Road
Millville, NJ 08332
Phone: (609) 785-0455
Email: LTWidjeskog@aol.com

N.J. Coastal Heritage Trail Route
Philip Correll, Trail Manager
P.O. Box 568
Newport, NJ 08345
Phone: (856) 447-0103
Fax: (856) 447-0108
Email: phil_correll@nps.gov

Camp Crockett County Park
Jeff Ridgway
Avis Mill Road
Pilesgrove, NJ 08098
Phone: (856) 935-7510 ext. 8223
Fax: (856) 935-7913

Fort Mott State Park
Vince Bonica, Superintendent
454 Fort Mott Road
Pennsville, NJ 08070
Phone: (856) 935-3218
Fax: (856) 935-7818
Email: FtMottRIS@comcast.net

Bostwick Lake Commissioner
Donald Scheese
49 South Greenwich Street,
Box 425, Alloway, NJ 08001
Phone: (856) 455-3462
Fax: (856) 935-2993

[1] National Park Service "National Center for Recreation and Conservation" *http://www.nps.gov/ncrc/story2.html*. Accessed May - June 2003.

[2] National Park Service "Rivers, Trails and Conservation Assistance Program / Who we are". *http://www.nps.gov/rtca*. Accessed May - June 2003.

[3] National Park Service "National Wild & Scenic Rivers / WSR Council". *http://nps.gov/rivers/wildrivercouncil.htm.* Accessed May - June 2003.

[4] National Park Service "Water Resource Planning". *http://www.nature.nps.gov/wrd/wrdplan.html.* Accessed May - June 2003.

[5] New Jersey Division of Fish & Wildlife "Office of Environmental Review". *http://www.state.nj.us/dep/fgw/enrvhome.htm.* Accessed May - June 2003.

[6] New Jersey Division of Fish & Wildlife "Office of Fish and Wildlife Health and Forensics". *http://www.state.nj.us/dep/fgw/owhfhome.htm.* Accessed May -June 2003.

[7] New Jersey Division of Fish & Wildlife "Bureau of Wildlife Management". *http://www.state.nj.us/dep/fgw/bwmhome.htm.* Accessed May - June 2003.

[8] New Jersey Division of Fish & Wildlife "Bureau of Information and Education". *http://www.state.nj.us/dep/fgw/biehome.htm.* Accessed May - June 2003.

[9] New Jersey Division of Fish & Wildlife "Bureau of Freshwater Fisheries". *http://www.state.nj.us/dep/fgw/bfwfhome.htm.* Accessed May - June 2003.

[10] New Jersey Division of Fish & Wildlife "Bureau of Law Enforcement". *http://www.state.nj.us/dep/fgw/lawhome.htm.* Accessed May - June 2003.

[11] New Jersey Division of Fish & Wildlife "Wildlife Conservation Corps". *http://www.state.nj.us/dep/fgw/wcchome.htm.* Accessed May - June 2003.

[12] New Jersey Division of Parks and Forestry "Firewood Program". *http://www.state.nj.us/dep/parksandforests/forest/njfs_firewood_prog.html.* Accessed May - June 2003.

[13] New Jersey Division of Parks and Forestry "V.I.P. Volunteers in Parks Program". *http://www.state.nj.us/dep/seeds/vip.html.* Accessed May - June 2003.

[14] N.J. Natural Lands "Volunteer Stewardship Program". *http://www.state.nj.us/dep/seeds/natlt.htm.* Accessed May - June 2003.

Open Space Preservation Tools for Salem County

"In the end, our society will be defined not only by what we create but by what we refuse to destroy."
John C. Sawhill, former President and CEO of The Nature Conservancy

Preserved open space retains value in a community. A planned, balanced approach to community development results in healthier communities in the long-term. Open space preservation tools include knowledge of why preserving open space is important and how to proceed.

Strategies to Preserve Open Space Land

Taxpayers alone cannot preserve the character and quality of Salem County and its resources. Funding will always be an issue. Land values will continue to rise. The pressure to develop land as well as to preserve it will grow as the county grows. County government is seeking a future for Salem County that is economically sound, and yet protective of the natural assets and rural, agricultural character of the region. Funding for land acquisition is an important component, but it will not be enough.

An Integrated Approach

A comprehensive program that pursues open space preservation by integrating regulatory changes with partnerships and land acquisitions will maximize resources and allow municipalities in the county to "grow smart."

The large amount of undeveloped land and farmland that still exists in Salem County provides a unique planning opportunity that is no longer available to many New Jersey counties and communities. It is critical that county and community leaders begin a comprehensive planning effort with the goal of enhancing funding and planning for open space preservation.

County government is already leading the planning effort by developing the Open Space and Farmland Preservation Plan. In New Jersey however, "home rule" is the guiding principle. The desired objectives cannot be achieved unless detailed planning is pursued on the municipal level. The county should consider the need to play a major role in educating, facilitating and encouraging community planning efforts.

Smart conservation is a consequence of the smart growth movement in the state. Key components of smart conservation are: (*New Jersey Smart Growth Gateway*)[1]

- Strategic planning to protect green infrastructure

- Targeting land acquisitions to priority areas
- Coordination of planning, zoning, spending
- A plan that complements and works with an affordable housing plan
- A nexus between state and local actions
- A balance between the public interest and that of property owners

There are a number of new and important zoning techniques which may be particularly relevant for communities in Salem County.

- Agricultural Zoning Districts – In the East Amwell Decision the Court upheld an ordinance by a farming community in Hunterdon County which established an agricultural zoning district. The District permits three principle types of development:
    - Conventional development on 10 acre lots (1 unit / 10 acres).
    - Lot averaging – no more than 1 unit per ten gross acres allowed, however if utilized, permits lots as small as 1.5 acres; to promote agricultural retention and resource conservation (1 unit / 10 acres).
    - "Open Lands" subdivision – receives a 50% density bonus for clustering new development and retains most of the productive farmland in one or more farm lots (1.5 unit / 10 acres).

The Court rejected the claim that the Township was required to plan and absorb regional growth from surrounding communities, and found that the Township's "far sighted proactive planning to preserve farmland is not inconsistent with Mt. Laurel or its Council on Affordable Housing (COAH) obligation. The Court held that if a municipality has achieved Substantive Certification from COAH, it is free to reduce density. Further, the court found that the Township's economic expert proved that values per acre increased after the zoning change, demonstrated from actual sales of vacant farmland, and that independent analysis of appraisal values demonstrated a possible diminution of not more than 10%." (*Howard D. Cohen*)[2]

The attorney for East Amwell, Howard D. Cohen, Esq., developed a document entitled *Recipe for Planning and Defense of Resource Management Zoning.* This document stresses preparation of an adequate record; compliance with several important court decisions, state statutes and affordable housing regulations; and public participation in the planning and zoning process as important ingredients to success. (*Recipe for Planning and Defense of Resource Management Zoning*)[3]

A tremendous amount of planning went into this successful effort. The County can be a catalyst for sharing these innovative strategies with Salem County communities.

- Transfer of Development Rights (TDR's) - Chesterfield is a small agricultural community in Burlington County. This township spent over 10 years planning a Transfer of Development Rights program that will direct all future growth to a designated "receiving area." (*New Jersey Smart Growth Gateway*) According to Smart Growth Gateway, this community's vision has allowed it to "make regulatory changes, garner state grants, make strategic infrastructure investments,

and attract private participation." The State Planning Commission awarded Center Designation to the township's planned village, and the town received a Smart Growth Planning Grant to develop a concept and architectural design standards.

Another community, Plainsboro Township in Middlesex County, actually employs aspects of both the Agricultural District Zoning and Transfer of Development Rights techniques. This community's farmland zone limits development to 6-acre lots with a clustering provision that grants higher densities in exchange for preservation of 75% of the tract. More recently, they adopted an Internal Zone Clustering Ordinance which permits density transfer between non-contiguous properties if 75% of the area is dedicated as Open Space. (*New Jersey Smart Growth Gateway*)

Planning Tool for Salem County

New Jersey Conservation Foundation (NJCF), in partnership with the New Jersey Department of Environmental Protection (NJDEP) Green Acres Program and the Walton Center for Remote Sensing and Spatial Analysis of Rutgers University, has created *Garden State Greenways*, a map-based vision for a statewide system of parks, natural areas, farmland and historic sites, linked together by greenways and trails. This 'green infrastructure' can help to mitigate the impacts of sprawl and maintain quality of life in New Jersey by protecting the state's water supplies and native plant and animal populations, providing close-to-home outdoor recreation opportunities, enhancing community and neighborhood character, and preserving farmland, historic sites and landscapes. The *Garden State Greenways* identifies New Jersey's remaining natural and agricultural treasures.

Accompanying Garden State Greenways maps is a set of Geographic Information System (GIS) data and planning tools to help inform and coordinate preservation planning at all levels; state, county, municipal. Maps and data are available via the internet at http://www.gardenstategreenways.org.

Acquisition Options for Salem County

Direct Acquisition

Usually, the most expensive way to preserve property is direct acquisition through fee simple. The title to the property changes hands from one owner to another. A disadvantage to this approach is the need to have the full purchase price available at the closing. Government agencies may not be able to raise the funds in time before an owner decides to sell the property to another buyer.

The County may want to develop educational materials that target large property owners to describe various financial approaches to preserving land. For example, some owners may want to work out an arrangement where they sell blocks of their land over time to a township or some other preservation partner. Other landowners may sell their land at a bargain sale to receive deductions for a charitable contribution on federal income tax.

Donations of property may also be considered charitable contributions. Leasing arrangements with the owner allows a municipality to purchase the property and lease it back to the owner. This arrangement works when the property is not needed for immediate public use. Owners who want to remain on their property can sell a life estate. All of these techniques accomplish the public goal of retaining large properties without the prohibitive expenses of direct acquisition.

Nonprofit land trusts can help inform property owners of preservation options.

Less Direct Acquisition: Easements

Another effective tool for preserving land is an easement. An easement grants an entity the right to use another's property for a specific purpose. There are many kinds of easements designed for many purposes:

- trail easements--the right to traverse a specific path through a property
- scenic easements--the right to maintain a view and ensure that view is maintained
- conservation easement—purchases the development rights to a property to preserve a conservation purpose associated with the site.
- agricultural easement—the right to ensure that agricultural uses of the land take precedence.

The advantages of easements include the lower costs to the buyer to acquire a particular use on a piece of property. Conservation easements generally cost from 70% to 80% of the fair market value of the land, if the land has development value. Trail easements may be used appropriately to create greenways along and around water bodies.

Another advantage of easements is that the land remains in private ownership. The municipality will still collect property taxes from the owner. However, the amount and type of easement right that is sold will lessen the owner's tax liability.

Written into the deed, an easement will be associated with a tract of land despite an ownership change. Public access is not necessarily a condition for an easement.

Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as private landowners' needs.

Bonding

Local governments can issue bonds to borrow money to pay for acquisitions. The funds from an Open Space Trust could be used for the 5% down payment to issue the bonds as well as the debt service over time. If a town or county has an open space trust, the amount to be bonded for open space acquisition is deducted from the gross debt of the local government entity.

Installment Purchases

For large purchases of land, the local government may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over time as well as interest on the unpaid, negotiated balance. Funds from an Open Space Trust can be committed for this payment. This arrangement may result in tax benefits for the seller, and the county or municipality is not obligated to pay the full price of the land in one payment.

Lease-Back Agreement

If the land is not needed for immediate use, a municipality can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. A variation of this technique is the use of life estate rights. The local government entity would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the local government identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

Donation/Bargain Sale

Selling land to a nonprofit organization or to a municipality will provide tax advantages to the owner. Landowners who own property that has escalated in value may reduce their capital gains liabilities through donating the property or selling it at a bargain sale or less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. Public agencies may want to discuss land priorities with a nonprofit land trust. The land trust can contact owners to discuss general tax advantages to donations and bargain sales. This is a cost effective method of obtaining open space.

Long-term Lease

A municipality may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The town will have to weigh the cost advantages of long-term rental payments to outright acquisition costs.

Eminent Domain

Local governments have the right to condemn and acquire privately owned property for a public purpose. This technique should be considered only when negotiation options have been exhausted. The cost of the property is likely to be considerably higher than a negotiated price because of increased legal fees and the court determination of the land value.

[1]New Jersey Smart Growth Gateway, Smart Growth Solutions, Case Studies and Ordinances, www.smartgrowthgateway.org/local_open_case.shtml, Accessed January – June 2003.

[2] Personal communication, Howard D. Cohen, Esq., Parker, McCay & Crisuolo, July 2003.

[3]*Recipe for Planning and Defense of Resource Management Zoning*, Howard D. Cohen, 2002.

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FUNDING SOURCES FOR OPEN SPACE PRESERVATION IN SALEM COUNTY

Grant Title	Grant Source	Grant Description	Eligible Applicants	Evaluation Factors	Amount Funded	Contact	Additional Comments
North American Wetlands Conservation Act (NAWCA) Standard Grants	United States Fish and Wildlife Service (USFWS)	Administered under the USFWS Division of Bird Habitat Conservation. Standard grant proposal consists of 4-year plan of action supported by NAWCA grant and partner funds to conserve wetlands and wetlands-dependent fish and wildlife through acquisition (including easements and land title donations), restoration and/or enhancement.	Organizations and individuals who have developed partnerships to carry out wetlands conservation projects in the U.S., Canada, and Mexico for the benefit of wetlands-associated migratory birds and other wildlife.		NAWCA Grant breaks into two separate categories: standard grant and small grant programs. Small grants administered up to $75,000. Standard grant has higher funding cap ($1,000,000), and is used for larger projects.	Division of Bird Habitat Conservation Phone: (703) 358-1784 Email: dbhc@fws.gov www.fws.gov/birdhabitat/Grants/NAWCA/index.shtm	Match must be non-Federal and at least equal the grant request (referred to as a 1:1 match). Match is eligible up to two years prior to the year the proposal is submitted and grant and match funds are eligible after the proposal is submitted and through the project period.
Cooperative Endangered Species Conservation Fund: Conservation Grants	United States Fish and Wildlife Service (USFWS)	This program administers competitive grants and provides other assistance to individuals and groups active in local, private, and voluntary conservation efforts that benefit federally listed, proposed, or candidate species, or other at-risk-species. Assistance provided from this grant is meant for habitat protection, restoration and acquisition as well as education and research.	State agencies with a cooperative agreement with the Secretary of the Interior.	Funds allocated based on recommendations from the Director or Regional Director of the FWS. Deadlines for application are variable and decisions regarding funding may be appealed. Funds must be used within two fiscal years. A partnership with state land managers will assist in the successful application of this grant.	The U.S. Fish and Wildlife Service provides funds ranging from $500-$10,000,000 (up to 75% of program costs) to assist in the protection of endangered or threatened species.	U.S. Fish and Wildlife Service / Division of Consultation, Habitat Conservation Planning, Recovery and State Grants / 4401 N. Fairfax Dr., Room 420 / Arlington, VA 22203 www.fws.gov/endangered/grants/section6/index.html Or, for the northeast region: Chief, Division of Endangered Species, U.S. Fish and Wildlife Service 300 Westgate Center Drive, Hadley, MA 01035-9589 Phone: (413) 253-8628 www.fws.gov/northeast/Endangered/	Grants to states and territories must include minimum contribution by the project's non-Federal partners. These contributions can be in-kind, through staff time or use of non-Federal equipment, or financial assistance. Match requirement 25% of estimated project cost; or 10% when two or more states or territories implement a joint project.
Cooperative Endangered Species Conservation Fund: Habitat Conservation Planning	United States Fish and Wildlife Service (USFWS)	Administers competitive grants and provides assistance to individuals and groups active in local, private, and voluntary conservation efforts that benefit federally listed, proposed, or candidate species, or other at-risk-species. Provides assistance for development of Habitat Conservation Plans (HCPs),and is necessary to receive money from the HCP Land Acquisition Grant.	State agencies with a cooperative agreement with the Secretary of the Interior.		States may receive between $500-$10,000,000, up to 75% of program costs. Funds are allocated based on recommendations from the Director or Regional Director of the Fish and Wildlife Service.	same as above	same as above
Cooperative Endangered Species Conservation Fund: Habitat Conservation Planning Land Acquistion Grants	United States Fish and Wildlife Service (USFWS)	Administers competitive grants and provides other assistance to individuals and groups active in local, private, and voluntary conservation efforts that benefit federally listed, proposed, or candidate species, or other at-risk-species. Supplies funds to acquire land associated with approved Habitat Conservation Plans.	State agencies with a cooperative agreement with the Secretary of the Interior.		Funds between $500 and $10,000,000 are allocated based on recommendations from the Director or Regional Director of the Fish and Wildlife Service.	same as above	same as above
Cooperative Endangered Species Conservation Fund: Recovery Land Acquisition Grants	United States Fish and Wildlife Service (USFWS)	Administers competitive grants and provides other assistance to individuals and groups active in local, private, and voluntary conservation efforts that benefit federally listed, proposed, or candidate species, or other at-risk-species. Provides funds for acquisition of long-term habitat protection for endangered and threatened species in support of approved Recovery Plans.	State agencies with a cooperative agreement with the Secretary of the Interior.		Ranges between $500 and $10,000,000. Funds are allocated based on recommendations from the Director or Regional Director of the Fish and Wildlife Service.	same as above	same as above

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Grant Title	Grant Source	Grant Description	Eligible Applicants	Evaluation Factors	Amount Funded	Contact	Additional Comments
National Resources Protection Assessment Fund	United States Environmental Protection Agency (EPA)	The Natural Resource Trustees have the authority to assess and restore natural resources damaged by hazardous substance release. A primary responsibility of the Trustees is to assess "the extent of injury to a natural resource and determine appropriate ways of restoring and compensating for that injury."	The owner of a property that has natural resource damage is eligible to receive funds for the cost of revitalization.	Through the Natural Resource Damage Assessment (NRDA) process, the government sues the potentially responsible party for natural resource damages under CERCLA. The NRDA receives rebuttal presumption status, and the potentially responsible party has the burden to disprove what the NRDA shows.	Recovered funds from cases of natural resource damage are used to restore the injured piece of environment. The amount of funding varies depending on the degree of damage and cost of the project.	Contact: Larry Zaragosa / US EPA OSRTI / Ariel Rios Building / Mailstop (5202G) / 1200 Pennsylvania Ave, N.W. / Washington, D.C. 20460 / (703) 603-8867 / http://www.epa.gov/superfund/ programs/nrd/index.htm	The Environmental Protection Agency (EPA), while not a Trustee in the matter, does provide assistance throughout the process. Salem County has use for such measures in environmentally degraded areas in and around the Delaware River.
Natural Resources Conservation Service (NRCS): Wetlands Reserve Program (WRP)	United States Department of Agriculture (USDA)	Landowners can receive payments for restoring and protecting wetlands on their property. Provides technical and financial assistance to address wetland, wildlife habitat, soil, water, and related natural resource concerns on private lands.	Private, tribal, state, county or other non-federal public land owners.			Tony Puga, Phone: (202) 720-1067 Email: tony.puga@wdc.usda.gov www.nrcs.usda.gov/programs/wrp	
NRCS: Wildlife Habitat Incentives Program (WHIP)	United States Department of Agriculture (USDA)	This program provides matching grants to landowners to install conservation practices in the watershed that will enhance habitat on agricultural lands.	Private, tribal, state and local government land on a limited basis and federal land where the primary benefit is on private or tribal land.	Each state will establish a ranking criteria to enable the State Conservationist to prioritize proposals. Priority is to projects that protect habitat or species of national or regional significance.		Albert Cerna, Phone: (202) 720-9358 Email: albert.cerna@wdc.usda.gov www.nrcs.usda.gov/programs/wrp	
NRCS: Grassland Reserve Program (GRP)	United States Department of Agriculture (USDA)	Provides funding to restore and protect private grasslands, pasturelands, and certain other lands while maintaining the areas in grass. Applications are filed for an easement or rental agreement with NRCS or FSA.	Landowners and operators	Each state will establish ranking criteria that prioritizes enrollment of working grasslands. Ranking criteria will consider threats to conversion, including cropping, invasive species, urban development, and other activites that threaten plant and animal diversity on grazing lands.		NRCS Program: Floyd Wood, Phone: (202) 720-0242 Email: floyd.wood@wdc.usda.gov FSA Program: Jim Williams, Phone: (202) 720-9562 Email: jim.williams@wdc.usda.gov www.nrcs.usda.gov/programs/grp	Landowners may apply for for easements. Landowners and operators may participate on rental and restoration agreements. Operators may participate on rental agreements when they provide evidence that they will have control of property for length of the agreement and have landowner concurrence.
NRCS: Matching Grants Program	United States Department of Agriculture (USDA)	"This program provides funding to municipal and county environmental commissions and soil conservation districts for projects documenting environmental resources, preparing resource protection strategies, and preparing and disseminating environmental education materials."	Municipal and county environmental commissions and soil conservation districts.	The deadline for the grant is December 1 annually.	Annual grants range from $1000-$2500 and must be matched dollar for dollar by the receiving municipality or county.	NRCS / NJ State Office / 220 Davidson Ave., 4th floor / Somerset, NJ 08873-4115 Phone: (732) 537-6040 / Fax: (732) 537-6095 www.nj.nrcs.usda.gov/programs/ index.html	Many environmental commissions have used this grant to develop brochures and others have used the money in order to develop school curricula or other projects.
Forest Legacy Program	United States Department of Agriculture (USDA)- Forest Service	Supports efforts to protect privately owned, environmentally sensitive forest lands. FLP helps states develop and carry out forest conservation plans and encourages and supports acquisition of conservation easements, which restrict development, and require sustainable forestry practices.	Private forest landowners	Private forest landowners are required to prepare a multiple resource management plan as part of the conservation easement acquisition.	Up to 75% of project costs, with 25% or more coming from private, state, or local sources.	Contact: USDA Forest Service / 1400 Independence Avenue S.W. / Washington, DC 20250-0003 / Phone: (202) 205-8333 http://www.fs.fed.us/spf/coop/programs/ loa/aboutflp.shtml	

FUNDING SOURCES FOR OPEN SPACE PRESERVATION IN SALEM COUNTY

Grant Title	Grant Source	Grant Description	Eligible Applicants	Evaluation Factors	Amount Funded	Contact	Additional Comments
Coastal and Estuarine Land Conservation Program (CELCP)	National Oceanic and Atmospheric Administration (NOAA)	The CELCP Program provides matching funding to state agencies and local governments for the purchase of significant coastal and estuarine lands or conservation easements on such lands from willing sellers.	This grant applies only to coastal states with coastal management plans or national estuarine research reserve approved under the Coastal Zone Management Act.	Lands must be held under public ownership, be appropriate for resource protection and provide benefit to the public. Applications are reviewed on the state and national level. Approved applicants support State and National Coastal and Estuarine Land guidelines.	Projects may receive up to $3 million in funds. Recipients of this grant must match the federal funds with equal non-federal monies.	Contact: Elisabeth Morgan / NOAA Office of Ocean and Coastal Resource Management / 1305 East-West Highway (N/ORM3) Station 11205 / Silver Spring, MD 20910 / Phone: (301) 713-3155 x166 / Email: Elisabeth.Morgan@noaa.gov / http://coastalmanagement.noaa.gov/ land/welcome.html	For FY2007, the Delaware Bayshore area in New Jersey received $2 million in funding.
Federal Lands to Parks	United States Department of the Interior-National Park Service	NPS's Federal Lands to Parks Program helps communities create new parks and recreation areas by transferring surplus Federal land to state and local governments. This program helps ensure public access to properties and stewardship of the properties' natural, cultural and recreational resources.	State and local agencies.	When land becomes available for reuse, the Federal Lands to Parks staff reviews the property and forwards the information to the appropriate local agencies. After being notified, the State or local agency applies for the property through the National Park Service regional office.	If the office approves the application, the Program requests the land from the federal agency (usually the Department of Defense) and, if successful, deeds the land to the applicant at no cost.	Contact: Elyse LaForest / National Park Service / 15 State Street / Boston, MA 02109 / Phone: (617) 223-5190 / Fax: (617) 223-5164 / Email: nps_flpnorth@nps.gov / http://www.nps.gov/ncrc/programs/flp/ index.htm	Successful applicants show an ability to maintain the land once acquired and reveal the land's suitability for public recreational use. Salem County may utilize such a program with Department of Defense holdings located in the County.
Land and Water Conservation Fund	United States Department of the Interior - National Park Service	Provides matching grants to states and local governments for acquisition and development of public outdoor recreation areas and facilities.	State and local governments.	Must support purpose of LCWF; relate to statewide outdoor recreation plan; match grant award; provide recreation uses better administered by a public agency than a private enterprise; provide for operation and management of the proposed project area. (All applications must address specific priorities listed in its state's action plan.)	All states receive individual allocations of grant funds based on a national formula. Applicants must be able to match funding amount. Though administered by the NPS, money for grants is appropriated annually by Congress.	N.J. Green Acres Program Dept. of Environmental Protection Trenton, NJ 08625-0412 Phone: (609) 984-0570 http://www.nps.gov/ncrc/programs/lwcf/ index.htm	Over 37,000 grants to states and localities have been approved under the LWCF grants program for acquisition, development and planning of outdoor recreation opportunities in the United States. For an application to be approved, it must first be accepted by the state, and then forwarded to the NPS for further review.
National Park Foundation Programs and Grants	National Park Foundation	The National Park Foundation grants over $31 million annually in cash, services or in-kind donations to the National Park Service and its partners. Their grant program areas of focus are: Volunteerism, Education, Visitor Experience, and Community Engagement.	The National Park Service and its partners.	The NPF accepts grant proposals in two ways: In response to 'Requests For Proposals' (RFPs) and by invitation. "Grant-seekers not responding to RFPs may send brief letters of inquiry outlining their funding needs. If funding needs fall within NPF program areas, NPF may invite them to submit a full proposal.	Grants range from small start-up funds to larger, multi-year projects.	The National Park Foundation / 11 Dupont Circle NW, Suite 600 / Washington, DC 20036 / Phone: (202) 238-4200 / Fax: (202) 234-3103 / Email: ask-npf@nationalparks.org/ http://www.nationalparks.org/AboutUs/ AboutUs-ProgramsGrants.shtml	Most funds are restricted, meaning the donor has directed the Foundation to spend it for a specifc purpose or program, or unrestricted. Currently, the NPF does not have unrestricted funds available, but remains committed to raising unrestricted funds to resume the Foundation's unrestricted grantmaking.

FUNDING SOURCES FOR OPEN SPACE PRESERVATION IN SALEM COUNTY

Grant Title	Grant Source	Grant Description	Eligible Applicants	Evaluation Factors	Amount Funded	Contact	Additional Comments
Transportation and Community and System Preservation Pilot Program	US Department of Transportation - Federal Highway Administration	Provides funding and planning assistance for research and grants to explore the integration of transportation with community preservation and environmental activities, and to identify private sector-based initiatives. Grants awarded for activities that achieve this integration, meet the purposes of the program, and are innovative.	States, metropolitan planning organizations, local governments, and tribal governments.	Grant proposals should address how proposed activities will meet the following: improve the efficiency of the transportation system, reduce the impacts of transportation on the environment, reduce the need for costly future public infrastructure, ensure efficient access to jobs, services and centersof trade, and encourage private sector development patterns.	$61.25 million authorized each year for FY's 2006-2009. TCSP share is 80%, or subject to sliding scale rate. Funding levels vary based on Congress' annual appropriations. Although activities are eligible for full federal funding, applicants are encouraged to demonstrate commitment of non-Federal resources.	Kenneth Petty TCSP Program Manager / Office of Planning Phone: (202) 366-6654 Fax: (202) 493-2198 Email: kenneth.petty@fhwa.dot.gov http://www.fhwa.dot.gov/tcsp/pi_tcsp.htm	Every proposal receiving planning and implementation grant funds must annually report the status of the project and the degree to which the project is achieving stated goals and objectives.
National Scenic Byways Program	US Department of Transportation (DOT) - Federal Highway Administration (FHA)	The National Scenic Byways Program (NSB) is authorized under the Transportation Equity Act for the 21st Century. This program has as its mission statement, "to provide resources to the byway community in creating a unique travel experience and enhanced local quality of life through efforts to preserve, protect, interpret, and promote the intrinsic qualities of designated byways."	This grant provides funds for the protection and maintenance of American roadways deemed important based on historic, natural, scenic, archeological, cultural or recreational properties. To be eligible, a roadway must first be designated by the State as a State scenic byway.	Include: project benefits in terms of NSB intrinsic qualities, projects consistent with a Corridor Management Plan, state's history of greater progress towards completion of prior projects, completeness of application (esp. "Practices" section), commitment of other funds, and project agreement assured by the State Coordinator.	Funding varies per year and depends on the project.	Contact: Cindy Bloom-Cronin, State Coordinator / New Jersey DOT- Landscape and Urban Design / 1035 Parkway Avenue / P.O. Box 600 / Trenton, NJ 08625 / Phone: (609) 530-5676 / Fax: (609) 530-5526 / Email: cindy.bloom-cronin@dot.state.nj.us http://www.bywaysonline.org/	Application is submitted to State DOT which forwards it to FHA.
Transportation Equity Act (TEA-21) - Transportation Enhancement Fund	New Jersey Department of Transportation (DOT)	Provides monies for projects that are designed to foster more livable communties, enhance the travel experience, and support new transportation investment partnerships. The Program focuses on transportation projects that will preserve and protect environmental and cultural resources, and help to promote alternative modes of transportation.	Any municipal or county government, nonprofit organization, or State agency.	Transportation related; readiness for construction/implementation; maintenance commitment; supplemental funds; user impact; regional or community benefits; element of a larger plan; timing/urgency; economic/tourism benefit; value as a cultural/historic resource; community support.	Fund does not require a match, but beneficial. Over $200 billion to improve Nation's transportation infrastructure. No standard maximum, but project must be worth at least $250,000. In combination with funds from other sources must cover 100% of project cost.	Joe Jagniatkowski / Roxbury Corporate Center / 200 Stierli Court / Mount Arlington, NJ 07856 Phone: (973) 770-5070x5068 http://www.fhwa.dot.gov/tea21/index.htm	All selected projects must receive Federal authorization for construction within two years of announcement. Bicycle Transportation and Pedestrian Walkways Program, Surface Transportation Program, and Congestion Mitigation and Air Quality Program are all available through this fund. Applications due April 10.
Green Acres Local Government Assistance - Land Acquisition and Park Development	New Jersey Department of Environmental Protection	Assists in acquisition of open space for recreation and conservation purposes, and development of outdoor recreation facilities. Projects might include purchase of natural areas, historic sites, conservation areas, water bodies, and open space for active or passive recreation purposes. Funding also available for projects that result in increased public use of outdoor recreation areas. Facilities that provide boating, fishing, swimming, outdoor games and sports, biking, picnicking, camping, or nature interpretation may be funded.	Municipalities, counties, and nonprofit organizations.	Addresses specific local open space and recreation facility needs; the amount of public input and support during the planning process; consistency of the proposal with existing state and local planning objectives; project quality; clear precise project narrative.	Program funding comes from the Garden State Preservation Trust, supplemented by varying awards from federal programs such as the Land and Water Conservation Fund.	Green Acres Program / P.O. Box 412 / 501 East State Street, 1st Floor / Trenton, NJ 08625-0412 Phone: (609) 984-0570 / Fax: (609) 984-0608 www.state.nj.us/dep/greenacres/index.html	Local government must own the land or have 25 year irrevocable lease or use agreement (which must be approved by Green Acres in advance, if possible). Proposals must reflect established needs as identified in New Jersey's 2003 Statewide Comprehensive Outdoor Recreation Plan. Applications accepted throughout the year in different funding rounds, typically Feb. 15 and Aug. 15.

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Grant Title	Grant Source	Grant Description	Eligible Applicants	Evaluation Factors	Amount Funded	Contact	Additional Comments
Smart Growth Planning Assistance Grants Program	Association of New Jersey Environmental Commissions (ANJEC)	The Smart Growth Progam provides grants to help municipalities with the process of comprehensive planning to create livable and environmentally sustainable communities. Examples of suitable projects include: natural resource inventories (NRI); open space plans and preservation programs; master plan conservation elements; brownfields or revitalization plans that include new open space; bicycle/pedestrian network plans; critical areas protection ordinances; regional plans to protect common resources (greenways, etc.); and other local land use planning.	Municipalities that have a functioning environmental commission, established by an ordinance.	Projects must include involvement of environmental commission in both planning and execution phases, and promote balanced land use. Proposals must include specific activities for public participation and public outreach such as press releases, articles, surveys, public meetings and exhibits. Products of project must work towards protecting natural resources and towards goal of the State Plan.	Over the past three years, the program contributed more than $500,000 toward 46 local planning projects involving 45 municipalities. ANJEC will award 1-to-1 matching reimbursement grants of up to $20,000. A municipality may provide up to 50% of its match through in-kind services, such as professional staff, elected officials, administrative staff, etc.	Kerry Miller, Association of NJ Environmental Comissions Phone: (973) 539-7547 Fax: (973) 539-7713 Email: kmiller@anjec.org www.anjec.org	Grantee municipalities have one year to complete their projects, and must submit quarterly progress reports to ANJEC.To obtain reimbursement, a town will need to complete all project tasks, provide a copy of the finished grant product to ANJEC, and submit a final report that summarizes the project and documents expenditure of all funds. Typically, application deadline is April 1.
National Recreational Trails Program	New Jersey Department of Environmental Protection, Division of Parks and Forestry	Provides funds for maintenance and restoration of existing trails; development and rehabilitation of trailside and trailhead facilities and trail linkages for trails (e.g., parking, signage, shelters, sanitary facilities); purchase and lease of trail construction and maintenance equipment; and construction of new trails in existing parks or in new right of way.	Public agencies at the federal, state, county, and municipal level, nonprofit organizations, and Friends of a Park group.	Trail is in the NJ Trails Plan. Proposal is innovative and tries to include: longer trails, trails that connect population or recreational centers, disabled access, multi-uses, restoration, partnerships, erosion control, enhancement of natural features, compatibility with landscape, and scenic location.	Maximum grant award of $25,000 for non-motorized projects. Projects are funded on an 80% federal share and 20% matching share basis. Matching share can be in-kind.	Larry Miller, NJDEP / Office of Natural Lands Management / Phone: (609) 984-1339 Email: larry.miller@dep.state.nj.us	Projects must begin within two years of approval date. Grantees have three years after award notification to complete projects. Applications due December 15; notifications sent following July-August. In 2004, approximately $528,033 was granted to recreational trails projects.
Green Communities Challenge Grant	New Jersey Department of Environmental Protection, Division of Parks and Forestry	Money from this grant is meant to assist either municipal or county governments in developing a Community Forest Management Plan. This management plan helps in maintaining New Jersey forests.	Municipal and county governments.	Applicants must meet the minimum criteria and contribute funding equal or greater than half the grant amount. Grant beneficiaries from eligible applicants will be decided randomly.	Grants are available up to $60,000.	Contact: Mike D'Errico / Supervising Forester / NJDEP-Division of Parks and Forestry / Community Forestry Program / P.O. Box 404 / Trenton, NJ 08625 / Phone: (609) 292-0404 / Email: michael.d'errico@dep.state.nj.us / www.nj.gov/dep/grantandloanprograms/ nhr_gccg.htm	
Community Stewardship Incentive Program Grant	New Jersey Department of Environmental Protection, Division of Parks and Forestry	Assists local governments in implementing goals outlined by a developed Community Forest Management Plan.	Eligible applicants include municipalities or counties that have an approved Community Forest Management Plan and two Core-trained individuals.	Must address one of the CSIP practices in the management plan. Meet community needs as well as grant program goals. Community support and mayor's signature required.	The maximum request is $6,000; however, funding may not exceed 75% of the project's cost.	Contact: Mike D'Errico / NJDEP-Division of Parks and Forestry / Community Forestry Program / P.O. Box 404 / Trenton, NJ 08625 / Phone: (609) 292-0404 / Email: michael.d'errico@dep.state.nj.us / www.nj.gov/dep/grantandloanprograms/ nhr_csip.htm	

FUNDING SOURCES FOR OPEN SPACE PRESERVATION IN SALEM COUNTY

Grant Title	Grant Source	Grant Description	Eligible Applicants	Evaluation Factors	Amount Funded	Contact	Additional Comments
State Agriculture Development Committee (SADC)-Planning Incentive Grant (PIG)	New Jersey SADC	Provides funds to protect large contiguous blocks of farmland identified in a plan. This program allows a municipality or county to define a project area and negotiate with farmland owners within that region.	Municipal and County Governments are eligible. To participate, the farmland must qualify for farmland assessment and be located in an Agricultural Development Area, as defined or established by the CADB.	Establish agricultural advisory committee, complete Farmland Preservation Plan as part of Master Plan, list characteristics of farms in project area, estimate costs and develop plan for purchasing development easements on farms, show local commitment, and support agricultural industry in long term.		Contact: Susan Craft, Executive Director / State Agriculture Development Committee / John Fitch Plaza / P.O. Box 330 / Trenton, NJ 08625-0330 / Phone: (609) 984-2504 Fax: (609) 633-2004 http://www.state.nj.us/agriculture/sadc/pigprogram.htm	County application must include similar items, but CADB serves as advisory committee. County must notify all municipalities in which the project area is located. Also include discussion of efforts to preserve agricultural lands in the project area which face an imminent conversion to non-agricultural uses.
New Jersey Environmental Infrastructure Financing Program (EIFP)	Partnership between New Jersey Environmental Infrastructure Trust and Green Acres	The EIFP provides no-interest and low interest loans to acquire open space with a demonstrable water quality benefit.	In order to be eligible for EIFP funding a municipality must be enrolled in Green Acres' Planning Incentive program.	Interested municipalities must submit a commitment letter and planning documents by October 1 of each year.	No-interest and low interest loans (2%) payable over 20 years. EIFP will fund up to certified value of the project or a court-determined amount through the condemnation process.	Contact: New Jersey Environmental Infrastructure Trust / P.O. Box 440 / Trenton, NJ 08625 / Phone: (609) 219-8600 / Fax: (609) 219-8620 / Email: information@njeit.org / http://www.njeit.org/smartgrowth.htm	Pre-planning meetings can be set up with EIFP land acquisition staff prior to the submittal of an application.
New Jersey Historic Trust (NJHT)	Garden State Historic Preservation Trust Fund and the New Jersey Legislature	Funds are awarded for acquiring, preserving, rehabilitating, or restoring historic properties or resources.	Non-profit organizations and minicipalities	Significance, threat, organizational capacity	Funds vary from $5,000 to more than $750,000 in matching funds.	New Jersey Historic Trust P.O. Box 457 506-508 East State St., Trenton, NJ 08625 Phone: (609) 356-8856 Email: njht@dca.state.nj.us / http:www.njht.org/dca/njht/about	Funds must be approved by Garden State Preservation Trust and New Jersey Legislature before the funds are released. Historically, NJHT receives $6 million annual allocation. Three other funding programs are available with the NJ Historic Trust.
Kodak American Greenways Awards Program	Eastman Kodak Company, The Conservation Fund, and the National Geographic Society	Provides small grants for planning and design of greenways in communities. Grants may be used for: mapping, ecological assessments, surveying, conferences, and design activities; developing brochures, interpretative displays, audio-visual productions or public opinion surveys; hiring consultants, incorporating land trusts, building a foot bridge, or planning a bike path. Grants can be used for expenses needed to complete a greenway project including planning, technical assistance, legal and other costs. Grants may not be used for academic research, general institutional support, lobbying, or political activities.	Awards will primarily go to local, regional, or statewide nonprofit organizations. Public agencies may also apply, however, community organizations will receive preference.	Projects are selected according to the following criteria: importance of the project to local greenway development efforts; demonstrated community support for the project; extent to which the grant will result in matching funds or other support from public or private sources; likelihood of tangible results; capacity of the organization to complete the project.	The maximum grant is $2,500. However, most grants range from $500 to $1,500.	American Greenways Program Coordinator 1655 Fort Myer Drive Suite 1300 Arlington, Virginia 22209-2156 Phone: (703) 525-6300 Fax: (703) 525-4610 greenways@conservationfund.org http://www.conservationfund.org/?article=2106	Applications will only be accepted online. Materials complementing the online application must be sent through the mail in one packet. Online applications and related hard copy materials must be received byJune 1. Applications or supplementary materials received after June 1, will not be considered. A postmark from June 1 will not be sufficient.

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FACT SHEETS

Garden State Greenways In Salem County

The product, Garden State Greenways, is ready for conservation advocates, regional and local planners, government funding agencies, community leaders, and others to put it into action.

The Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The project defines greenways as "hubs" and "connectors."

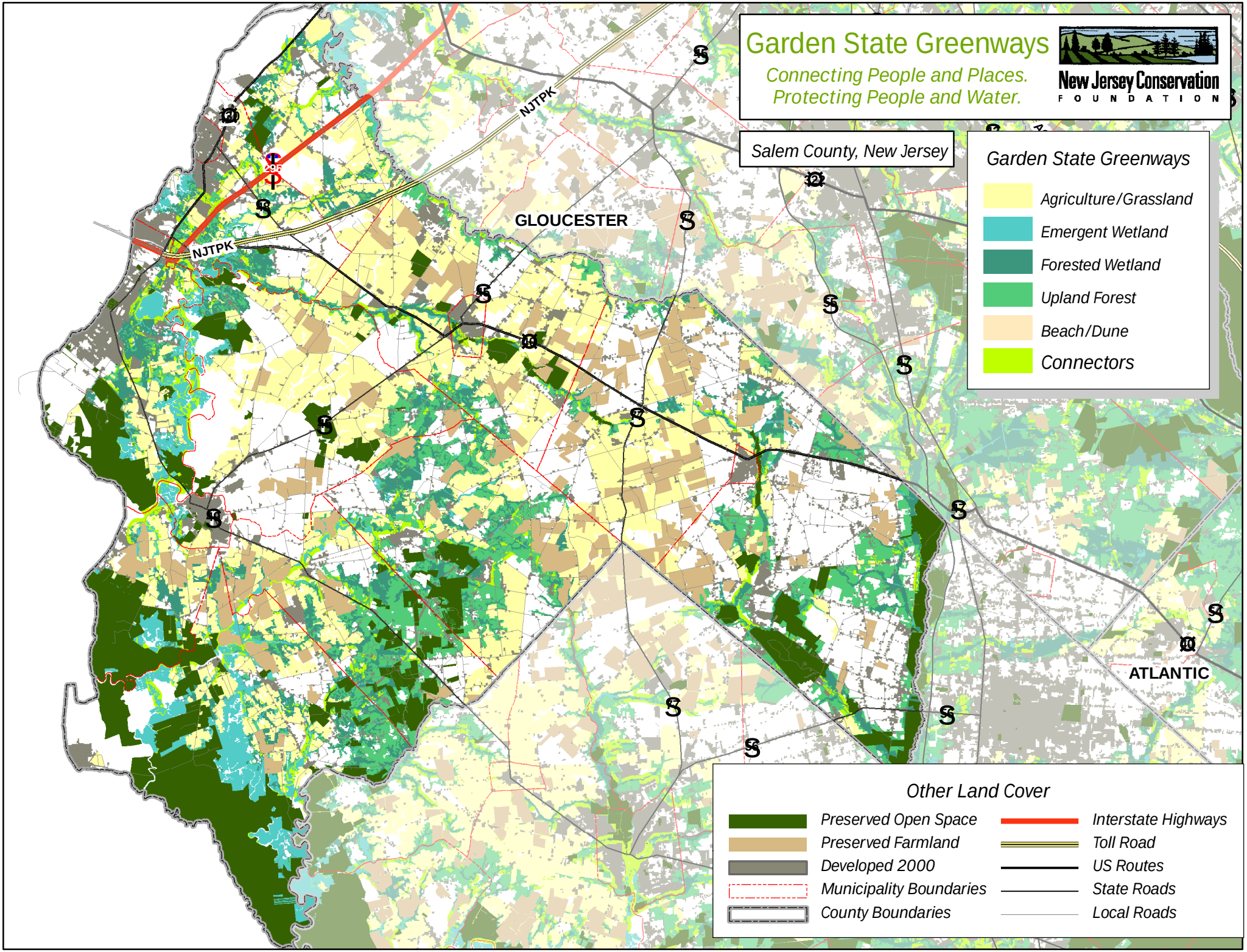
- *Hubs* represent non-fragmented natural areas remaining in New Jersey's landscape. These natural resources—wetlands, forests, fertile soils, grasslands, beaches and diverse plant and animal habitat—provide New Jersey residents with clean water, clean air, a healthy food supply, scenic areas and recreation. These resources maintain a healthy environment for people to live in New Jersey.
- *Connectors* link the hubs. One goal of the Garden State Greenways is to have an outdoor area within a ten-minute walk or bike ride from people's homes. Garden State Greenways connect people to the outdoors, physically, by inviting exploration of New Jersey's nature, and intellectually by showing people how nature is working to keep our home state healthy and safe. On the Garden State Greenways maps, the connectors are suggestions for linking open spaces, to serve as a guide for local decision-making and planning.

The following table summarizes GSG information about Salem County.

Resource Type	Acres Total	Acres Preserved	Acres Not Preserved
Agriculture/Grassland Hubs	56,499	13,335	43,164
Upland Forests	23,847	5,747	18,100
Emergent Wetlands (Marshes)	20,695	11,233	9,462
Forested Wetlands	19,350	4,743	14,607
Beach/Dune	2	2	0
Total	120,393	35,060	85,333
% of Total County Land Area (222,544 acres)	54%	16%	38%
% of Total Resource Hubs (120,393 acres)		29%	71%

Over one quarter (29%) of Salem County's agricultural and natural resource hubs are already preserved. If, Salem County focused land preservation efforts to preserve the remaining hubs to create contiguous farmbelts and greenways, a total of 85,333 acres would be in the target area.

The Garden State Greenways is a partnership project produced by the New Jersey Conservation Foundation, State Green Acres Program, and Rutgers University, Center for Remote Sensing and Spatial Analysis.


Garden State Greenways
Connecting People and Places.
Protecting People and Water.
New Jersey Conservation
FOUNDATION
Salem County, New Jersey
Garden State Greenways
Agriculture/Grassland
Emergent Wetland
Forested Wetland
Upland Forest
Beach/Dune
Connectors
GLOUCESTER
ATLANTIC
NJTPK
NJTPK
295
Other Land Cover
Preserved Open Space
Preserved Farmland
Developed 2000
Municipality Boundaries
County Boundaries
Interstate Highways
Toll Road
US Routes
State Roads
Local Roads

OPEN SPACE PAYS

The Garden State Preservation Trust (GSPT) Act enacted on June 30, 1999, provides payments to municipalities with state and tax-exempt nonprofit conservation and recreation lands. The payments are made so that "…municipalities may not suffer a loss of taxes" from state or nonprofit organization acquisition and ownership of these lands. Green Acres administers the program. The GSPT established a sliding scale based on the percentage of a municipality's total land area representing preserved lands. The Payment in Lieu of Taxes (PILOT) sliding scale is as follows:

Municipalities with total land area in state and nonprofit permanently preserved conservation and recreation land of	Receive
less than 20% of	$2 per acres
20% up to 40%	$5 per acre
40% up to 60%	$10 per acre
60% or more	$20 per acre

The GSPT will expire on June 30, 2009. If not renewed, these payments will cease.

PILOT payments are given to ten municipalities in Salem County for a total of $127,794. The allocation of PILOT payments in Salem County are listed below.

Municipality	Acres of Open Space	Payments
ALLOWAY TWP	1,288.92	$17,809.36
CARNEYS POINT TWP	130.21	$4,193.47
ELSINBORO TWP	927.88	$7,833.41
LOWER ALLOWAYS CREEK TWP	10,181.47	$54,032.30
MANNINGTON TWP	1,484.41	$4,410.18
OLDMANS TWP	308.00	$616.00
PENNSVILLE TWP	137.91	$275.82
PILESGROVE TWP	515.85	$6,502.98
PITTSGROVE TWP	4,575.92	$17,872.52
QUINTON TWP	1,411.98	$14,248.19
Total for SALEM COUNTY	**20,962.55**	**$127,794.23**

Reference: Chart from the Green Acres Program, September 2006.
For more information about PILOT, consult the following website: http://www.state.nj.us/dep/greenacres/pilot.htm

PRESERVED LANDS PAY MORE

A sampling of examples that illustrate the economic benefits of preserved lands to a community.

Preserved land attracts investment.
Corporate CEOs say quality of life for employees is the third-most important factor in locating a business, behind only access to domestic markets and availability of skilled labor.
(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 13)

Preserved land protects the economic health of communities.
"Since the 1980s, studies have increasingly shown that for every $1.00 collected in taxes, residential development costs their host communities between $1.04 and $1.67 in services – and these costs continue forever, generally increasing over time. For example, today a development of 25 new homes, each paying $7,000 a year in taxes would bring in $175,000 additional revenue to the town. This $175,000 may cost the town nearly $300,000 in additional infrastructure costs, leaving a deficit of $125,000. The result is an increase, rather than a decrease in property taxes for everyone in the town. Taxes must go up to cover the deficit created by the increased costs of supporting the development's infrastructure burden."
("The Economics of Open Space" in Our Environment, AIM Community News, West Milford, August 29, 2001)

"Bond ratings are measures of the financial community's faith in the ability of a government to meet its obligations and manage its debts. Favorable ratings save governments money by enabling them to raise money for capital improvements at relatively low costs. The poorer the bond rating, the higher the interest the government has to pay to attract investors and the greater the chance that potential investors will place their money elsewhere. Bond ratings are beginning to reflect the fact that unlimited or mismanaged growth can threaten a community's fiscal health while land conservation and sound planning can help sustain it.
("The Economic Benefits of Land Conservation" by Holly Thomas, Dutchess County Planning Department, February 1991)

"The role of parks, open space and quality of life in attracting residents, businesses and economic activity to communities is apparent in revivals or redevelopment of more developed areas. The riverfront locations that once drew factories to the city now make its economic contribution by attracting tourists and new residents. As the nation moves toward a mixed economy based on services, light industry, consumer goods and new technologies, businesses and their employees are no longer tied to traditional industrial centers. Today businesses are free to shop for an appealing location, and they clearly prefer communities with a high quality of life, including an abundance of open space, nearby recreation and pedestrian friendly neighborhoods."
(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 14)

Preserved land boosts tourism revenues.
"Across the nation, parks, protected rivers, scenic lands, wildlife habitat and recreational open space help support a $502 billion tourism industry."
(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 23)

Preserved land protects Americans food supply.
"If agriculture is going to be a vital part of a community or valley or region, then it's vitally important that a critical mass of farmland be permanently protected." Ralph Grossi, President, American Farmland Trust

"Lands under the most imminent threat of development produce 79% of the nation's fruit, 69% of its vegetables, 52% of its dairy products, 28% of its meat and 27% of its grain. The American Farmland Trust estimates that if present trends continue, by 2050 farmers and ranchers could be required to produce food for 50% more Americans on 13% less land, and that the nation might eventually become a net food importer."
(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 31)

Preserved land performs valuable economic services.
"Open land provides the space for nature to perform life-sustaining services that otherwise would have to be provided technologically at great expense: degradation of organic wastes, filtration of pollutants from soil and water, buffering of air pollutants, moderation of climatic change, conservation of soil and water, provision of medicines, pigments, and spices, preservation of genetic diversity, and pollination of food crops and other plants."
(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 42)

"Forested open space and wetlands are particularly valuable. Trees control erosion, help clean the air of pollutants, mitigate global warming by absorbing carbon dioxide and other greenhouse gasses, and help shelter and cool homes….Wetlands serve as wildlife habitat, absorb storm and flood water, and reduce pollutant and sediment loads in watershed runoff. These are all services society would have to pay for otherwise. Natural open space provides these service s for free; in its absence, society must pay for them."
(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 42)

Preserved land increases adjacent property value.
"The real estate market consistently demonstrates that many people are willing to pay a larger amount for property located close to parks and open space areas than for a home that does not offer this amenity. The higher value of these residences means that their owners pay higher property taxes. In effect, this represents a 'capitalization' of park land into increased property values of proximate land owners. This process of capitalization is termed the 'proximate principle.' It means that in some instances if the incremental amount of taxes paid by each property which is attributable to the presence of a nearby park is aggregated, it will be sufficient to pay the annual debt charges required to retire the bonds used to acquire and develop the park. In these circumstances, the park is obtained at no long-term cost to the jurisdiction."
(The Proximate Principle," by John Crompton, published by the National Recreation and Park Association, 2004, p.1)

INCENTIVES TO ENCOURAGE PRIVATE LANDOWNERS TO PRESERVE NATURAL AND AGRICULTURAL RESOURCES

Several of the incentives listed below are beyond the scope of what counties can control. Some rely on state legislative changes. However, they are suggestions that have been made in various planning forums.

- Enhance the farmland assessment program by potentially forgiving all property taxes of farmland owners, instead of a reduced rate.
- Expand the farmland assessment program to include forest lands. The program would reward landowners for keeping their lands in woodlands, having a woodland management plan to ensure the health of the woodland, but consumptive or economic use of the timber would not be a requirement for obtaining program incentives.
- Explore options for enhanced income tax credits or deductions for landowners who manage their land in critical areas to accomplish natural and agricultural resource protection.
- Design a program where the state pays a qualified landowner's full property tax liability in exchange over time for equity in the property. Eventually the state will own a conservation easement on the property. Perhaps at that time, the landowner would assume the tax liability, but on property that has its development rights removed and resultant value significantly decreased. This approach is called Current Use Assessment.
- Create a program where the state funds agricultural improvements or enhancements in exchange for equity in the property.
- Develop a mechanism for providing long-term payment plans, such as installment purchase agreements.
- Encourage agricultural cooperatives or community farming options, where appropriate.

INSTALLMENT PURCHASE AGREEMENTS: A LAND PRESERVATION FUNDING OPTION

"An installment purchase agreement (IPA) is an innovative payment plan that spreads out payments so that landowners receive semi-annual, tax-exempt interest over a term of years (typically 20 to 30). The principal is due at the end of the contract term. Landowners also can sell or "securitize" IPA contracts at any point to realize the outstanding principal. The IPA was first used in Maryland when lump-sum payments were no longer a competitive option for farmers due, in part, to dramatic increases in land prices.

HOW IT WORKS:

The day before settlement, the jurisdiction sets the rate for the interest paid to the IPA holder. The rate is typically pegged to the current return on U.S. Treasury bonds. However, counties and local governments can set a minimum interest rate, or "floor," to provide participating farmers with additional security. Jurisdictions can purchase zero-coupon bonds to cover the final balloon payments. "Zeroes" do not generate regular interest income. Instead, they yield a lump sum when the bond matures. Because zero coupon bonds cost a fraction of their face value, the public entity leverages available funds. "Zeroes" with a face value equal to the purchase price are usually purchased the day before settlement. At settlement, the landowner grants the jurisdiction a permanent agricultural conservation easement in exchange for an IPA. Then the jurisdiction begins making tax-exempt interest payments twice a year. The balance of the purchase price is paid to landowners at the end of the agreement. The landowner may sell or "securitize" the IPA on the municipal bond market to recover the outstanding principal before the end of the agreement.

BENEFITS:

- Landowners may defer capital gains taxes until they receive the principal for the purchase price. This keeps a larger proportion of the proceeds "working" or earning interest.· The semi-annual interest paid on the outstanding balance of the purchase price is exempt from federal, state and local income taxes and can provide a supplementary income stream. · Landowners can liquidate their IPA prior to the end of the agreement.
- The package of financial and tax benefits offered to landowners could enable them to net more than they could through a traditional cash sale. These benefits may encourage landowners to accept less than the appraised value for their easements.
- IPAs stretch public funds. By deferring principal payments, public entities can buy more easements while land is available and relatively affordable. Also, by purchasing "zeroes" jurisdictions spend a fraction of the negotiated purchase price at closing and leverage available funds.

DRAWBACKS:

- IPAs require a dedicated funding source to cover the interest payments.
- An IPA program may take up to six months to develop.
- Bond counsel, a paying agent and a financial advisor will have to assist in each settlement. The estimated cost of each transaction including fees and charges by rating agencies ranges from $5,000 to $20,000. These costs can be higher—on a percentage basis—than the costs to issue bonds for a cash-purchase program.
- Because IPAs are backed by the full faith and credit of the jurisdiction, each agreement may require the same approval process as general obligation bonds."

Reference: *Fact Sheet: Installment Purchase Agreements*, produced by the American Farmland Trust, September 1999. www.farmlandinfo.org

Community-Supported Agriculture

"Community-supported agriculture (**CSA**) is a relatively new model of food production, sales and distribution aimed at both increasing the quality of food and the quality of care given the land, plants and animals – while substantially reducing potential food losses and financial risks for the producers. It is also a method for small-scale commercial farmers and gardeners to have a successful, small-scale closed market."

The core design includes developing a group of consumers willing to fund a whole season's budget in order to get quality foods. Individuals, families or groups do not pay for a specified amount of produce, but rather support the budget of the whole farm and receive weekly what is seasonally ripe. This approach eliminates the marketing risks and costs for the producer and an enormous amount of time and often manpower. It allows producers to focus on quality care of soils, crops, animals, co-workers—and on serving the customers. Loss is minimized since the producers know in advance how much to grow and who is buying individual products.

In subscription farming, also referred to as crop-sharing, farmers set weekly prices for their products but are responsible for marketing costs and other farm production costs. There is an important distinction between the producers (farmers, gardeners, etc.) selling shares in the upcoming season's harvest and selling a weekly subscription that includes a certain amount of products. In both cases, participants pay a pre-agreed amount and in return receive a weekly harvest.

Typically, CSA farms are small, independent, labor-intensive, family farms. By providing a guaranteed market through prepaid annual sales, consumers essentially help finance farming operations. Vegetables and fruit are the most common CSA crops. Advantages of the close proximity of consumer and producer include increased freshness of the products and reduced pollution due to reduced transportation to markets.

Author Steven McFadden estimates that there are at least 1,700 CSA farms in North America. Many of these farms have been organized throughout North America, mainly in the Northeast, the Pacific coast, the Upper-Midwest, and Canada.

Reference: Excerpts from http://en.wikipedia.org/wiki/Community-supported_agriculture

Salem County Rail Trails

Abandoned railroad corridors may be used to establish a trail network. There are eighteen miles of unused rail corridors in the county, according to the Garden State Greenways program.

Bridgeton Secondary is the largest segment of rail-bed in Salem County. The town of Elmer owns the portion of the rail corridor within its boundaries, and also maintains a park adjacent to the rail right of way.

Below is a list of existing rail corridors in Salem County.

Name	Length (miles)	Town/Township
Bridgeton Secondary	8.2	Upper Pittsgrove, Elmer, Pittsgrove
Elmer Branch	3.6	Alloway, Pilesgrove
Oldman's Point Branch	2.2	Oldman's
Unidentified	2.2	Alloway, Quinton
Carney's Point Yard	1.4	Carney's Point
Penn's Grove Branch	0.2	Penn's Grove
Unidentified	0.2	Salem City

TRANSFER OF DEVELOPMENT RIGHTS

"Transfer of Development Rights (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). In this process, development pays for preservation."
"Putting Growth In Its Place With Transfer of Development Rights" by Rick Pruetz, http://www.plannersweb.com/wfiles/w370.html

According to the American Farmland Trust, TDR is most suitable in places where large blocks of land remain in farm use. A program is also most effective in communities facing strong development pressures. The jurisdiction of a TDR program must include regions with sufficient infrastructure to accept more growth. Residents in the targeted growth region must be willing to accept higher density development. Zoning for a particular land use in a community, such as farmland, may impact landowners' equity in their property. Unlike zoning, TDR programs are permanent and compensate landowners for lost property value based on market rates.

"With TDR, a community motivates sending site owners to record permanent deed restrictions on their property, forever ensuring that the land will only be used for approved activities such as farming, conservation, or passive recreation. When these deed-restrictions are recorded, transferable development rights, or TDRs, are created. Sending site owners are compensated for their reduced development potential by being able to sell their TDRs to the developers of receiving sites.

In the receiving areas, a TDR-based zoning code offers developers a choice. Developers who decide not to buy TDRs are allowed less development on the receiving sites. But developers who purchase TDRs are allowed extra development, or bonus density. When a program is well designed, the extra revenues from higher-density projects make it more profitable for developers to use the TDR option despite the extra cost of having to buy the development rights.

When a community creates the components needed for a TDR market, everybody wins. Sending site owners are compensated for permanently preserving their properties. Receiving site developers enjoy greater returns even though they have to buy TDRs. And communities achieve their land use goals using private sector money rather than tax dollars." *("Putting Growth In Its Place With Transfer of Development Rights" by Rick Pruetz, http://www.plannersweb.com/wfiles/w370.html)*

BENEFITS of a TDR Program:

- Land is kept in private ownership and is preserved in perpetuity.
- Participation in a TDR is voluntary.
- TDR is a tool to shape growth and plan for it.
- Landowners retain the equity in their land without developing it.
- Private funds accomplish farmland preservation.

ISSUES with a TDR Program

- TDR programs are technically complicated and initially time and staff intensive.
- Extensive public education campaign is necessary.
- The pace of preservation will mirror market activity. If the real estate market slows, fewer credits will be sold, and less land preserved.

Reference: *Transfer of Development Rights FactSheet*, produced by the American Farmland Trust, January 2001, www.farmlandinfo.org

Zoning Ordinances to Help Preserve Open Land and Critical Areas

From the Association of New Jersey Environmental Commissions

Carrying capacity zoning: Based on the ability of an area to accommodate growth and development within the limits defined by existing infrastructure and natural resource capabilities, this approach requires a comprehensive environmental inventory for implementation. Determining carrying capacity can be a difficult process, subject to differing opinions. For example the need for sewage disposal can limit the land's carrying capacity. If a residential subdivision can connect with a sewage treatment plant, the plant's capacity will dictate the number of new homes possible. If homes must rely on septic systems, a nitrate dilution model will determine the number of septics an area can handle.

Cluster zoning: By maintaining the regular zoning's ratio of housing units to acreage and permitting clustered development through undersized lots, this technique allows for open space preservation. A Planned Unit Development provision in the MLUL (N.J.S.A. 40:55D-39b-c) allows clustering for a large, mixed-use development. Flexibility in siting allows preservation of open space areas within a development site and reduces construction and infrastructure costs. Without comprehensive planning, cluster ordinances result in small pieces of unlinked preserved open space, with no connection to an open space system. They may also increase processing time for development approval.

Floor area ratio: Setting a standard for the ratio of total floor area to the area of the lot adds some flexibility to zoning regulations while still controlling the intensity of development. It also can be applied directly to the building design and adapted to many architectural designs.

Large lot zoning: Large minimum lot sizes can help maintain low densities and protect water resources, particularly in rural areas. However, since zoning is subject to change, large lots are not effective for permanent preservation. Large lots generally increase real estate values and infrastructure costs and foster sprawl.

Lot size averaging: The density remains the same overall but lot sizes can vary. This improves planning for critical areas and keeps land in private ownership.

Overlay zone: An overlay zone is a mapped zone that imposes a set of requirements in addition to those of the underlying zoning district. Municipalities use overlay zones when a special public interest such as a stream corridor, aquifer, ridge or steep slope does not coincide with the underlying zone boundaries. In the overlay zone, the land is simultaneously in two zones and may be developed only under the conditions and requirements of both zones. The overlay zone is part of the municipal zoning ordinance. Because the overlay zones are site specific, they add an opportunity to implement site specific public policies, especially with environmental protection.

Performance zoning: A list of permitted impacts (based on natural resource data and design guidelines) as opposed to permitted uses define these zones and direct development to appropriate places based on a comprehensive, environmentally based plan. However, environmental impacts may be hard to measure and criteria hard to establish. The plan can be expensive to prepare.

Special zoning district: With development restrictions to protect agriculture, natural and historic areas, scenic views and neighborhood character, an ordinance establishing a special district should be specific enough to avoid varying interpretations."

Reference: http://www.anjec.org/pdfs/SG_Ordinances

Smart Growth Kit

The elements of a "smart growth kit," according to the Association of New Jersey Environmental Commissions, are listed below. These actions will prepare a municipality to shape its growth in the face of impending sprawl development.

Vision Statement: During the master planning process, a community goes through a collaborative process to create a vision for how the community will develop into the future. Key elements of a visioning process is identification of important or unique resources that need to be preserved, costs and benefits of development, character and design of structures and features within the community, aesthetic designs and traffic and parking. The vision is created through input from public surveys, focus groups, and special meetings.

Environmental Resource Inventory (ERI) or Natural Resource Inventory (NRI): "The inventory is a compilation of text and visual information about the natural resource characteristics and environmental features of an area. An ERI has text, maps, tables, figures and graphics that describe and compare information on the natural and environmental characteristics and features of an area. The basic ERI information covers climate, geology, geography/topography, soils, hydrology, vegetation, wildlife and habitat, critical areas and land use. It is important to include a characterization of local relationships to regional resources such as open space, watersheds, surface and groundwater, and wetlands. A more comprehensive ERI might also include information on historic and cultural factors, scenic areas, air quality, transportation, noise and contaminated sites. In addition to text and maps, the ERI should include a bibliography of source materials." (*citation from ANJEC website*)

Build-Out and Capacity Analysis: "A build-out analysis is what the community will look like if built to the capacity allowed in current zoning. This technique is also useful to apply in a particular area of the municipality, such as a highway corridor. Once the build-out is completed, planners use capacity analysis to assess whether existing resources are sufficient to serve the potential new development. Capacity analysis addresses sufficiency of water supply, nonpoint source pollution affect on local streams and lakes, adequacy of existing roads to handle the increased traffic. A build-out analysis and capacity analysis are useful tools in designing a transfer of development rights program." (*citation from ANJEC website*)

Planning for Affordable Housing: "The Fair Housing Act created the Council on Affordable Housing (COAH) to set "fair share" numbers (units of low and moderate income, price-controlled housing) for each municipality, and administer a program to certify municipalities as having met their obligation to plan and provide for that number of fair share units. A municipality must plan to fulfill its obligation and avoid large numbers of residential units that will tax municipal services and infrastructure. Techniques are available for meeting COAH obligations to include rehabilitation of existing substandard housing; creation of shared senior housing; group homes, conversion of unneeded buildings into residential units, regional contribution agreements, creation of assisted living residences; and others." (*citation from ANJEC website*)

Open Space Plan: An open space plan will identify how the remaining vacant lands provide an infrastructure for health, conservation and recreation for the community. The plan will also provide a strategy that balances open space preservation with economic development needs of the community.

Master Plan: **"**The master plan describes the town's current and proposed patterns of land use in text, maps and diagrams. The master plan should articulate the community's vision of what it ultimately wants to be, socially, economically and physically. It can be a vehicle for protecting natural resources. The master plan should identify the environmentally critical areas and those that should be preserved and explain why these lands are important. It should also identify suitable areas for growth where development will have little or no impact on environmentally critical areas." (*citation from ANJEC website*)

Ordinances: "Elected local officials have the responsibility of developing and enforcing a code of behavior to protect the public interest in natural resources in their community. Because all the land needed to insure clean air, clean water, and open space for future generations cannot be bought, ordinances, especially those that regulate the use of land, are natural preservation tools and key to the protection of local quality of life." (*citation from ANJEC website*) A list of resource protection ordinances can be found in an accompanying fact sheet.

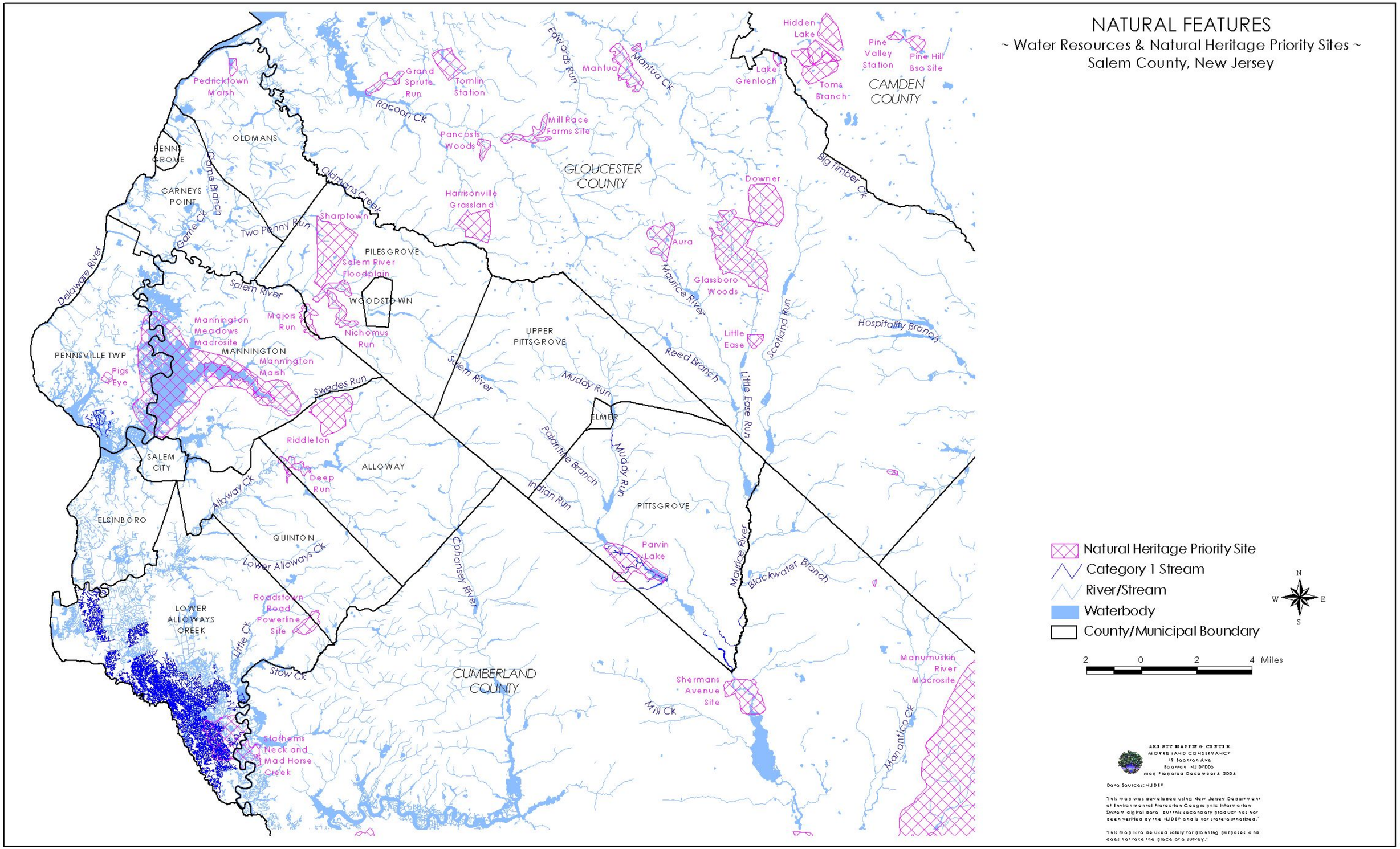
Reference: http://www.anjec.org/html/smartgrowth.htm

MAPS

NATURAL FEATURES

~ Water Resources & Natural Heritage Priority Sites ~

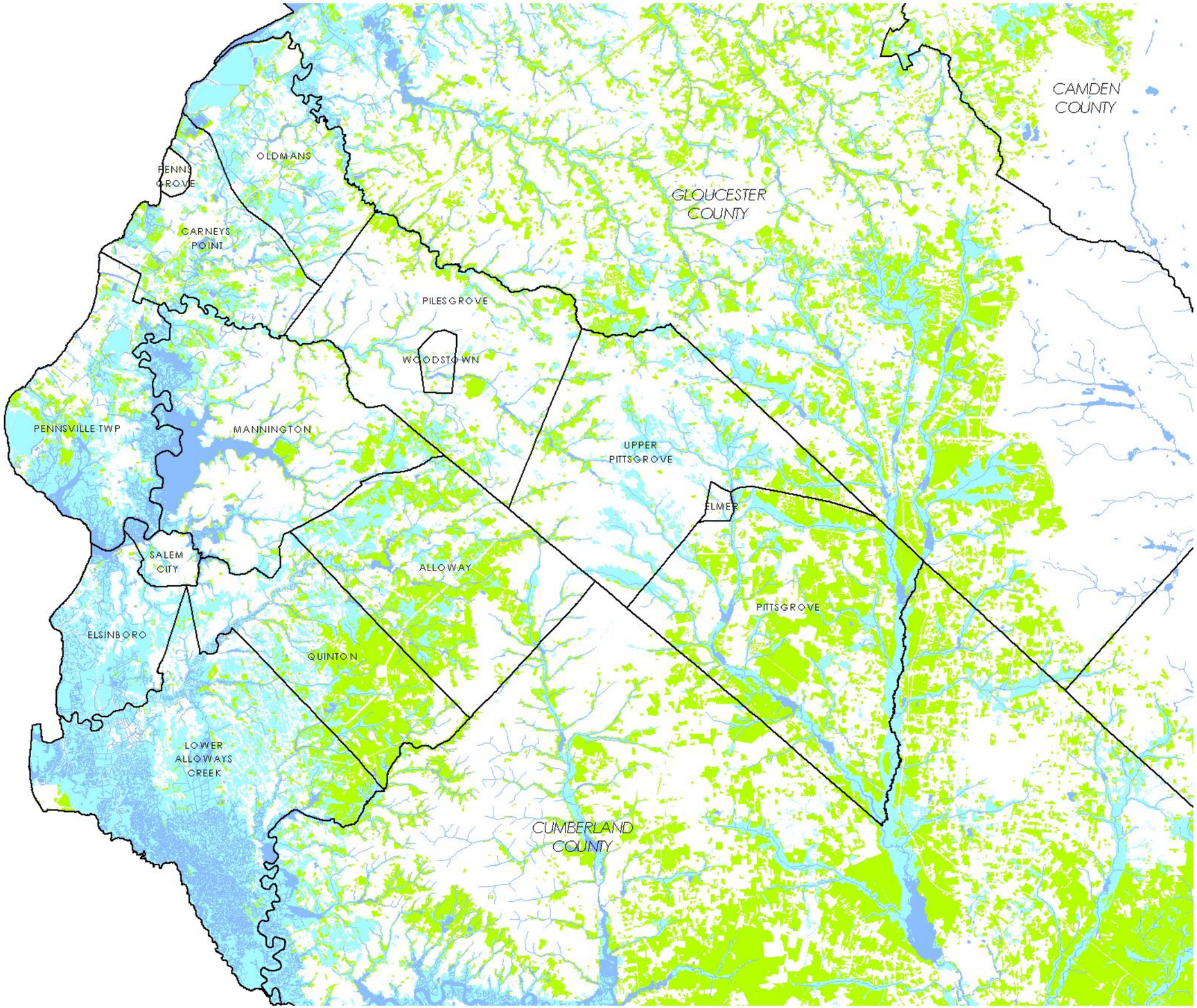
Salem County, New Jersey



NATURAL FEATURES

~ Forest & Wetlands ~

Salem County, New Jersey



Forest

Wetland

Waterbody

River/Stream

County/Municipal Boundary

N W E S

2 0 2 4 Miles

ARCHIVE MAPPING CENTER
MOORE LAND CONSERVANCY
19 Bowman Ave
Bowman, NJ 07005

Map Prepared December 6, 2006

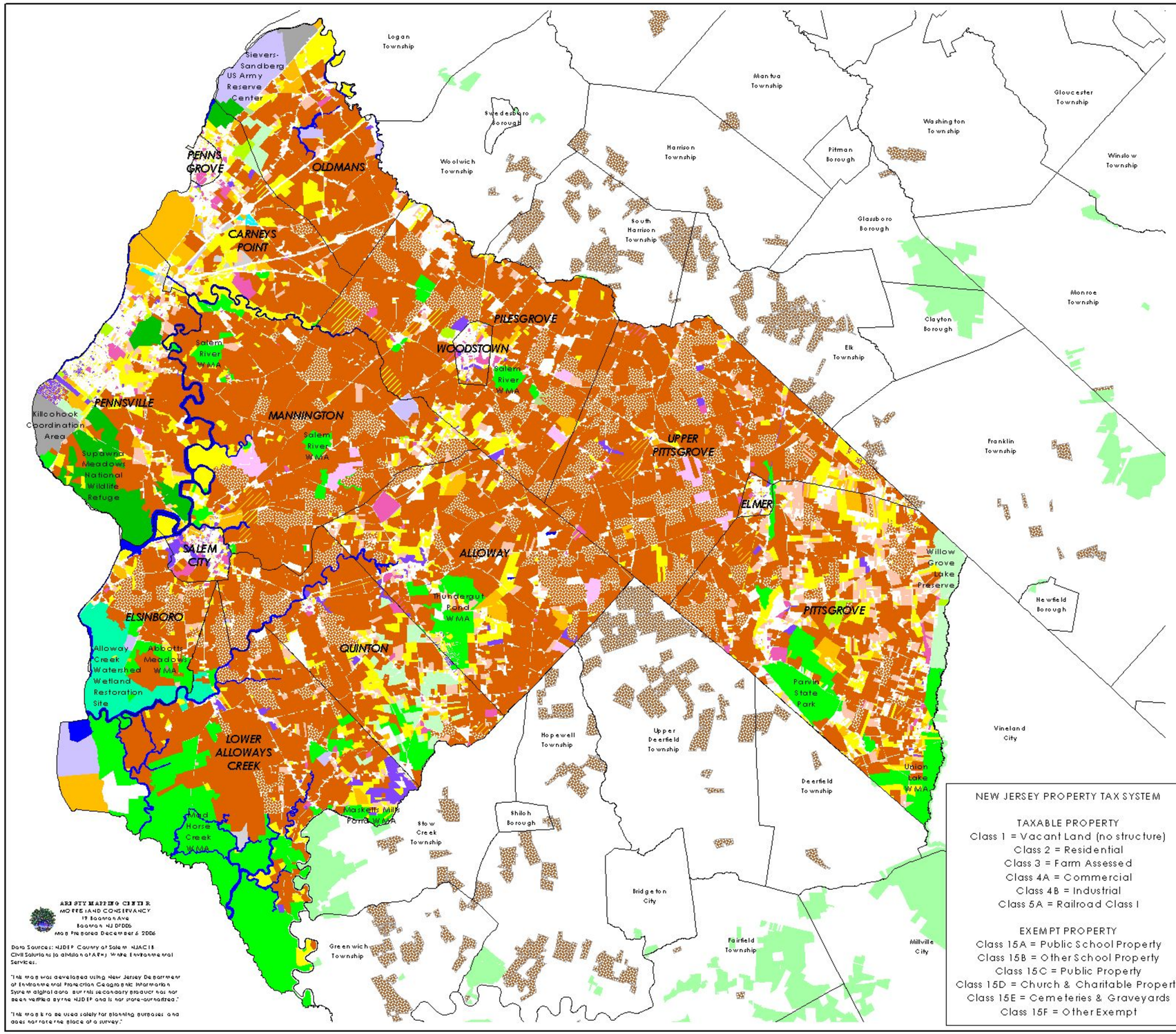
Data Sources: NJDEP

"This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized."

"This map is to be used solely for planning purposes and does not take the place of a survey."

OPEN SPACE MAP

Salem County, New Jersey



US Government Owned Open Space (Class 15C)
State Owned Open Space - NJDEP (Class 1, 15C, 4A)
County Owned Open Space listed on Recreation & Open Space Inventory - ROSI (Class 15C)
Municipal Open Space listed on Recreation & Open Space Inventory - ROSI (Class 1, 15C, 3B, 4A)
Non-Profit Open Space# (Class 1, 15F)
PSEG Deed Restricted Estuary Enhancement Lots (Class 1, 3A, 3B)
Preserved Farmland (Class 1, 15C, 2, 3A, 3B)
Farm Assessed Property Pending Preservation (Class 3A, 3B, 2)
US, State & County Owned Property (Class 15A, 15B, 15C, 15E, 5A)
Property Owned by the Army Corp of Engineers (Class 15C)
Property Owned by NJ Dept. Transport, NJ Turnpike Authority , SO NJ Dept. Transport (Class 1, 15C, 15F)
Property Owned by Delaware River Basin Authority (Class 15F, 4A)
Municipal Property (Class 1, 15C, 3B, 4A)
Vacant Property (Class 1)
Farm Assessed Property - some with residence (Class 3A, 3B, 2)
Public School Property (Class 15A)
Other School Property (Class 15B)
Public Property (Class 15C)
Church & Charitable Property (Class 15D)
Cemeteries & Graveyards (Class 15E)
Other Exempt Property (Class 15F)
Residential Property* (Class 2)
Commercial & Industrial Property* (Class 4A, 4B)
Vacant & Tax Exempt Property (Class 1, 15D, 15F)
Vacant & Farm Assessed Property (Class 1, 3B)
Tax Exempt & Farm Assessed Property (Class 15B, 15D, 15E, 15F, 3B)
Commercial, Industrial and Farm Assessed Property (Class 4A, 4B, 3B)
Municipal Boundary
River
Regional Open Space
Regional Preserved Farmland

NEW JERSEY PROPERTY TAX SYSTEM

TAXABLE PROPERTY
Class 1 = Vacant Land (no structure)
Class 2 = Residential
Class 3 = Farm Assessed
Class 4A = Commercial
Class 4B = Industrial
Class 5A = Railroad Class I

EXEMPT PROPERTY
Class 15A = Public School Property
Class 15B = Other School Property
Class 15C = Public Property
Class 15D = Church & Charitable Property
Class 15E = Cemeteries & Graveyards
Class 15F = Other Exempt

N W E S

Non-Profit Open Space - New Jersey Natural Lands Trust, The Conservation Fund, Natural Lands Trust, New Jersey Conservation Foundation, The Nature Conservancy

* Properties greater than 2 acres shown for Carneys Point, Elmer, Penns Grove, Pennsville, Salem City and Woodstown. For all other towns, properties greater than 4 acres shown.

3 0 3 6 Miles

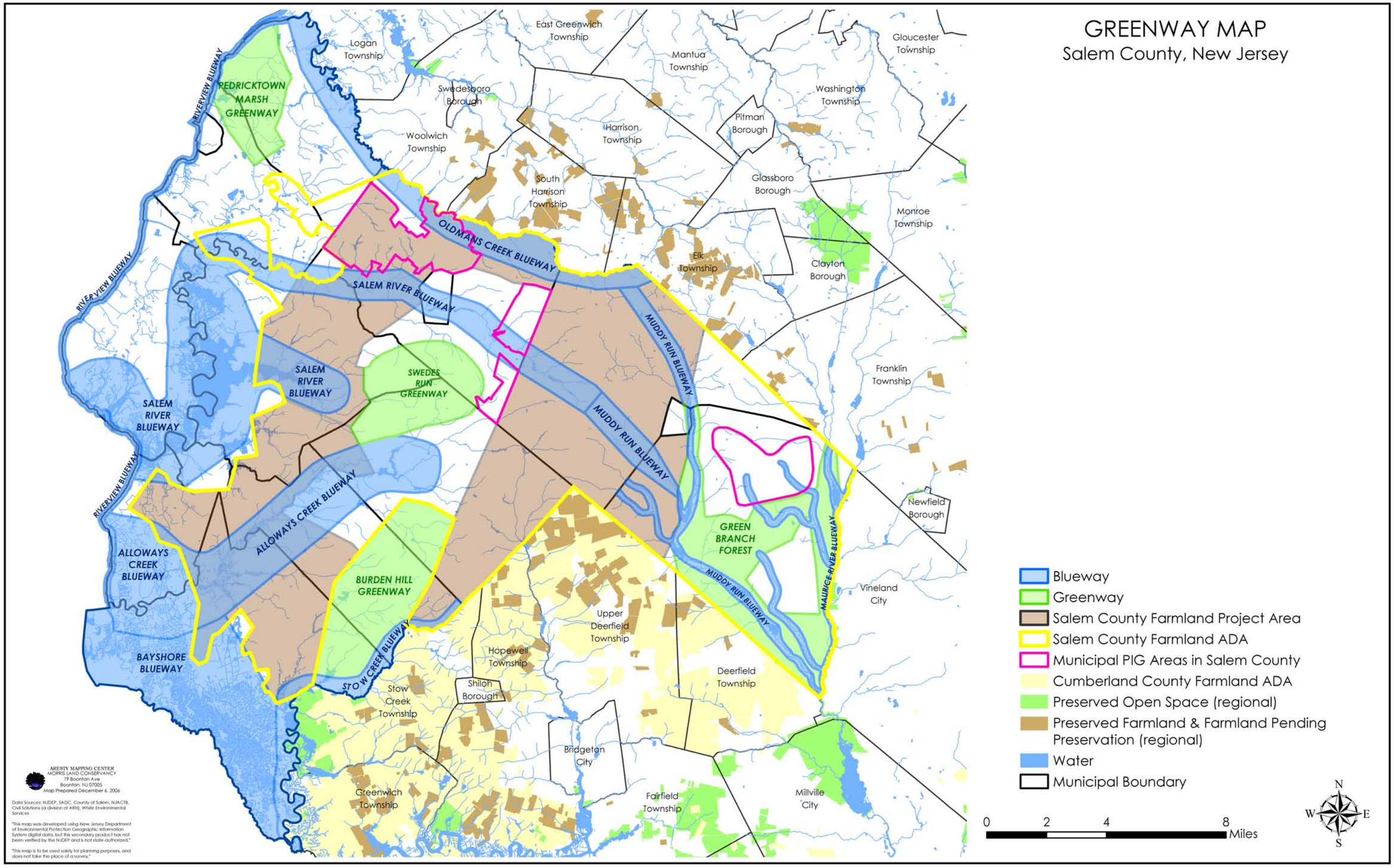
ARI STY MAPPING CENTER
MORRIS LAND CONSERVANCY
19 Boonton Ave
Boonton NJ 07005
Map Prepared December 6 2006

Data Sources: NJDEP County of Salem NJAC18 Civil Solutions (a division of ARM) Water Environmental Services.

"This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized."

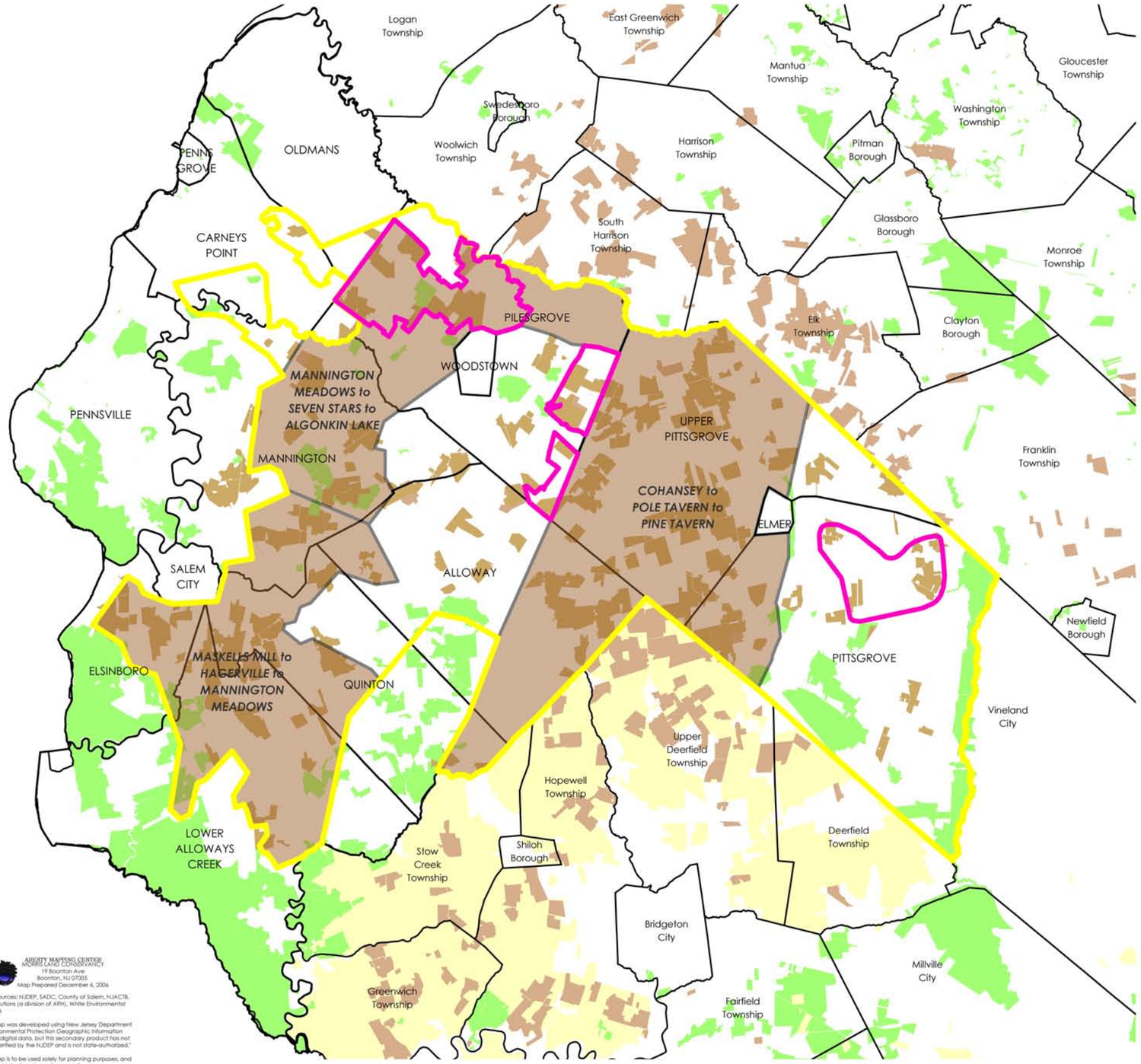
"This map is to be used solely for planning purposes and does not replace the place of a survey."

GREENWAY MAP
Salem County, New Jersey



FARMLAND PROJECT AREAS

Salem County, New Jersey



Salem County Farmland Project Area
Salem County Farmland ADA
Municipal PIG Areas in Salem County
Cumberland County Farmland ADA
Preserved Farmland & Farmland Pending Preservation
Preserved Open Space
Municipal Boundary

0 2 4 8 Miles

N W E S

"Any farm located within the Salem County ADA is eligible for preservation, regardless of whether it is located within an identified project area."

AREISTY MAPPING CENTER
MORRIS LAND CONSERVANCY
19 Boonton Ave
Boonton, NJ 07005
Map Prepared December 6, 2006

Data Sources: NJDEP, SADC, County of Salem, NJACTB, Civil Solutions (a division of AIRH), White Environmental Services

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APPENDICES

News from
SALEM COUNTY
Office of Public Information

Mr. Robin B. Weinstein, Public Information Officer
Office Phone: (856) 935-7510 ext. 8202
After Hours: (609) 504-4275

FOR IMMEDIATE RELEASE: February 23, 2006

SALEM COUNTY FREEHOLDERS HIRE MORRIS LAND CONSERVANCY TO CREATE FARMLAND AND OPEN SPACE PRESERVATION PLAN

(SALEM, NJ)—Freeholder Director Lee Ware and Freeholder Beth Timberman today announced that Morris Land Conservancy has been hired by the Salem County Board of Chosen Freeholders to develop a Farmland Preservation and Open Space Plan for the County. The County is pursuing additional open space preservation in order to protect its environmental resources and rural character.

"The plan will identify areas appropriate for preservation and will guide future investment within the County" said Director Ware, who also serves as Freeholder liaison to the Salem County Agriculture Development Board. "Additionally, the plan will also make our County eligible for additional grant funding with which we can leverage federal and state funds to augment our County dedicated funds. We have preserved nearly 20,000 acres of prime farmland since our efforts began in the early 90's and have one of the most successful preservation programs in the State."

The Morris Land Conservancy is working with the Salem County Agricultural Development Board and the Salem County Open Space Advisory Committee throughout the planning process. Local government officials, including municipal environmental commissions, agriculture development boards, historical commissions and environmental organizations will be asked to participate in interviews and surveys to assess preservation needs. County residents may also participate in the planning process by completing surveys, attending Open Space Advisory Committee meetings and County Agricultural Development Board meetings. These meetings are held on the fourth Wednesday of each month beginning at 6:00 PM at the Ware Building located on Cheney Road in Mannington Township. All members of the community are invited to attend the special public meetings which are being planned to obtain input from residents throughout the County. These public meetings will be held on Tuesday, March 21st at 6:45 pm at the Elmer Grange and Wednesday, March 22nd at 6:45 pm at the Salem Community College, Davidow Hall.

A meeting specifically focused on gathering input from active members of the Agriculture community has been set for Wednesday, April 26th at 6:45 PM at the

Ware Building. Additionally, a meeting specifically focused on gathering input from park mangers, recreation boards and non-profit organizations has been set for Wednesday, May 24th at 6:45 PM at the Ware Building. The final Open Space and Farmland Preservation Plan for Salem County is expected to be completed by December 2006.

"The Conservancy has extensive experience in developing municipal and county plans," said Freeholder Timberman, who also serves as Freeholder liaison to the County Open Space Advisory Committee. "An Open Space and Recreation Plan was completed by the Conservancy for Pittsgrove Township, in January of 2005. In total, the Conservancy has worked with 35 towns in 11 counties to write Open Space and Recreation Plans, Trails Plans and Farmland Preservation Plans. The Conservancy also creates maps and works with local landowners to preserve land. All of the Conservancy's Open Space and Recreation Plans have been successful in securing Green Acres grant funds for municipal and county open space programs. We encourage the members of the public and interested organizations to attend these meetings and take an active role in shaping our preservation plans."

Morris Land Conservancy, founded in 1981 is a member supported non-profit organization. The Conservancy is dedicated to preserving and permanently protecting open space in New Jersey. Open Space is critical for clean drinking water, diverse plant and wildlife habitat, scenic landscapes, and outdoor recreation. Preserving open space and farmland in Salem County will also protect the character, heritage and the quality of life in the region.

--30--

Elmer Times
3-6-06

SALEM COUNTY FREEHOLDERS HIRE MORRIS LAND CONSERVANCY TO CREATE FARMLAND AND OPEN SPACE PRESERVATION PLAN.

(SALEM,NJ) Freeholder Director Leo Ware and Freeholder Beth Timberman announced on February 21, that Morris Land Conservancy has been hired by the Salem County Board of Chosen Freeholders to develop a Farmland Preservation and Open Space Plan for the County. The County is pursuing additional open space preservation in order to protect its environmental resources and rural character.

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RECEIVED
SALEM COUNTY
BOARD OF FREEHOLDERS
'06 MAR 10 AM 11 03
CLERK OF THE BOARD

THE COUNTY TODAY

Freeholders hire Morris Land Conservancy

■ Firm will develop a Farmland Preservation and Open Space Plan for the county

Special to Today's Sunbeam

SALEM – Freeholder Director Lee Ware and Freeholder Beth Timberman have announced that Morris Land Conservancy has been hired by the Salem County Board of Chosen Freeholders to develop a Farmland Preservation and Open Space Plan for the county.

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Today's Sunbeam
Tuesday, March 21, 2006

Pages
A-1+

Meetings on open space planned

By COURTNEY ELKO
Staff Writer

UPPER PITTSGROVE TWP. — The Salem County Board of Chosen Freeholders and the Open Space Advisory Committee will hold two public meetings tonight and Wednesday evening to discuss the future of the county's open space.

Residents can hear about "A Vision for Open Space in Salem County" at 6:45 p.m. tonight at the Elmer Grange Hall on Danetown Road in Upper Pittsgrove.

Wednesday a meeting covering the same topics will be held at 6:45 p.m. in Davidow Hall at Salem County Community College in Carneys Point.

Kris Alexander, Open Space Advisory Committee, said the Morris Land Conservancy will present its vision to the public, but the goal of the meeting is to find out what the public would like to see in the county.

Morris Land Conservancy was hired by the county freeholders in February to develop a Farmland Preservation and Open Space Plan for the county.

Morris Land is working with the Salem County Agricultural Development Board and the Open Space Advisory Committee throughout the process.

Alexander said the meeting will help Morris Land Conservancy to incorporate the pub-

(See MEET, Page A-5)

Meet: Open Space topic of two county sessions

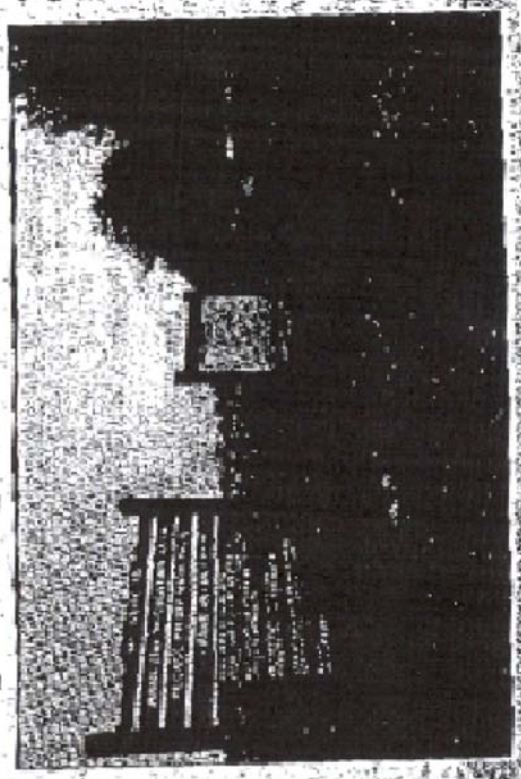
(Continued from Page A-1)

lic's ideas into their plans.

She said these two meetings are the first of six meetings to be held with Morris Land Conservancy to discuss additional open space preservation.

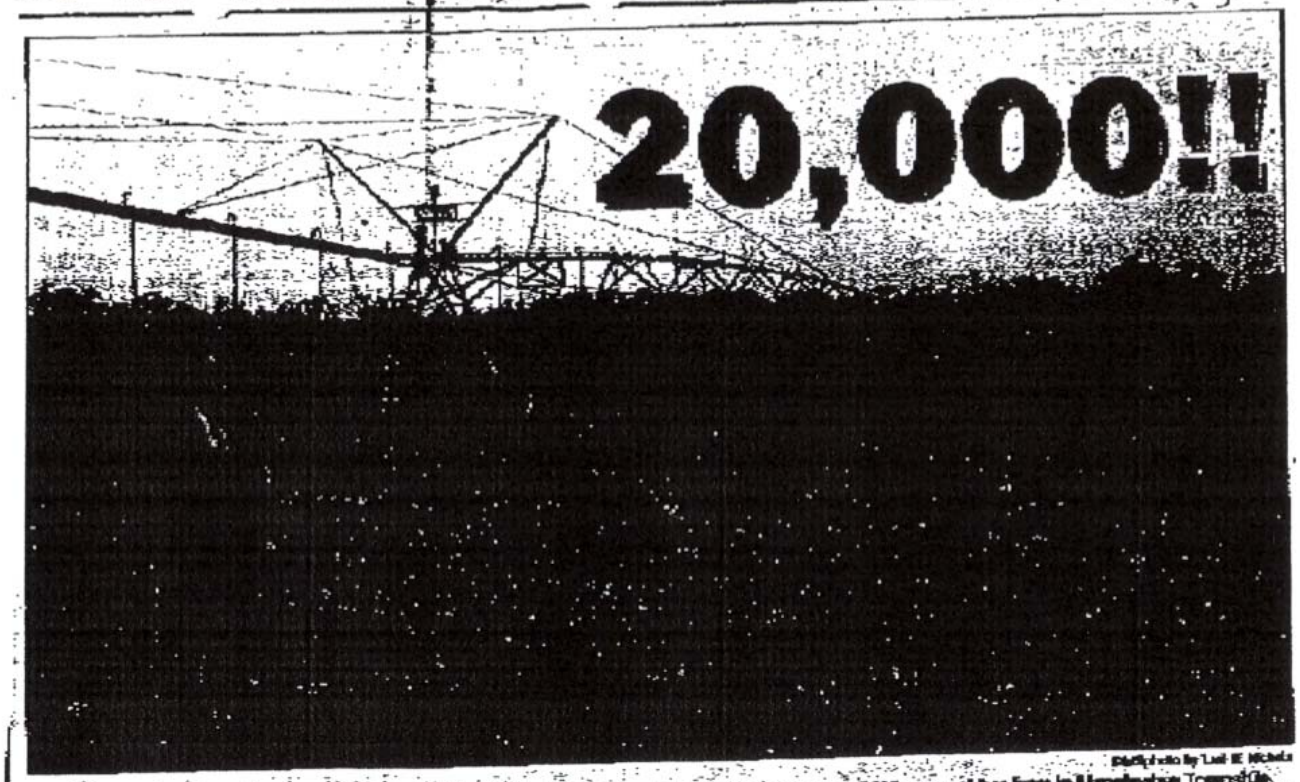
All members of the community are invited to attend these special public meetings.

Morris Land Conservancy, founded in 1981, is a member-supported non-profit organization. The Conservancy is dedicated to preserving and protecting open space in New Jersey.



The Salem County Open Space Advisory Committee is holding two public meetings this week to discuss the county's "Vision for Open Space." Residents can give their input on what they would like their parks, such as Mariton Reservation Area in Pilesgrove Township, to look like.

staff photo by: Lori K. Nichols



Staff photo by Lori E. Nichols

Salem County is ranked second in the state for preserved farmland after Janice Battista preserved 118 acres of her farm in Mannington Township.

County ranks second in preserved farmland

By COURRENT ELIED
Staff Writer

SALEM — Salem County preserved its 20,000th acre last week and now ranks second in New Jersey for preserved farmland.

Janice Battista, of Mannington, preserved 118 acres of her farm last Friday allowing Salem County to reach the milestone of 20,000 preserved acres.

Hope Grudovic, spokesperson for the state Agricultural Development Committee, said Burlington County ranks first in the state with 21,216 preserved acres, Salem County has 20,000 and Hunterdon County comes in third with 19,148 preserved acres.

The state Agricultural Development Committee handles the state's farmland preservation program.

> "As a farmer, who has preserved farmland, I am excited about this accomplishment which has been a true partnership between citizens, farmers, and county and state officials."
>
> —Freeholder Director Lee Ware

Grudovic said New Jersey's farmland preservation program was started in 1983 and the first farm was preserved in 1985.

Salem County saw its first farm preserved in 1991. That land, the Harris farm in Pilesgrove, was also the first "fee simple" purchase in the state.

Grudovic explained the state offers two programs for farmland preservation, either the farm's development rights are sold or the farm is sold outright to the state.

The Harris farm in 1990 was the first to be purchased outright, she said.

The Battista farm was an easement purchase through the county, Grudovic said.

She said Salem County purchased the development rights and the state provided a cost sharing grant.

Battista is currently moving out her farm where she has been since 1968.

She said she knew farmland preservation was the only way to keep her home they way she likes it.

The Battista corn and soybean farm can now never be sold for development.

"I didn't want housing near me," Battista said. "We need to preserve. It's too beautiful pretty land here."

She said the entire preserving process took about two years to accomplish, but the paperwork and time was worth it.

(See SECOND, Page A-6)

Second: County preserves 20,000th acre

(Continued from Page A-1)

"I have kids who live here and I have to look out for them," Battista said.

The Salem County Board of Chosen Freeholders and Salem County Open Space Advisory Committee are currently working with agencies to preserve county farmland and open space.

Morris Land Conservancy, hired by the freeholders, is developing an open space plan, which will work in conjunction with the farmland preservation efforts. The Conservancy held several meetings recently to hear citizens' input on how the county's open space and farmland should be preserved.

"As a farmer, who has preserved farmland, I am excited about this accomplishment which has been a true partnership between citizens, farmers, and county and state officials," Freeholder Director Lee Ware said in a prepared statement. "Salem County has beautiful and productive farmlands and we are working to ensure that they are protected and viable so that future generations can enjoy our rich agricultural legacy. Reaching 20,000 acres is a milestone, but it is not the goal. We have much more to accomplish and together we will."

The 20,000 acres of farmland preservation will be formally celebrated in early May.

Todays' Sunbeam
pages A-1 + A-5

Attention Salem County Residents

Are you interested in helping to shape the preservation programs for Salem County?

If so, please plan on attending a public meeting, which will be hosted jointly by the Salem County Board of Chosen Freeholders, the Salem County Agriculture Development Board and the County Open Space Advisory Committee. Morris Land Conservancy will be facilitating these meetings which will include an educational workshop. Participants will help establish priorities to help guide the future of the County's preservation programs.

Date & Location:

Tuesday, March 21– Elmer Grange Hall
Wednesday, March 22– Salem Community College-Davidow Hall Theatre
Time: 6:45 PM

If you are unable to attend one of these meetings and still would like your voice heard, you may complete a survey by downloading it from www.salemcountynj.gov.

Ordered and Paid for the by the Salem County Board of Chosen Freeholders

County of Salem

Open Space & Farmland Preservation Plan
<u>Public Hearing</u>: A Vision for Open Space in Salem County

Elmer Grange
535 Daretown Road
Elmer, NJ

Tuesday, March 21, 2006
7:00 pm

Hosted by Salem County Board of Chosen Freeholders, and
the Salem County Open Space Advisory Committee

AGENDA

7:00 Flag Salute
Welcome – *Salem County Freeholder Beth Timberman*
Introductions – *Paul Codella, Open Space Advisory Committee*

7:30 Forum on Open Space and Recreation Plan Goals and Objectives
Facilitated by Morris Land Conservancy:
Barbara Heskins Davis, PP, AICP, Director of Municipal Programs
Tricia L. Aspinwall, Land Preservation Specialist

- Presentation of draft Open Space Map

- Public Comment & Participation
  Subject Areas for Discussion (10 minutes each):
  - Natural Resource Protection
  - Recreation: Active, Passive
  - Stewardship of Existing Open Space
  - Historic Preservation
  - Farmland Preservation
  - Other items of Open Space interest

9:00 Conclusion - Attendees asked to prioritize goals.
Meeting adjourned

PUBLIC MEETING # 1 – VISION MEETING
7:00 P.M. – MARCH 21, 2006
ELMER GRANGE

MEETING NOTES

45 attendees including the Today's Sunbeam
OSAC members-Al Williams, Paul Codella, Ron Rukenstein,

Opening Remarks by Freeholder Beth Timberman

- Close to preserving 20,000 acres of farmland
- 2nd in state after Burlington County
- Farmland Preservation-" Not just a Salem County issue. It is a State issue"
- "Agricultural stronghold for generations to come"

Welcome by Paul Codella, Chair of OSPC

- Look beyond farmland… forests, waterways…things we hold dear.

Discussion of the planning process, plan development by Barbara Davis of Morris Land Conservancy
Discussion by Tricia Aspinwall, Morris Land Conservancy on the Mapping for Salem County & Survey

Public Input and Participation:

- Colors of mapping needs to be more differentiating (beige for residential vs. light tan for farm assessed are not different apart)
- Need for the Dept of Health to be a partner in this as well
- Give MLC a copy of the Audubon society trail guide
- Goals for Open Space and Farmland Preservation:

NATURAL RESOURCE PROTECTION

- Nancy Meritt-Pilesgrove-Salem County Watershed Task Force-thanks to the FH board for taking this bold step and hiring MLC-sorry to hear that we are losing our county planner-headwaters of the Salem River, Maurice River in Pittsgrove and Elmer-focus on waterways and uplands adjacent to waterways
- John Ober-Pilesgrove Twp-headwaters for Oldmans Creek, natural resource inventory for Pilesgrove Twp. & Woodstown
- Herb Wegner-Pittsgrove Township-Muddy Run
- Bob Morse-Pittsgrove-contiguous forested areas, upland waterways, threatened and endangered species
- Beth Timberman-Freeholder, Pilesgrove-many wooded areas of Pittsgrove and Quinton
- Herb Wegner-Pittsgrove-interesting seminar on drinking water regarding saltwater intrusion is a key concern (recharge areas);well is the source of drinking water, recharge areas.
- NRI's exist for Pilesgrove Twp. & Woodstown Borough.
- Les Sutton, Alloway Twp-Alloway Lake and Alloway Creeks
- Mori Keiger-Mannington Twp. Mannington Preservation Citizen P-Mannington Meadows
- Emerson Eisley-Upper Pittsgrove-of the 7 major tributaries 6 are in Upper Pitt (slabtown, memorial, etc.) ID point and non point source pollution sources

- Cheryl Reardon-Pilesgrove-contiguous land in agriculture district, bald eage& bog turtle habitat linkages-link wildlife corridors
- Nancy Meritt-Will this plan be married with county master plan along with green acres project areas in the state & in the county?
- Mr. Weivting-Swamp pink in Alloway crossing Cobbs Mill Road with lots of building in the area, posting signs, 150' set back and build out plan does not align with preservation of this species and habitat
- Supawnna Meadows National Refuge and wetlands are pristine in the county
- Difficult for the pressures on the diamonds in the rough to get builders to build in the areas we want to see growth and not in the pristine areas. Recognize unique parcels in plans

WHAT CAN THE COUNTY PROVIDE FOR RECREATION?

- Beth Timberman-Public access to habitats, rivers,
- Bob Morse-wider roads for bike paths and trails-located anywhere
- Emerson Eisley-make use of abandoned railroad beds for recreation not ATV's or snow mobiles adjoining property owners
- John Ober-Pilesgrove comprehensive bike and recreation plan
- Emerson Eisley-Upper Pittsgrove-horses for tails for horseback riding
- Bob Morse-Pittsgrove-more public hunting areas
- Walt Kern-more recreation areas for ATV park to keep them off public lands
- Cheryl Reardon-build on migrating birds flyways for eco tourism, bring visitors into the county, spend money and then go home (David Werner for C&H Commission, historical sites, education link, NJ Audubon,
- Eco tourism focus-business will benefit from those traveling through Salem County to the shore communities, advertise more when the people come here to our sites and for small businesses to connect business community with eco tourism attractions, align the business promotions and the goods they sell to mesh with eco tourism
- Scenic Train Rides through County – Beth Timberman
- Herb Wegner-agri tourism, Christmas Tree, more pick your own, corn mazes, pumpkin picking, anything to help the farmers, road side stands, farm markets,
- Morie Keiger-tap into equine industry-rodeo, horse farm,
- Weiting-Eagle Watching stations promotions and (Audubon)
- Andy Buzby-Fishing and Boating (non-motor), Delaware River promotion for motoring
- Emerson Eisely-more swimmable lakes-Elmer and Camp Crockett
- Active Recreation? No input
- Steve Budner (State Agriculture Development Committee)-signage for entry and exit points and parking for public access to river, streams, rivers, etc.

STEWARDSHIP:

- What are the issues with caring for the public open space-access, trash, maintenance, birding platforms, invasive species, access to birdwatching sites overgrown (ex. WMA in Mannington)
- Jack Cimperich-question of tax ratables, property off tax rolls makes it more viable for preservation easements as opposed to taking it off the tax rolls totally and then layering on the costs of maintenance, fire protection

- Bill Higgins-county sheriff could use non violent prisoners in the community for maintenance and care of our facilities, no cost to the county-we do not have a slack program in Salem County only,
- Morie Keiger-more aggressive approach to get information out to farmers as they are busy and don't have time to seek out the information, financial planners need to go to them and not wait to be asked-be pro-active with these programs and outreach-push the programs out to those who preservation and conservation is targeted towards, seek out an estate & tax planner for preservation of lands, tentative date is set for a seminar
- Steve offered a payment in lieu of taxes program though green acres

HISTORIC PRESERVATION:

- Lighthouse
- Barns
- Culture, farm, farmer "way of life"
- Museum for artifacts/ machinery-Alms house
- Sharptown village
- Mannington
- Native American Artifacts found in farmlands & study
- NJDEP survey of our historic areas through cultural heritage resource areas (follow up)
- Maritime history-boat building areas have been lost, floating cabins
- Hancock's house and crossing in LAC
- Pea Patch Island-civil war site-access only through DE access from Fort Mott
- Field tiles
- County glass history
- Scenic vistas and byways
- Pattern end brick housing
- National Park Service study of farms and barns
- Historic progress for volunteers-fire, police,

FARMLAND PRESERVATION PLAN:

- Options on farmland-timing of the plan is too late, funded thru 900 acres and possibly 400 acres, before the end of the year monies will be expended-state funding is not stable and county funds are limited
- Planning Incentive Grants for FLP and OSP, Project Specific Grants for FLP and OSP-targeting municipal and county accounts that have not spent money that they have on the books for last 2 years to re-appropriate funds where the money is needed most-challenge will really be next year –pressure will emerge to bond monies for reauthorization for natural historic preservation trust funds-must have an open space plan if you have an open space tax (required by law)
- County planning office will complement municipal ordinances with some assistance to put in protective measures to compliment the preservation efforts
- Maximize county funding from the state-project areas-
- Focus on prime soils that we cannot recreate once they are lost

- Finish farmland plan component first and spend the money this year at the expense of the open space plan-get more non profits on board this year to get more money in the pot
- Contiguous agricultural areas should be a priority
- Focus on local and municipal funding to complement county and state funding sources-it stretches the money and makes it go further
- Preserved farm and county or state to have the right of first refusal on option to buy adjacent lands to further protect the value of the lands
- What are we doing to protect and preserve the farmer and farming business?(revaluation a problem)
- Sharon Pettitt-Pilesgrove-support and development tri-county ag retention partnership looking for support on initiatives that they are proposing
- Use county funds to purchase the right of first refusal
- County economic development office attract and seek out agriculture friendly businesses

WHY DO YOU LIVE IN SALEM COUNTY, WHAT BROUGHT YOU HERE AND WHAT MAKES YOU STAY?

- No reason to leave
- Quality of life
- Tranquil
- Low traffic lights
- Cows
- Low population density
- Cowtown
- Wildlife
- Less pollution
- Peaceful and safe
- Lower taxes
- Rural setting
- Work opportunity
- Good place to raise children-schools, neighbors, play, values
- Location and proximity to shore, mountains, cities
- Cheap housing
- Stars at night, listen to the owls, dark at night-no lights
- Family history
- Flocks of snow geese
- Sensory stimulation-sights, sounds, vistas

County of Salem

Open Space & Farmland Preservation Plan
<u>Public Hearing</u>: A Vision for Open Space in Salem County

Salem County Community College
Davidow Hall
Carney's Point, NJ

Wednesday, March 22, 2006
7:00 pm

Hosted by Salem County Board of Chosen Freeholders, and
the Salem County Open Space Advisory Committee

AGENDA

7:00 Flag Salute
Welcome – *Salem County Freeholder Beth Timberman*
Introductions – *Paul Codella, Open Space Advisory Committee*

7:30 Forum on Open Space and Recreation Plan Goals and Objectives
Facilitated by Morris Land Conservancy:
Barbara Heskins Davis, PP, AICP, Director of Municipal Programs
Tricia L. Aspinwall, Land Preservation Specialist

- Presentation of draft Open Space Map

- Public Comment & Participation
  Subject Areas for Discussion (10 minutes each):
  - Natural Resource Protection
  - Recreation: Active, Passive
  - Stewardship of Existing Open Space
  - Historic Preservation
  - Farmland Preservation
  - Other items of Open Space interest

9:00 Conclusion - Attendees asked to prioritize goals.
Meeting adjourned

PUBLIC MEETING # 2 – VISION MEETING
7:00 P.M. – MARCH 22, 2006
SALEM COUNTY COMMUNITY COLLEGE

MEETING NOTES

~25 attendees (see the sign in sheets) including the following OSAC members: Al Williams, Paul Codella, Ron Rukenstein, Christine Seeney, Ron Howard, Mark Smith, Kris Alexander

Interesting to note that attendance and participation in this meeting was lighter here in the Western part of the County where the municipalities are more populated. Many of these areas are not experiencing development pressures, in fact they welcome it, but they are less inclined to speak up about preservation needs and wants. More education is needed in these areas to make the connection and share the view of the entire county-Pennsville, Mannington, Pilesgrove, Woodstown were represented at this meeting.

Opening Remarks by Freeholder Beth Timberman
Welcome by Paul Codella, Chair of OSPC

- Discussion of the planning process and plan development by Barbara Davis of the Morris Land Conservancy (including public meetings and survey)
- Discussion by Tricia Aspinwall, Morris Land Conservancy on the Mapping for Salem County

- *Colors of mapping needs to be more differentiating (beige for residential vs. light tan for farm assessed are not different enough)*
- *Need for the Dept of Health-environmental division to be a partner in this also so we can protect drinking water, etc.*
- *Give MLC a copy of the Audubon Society migratory bird trail guide*

Public Input and Participation:

Goals for Open Space and Farmland Preservation

NATURAL RESOURCE PROTECTION:

- Jim Sassey, Carney's Point-Most of the infrastructure exists along the western part as are most of the county's water resources and Delaware River-how will this be balanced
- Bill Hancock-Mannington Twp.-add Salem River and all other rivers to the priority plan
- Ernie Bickford-Piles grove Township-aquifer recharge areas are critical, Mount Laurel aquifer must be protected
- Beth Timberman-Freeholder-keep the wooded areas wooded and not clear cut or cut for development-1000 acres of woods is needed for a natural wildlife habitat and system or else it is stressed
- Bill Hancock – add to forested areas. What can we do to enhance forested lands and return former farmed or clear cut lands as forested lands
- Wildlife habitats
- Bill Hancock Consideration for restoration of wetlands that have been converted

- Jim Sassy On going program to identify and preserve vernal pools/ponds-Pilesgrove and Woodstown Borough as well as Pittsgrove have identified these already areas-primary importance to amphibian life not fish since they don't hold water year round-developers use these low lying lands to create retention basins and thus destroying the value of these lands-developers usually address digging up of filed tiles, but not the destruction of vernal ponds
- Ron Rukenstein-Delaware River is a resource as well as drainage and catch basins through these communities is important due to the relatively flat land
- Don Kirkhoffer-Insure there is enough water (quality and quantity) available for resources-collision course for farming, commercial and residential uses
- Sandy shoals by Carney's point for protection of fish spawning areas and blue heron habitat

WHAT CAN THE COUNTY DO TO PROVIDE FOR MORE RECREATION FACILITIES FOR OUR RESIDENTS?

- Christine Seeney-Pittsgrove-there is no place to ride horses in Salem County-equestrian events and facilities are here in Cowtown or Salem County farms, but there are no horse trails-recreational
- Growing horse farms in the county, but make the trails multi-use (human powered, not motorized) bike, hike, horses, etc. must consider surface and the potential collision of horse and the bike-dual path trails
- Beth Timberman, Freeholder we want more public access to river and lakes for boating, fishing, swimming, crabbing-motorized boating restricted to the DE river
- Increase understanding the fact that recreation and open space can be linked to create a greater good for riverfront communities and for more participation in this process-educational opportunity
- With so many developments and kids in the western part of the community there needs to be more structured recreational centers that are safely accessed by bike trails for the kids-put this burden on the developers to create the supportive recreational infrastructure that we want
- More work is needed to educated and get consensus on the value of trails to the community-increases property values-people who own land along trails are not on board-farmers have valid concerns
- Eco-tourism increased resource potential is here in Salem County starting with bird migratory flyways, 52 businesses are now listed in the business directory for the pocket guide for free; Audubon Society has identified certain areas of interest (important bird areas) that should be expanded upon and included in our plans
- TDR program development starting in Mannington Township is difficult to keep within the municipal boundaries-the real opportunity to do it on a broader scale to insure our vision of the future in our Smart Growth plan is achieved-don't just think in municipal boundaries mindset-think on a county wide scale-sending and receiving areas created to move financial incentives in both places-Ron Rukenstein has done a build out plan which is not in alignment with the vision for the county-piecemeal, checkerboard development in areas targeted for preservation, analysis identified as growth centers in each municipality and what can be done to re-direct growth in the county, pull all of the pieces of the puzzle together to form a unified front
- What assets/tools do the communities have to create this effort? Market issues, aging infrastructures, permitting, water allocation, regulation are all barriers to the aging town centers; action must be taken to stimulate the interest in the growth areas-built it and they will come-Salem has the right opportunity before the sprawl hits us-pilot us for NJ to do a county

wide TDR-successful has generated a great amount of money for sending districts-transfer profit to the sending districts to subsidize the improvements. Need more investment dollars where infrastructure is already in place. Must make profitable for receiving district.
- Use what is there on existing roads (130, 540, etc.) by increasing safety, parking, signage for bike trails and car travelers to pull over for bird watching and hiking

STEWARDSHIP (taking care of the land):
- Wooded areas need active forest management and leave them in a pristine state is essential for historic value trees and tree stands
- Logging in southern NJ has increased, old growth forests must be protected and be protected and left alone-is this an opportunity for a shade tree commission to be more effective on a county wide basis-ordinances must be put in place(route 551)
- ATV users and road safety- crop damage
- Fragmities in wetland areas-invasive species
- Volunteer program to be started to get people to help
- National Wildlife refuge program-advocacy-grant funds-enhancement projects
- Use our youth and community service hours to get the youth involved in our community and get the "friends of.." groups started early in the preservation plan and progress, commercial sponsors, Partners of Parks-volunteers
- Adopt a Road clean up exists in the Utility Authority and could be expanded upon for adopt an open space program
- Good stewards are here already on the ground-farmers pay fee for farmland assessment now-township should waive the annual tax or farmers should be compensated to maintain open space

HISTORIC PRESERVATION:
- Houses surrounded by large open parcels, farmhouses, barns, silos
- Unique architecture of Salem City
- Attract a photographic journalist to capture in documents what we have today?
- Historic homes built close to the river and waterways-on large tracts of land not preserved

FARMLAND PRESERVATION PLAN:
- What else can we do to preserve the farmer and the farming way of life here in the County?
- Contiguous properties are needed, water, farms, forested need to make a complete picture and not spotty lands
- The farmlands of Salem County should be considered as valuable as other priority areas in the state of NJ other priority areas like pineland and highland areas-value of soils should be a key criteria & reason to preserve this land (visually, economically, policy)
- Why are our farms unique? *Location, location, location-northeast corridor, specialty niche markets, close to the consumer, Jersey Fresh branding in our region, we need a marketing link, regional specialty opportunity, "taste the difference" farm markets, sandy soils, diversity of soils (sand, heavy, etc.), farmers that care*
- Tri-County Agriculture Retention Corp. is assisting in the preservation of the farm
- This is not just a Salem County priority but a state wide priority-how do we elevate this to a state level?

- Preserve the water in the highlands and now preserve the food to eat with the water.
- *Let's be sure we can be a self sustaining area of the north east corridor for security, health, economic stability, commerce*
- *F*armland must be utilized to sustain the local ethanol plant development
- If you had a state wide area how do you deal with the growth areas? Exclusion zones must be provided for to permit expansion of the targeted growth areas
- Pinelands and highlands preservation areas are very well known and protected in NJ-let's make Salem County a main hub of agriculture preservation protection area in Salem County, Cumberland & Gloucester County-make sure we have some garden left in the garden state
- Open space must be built into the planning process with municipalities so all future needs are met-master plan component. There needs to be more unity in zoning ordinances throughout the county
- Continuity of our farm vistas-driving views-*route 40 between Woodstown and Elmer is most heavily traveled route in the summer to the shore that is enjoyed by many, what can we do to preserve this and get a broader appreciation from the public who don't live here in Salem County?*
- Preserving the agricultural businesses-and promote the businesses that support the farmer and re-activate the support structure

WHY DO YOU LIVE IN SALEM COUNTY, WHAT BROUGHT YOU HERE AND WHAT MAKES YOU STAY?

- Open space-changed jobs 3 times in 37 years so I could stay here
- Born and raised here, moved away to Virginia and came back, no traffic –close to Wilmington & Phila and live in a community without a traffic light
- Close to Washington, DC, Atlantic City, Phila, NY-centrally located in NE corridor
- Wildlife and livestock-Eagles, Hawks, cattle in the field in the morning
- Good safe place to raise children and walk safely without fearing for you life
- Sights and sounds-listening to the sounds of wild turkey, spring peepers, whippoorwills
- Because I grew up here, my parents, my grandparents-generational roots and strong family ties to the lands

News from
SALEM COUNTY
Office of Public Information

Mr. Robin B. Weinstein, Public Information Officer
Office Phone: (856) 935-7510 ext. 8202
Cell: (856) 297-5433

FOR IMMEDIATE RELEASE: April 19, 2006
CONTACT: Robin Weinstein (856) 297-5433

SALEM COUNTY FREEHOLDER ENCOURAGE RESIDENTS TO COMPLETE OPEN SPACE SURVEYS & ATTEND UPCOMING OPEN SPACE PUBLIC FORUMS

(SALEM)-- Freeholder Director Lee Ware and Freeholder Beth Timberman are asking residents to complete Open Space and Farmland Preservation surveys to let Salem County officials know what resident's priorities are for land preservation in the County. Surveys are available on the county website: www.salemcountynj.gov and are due ASAP.

"Salem County is developing an Open Space and Farmland Preservation Plan to identify and prioritize land preservation for agriculture, recreation, open space, and natural resource conservation" said Director Ware, who also serves as Freeholder liaison to the Salem County Agriculture Development Board. "As part of this plan, the County is requesting local input to help set priorities for preservation. The plan will identify areas appropriate for preservation and will guide investment within the County. The plan will also make Salem County eligible for additional grant funding with which the County can leverage local funds for an already active farmland preservation program."

Questions on the survey range from the types of lands to be preserved (from active recreation to land for trails, the creation of a county-wide park system, farmland, forested land, and wildlife habitat) to whether people would support an increase in the Salem County Trust Fund from two to three cents.

"The Salem County Open Space Advisory Committee and the Salem County Agricultural Development Board are working with Morris Land Conservancy on the development of the plan," said Freeholder Timberman, who also serves as Freeholder liaison to the County Open Space Advisory Committee. "Morris Land Conservancy will be analyzing the surveys and using the results of the surveys and the public meetings to help the county identify locations and types of lands to be preserved with county funds."

Members of the agricultural community in Salem County are also encouraged to attend a special public meeting to discuss farmland preservation on Wednesday, April 26th at 7:00 pm at the Ware Building on 51 Cheney Road Woodstown, NJ. This meeting is being hosted by Salem County Board of Chosen Freeholders, and the Salem County Agriculture Development Board and will be facilitated by the Morris Land Conservancy.

(MORE)

Salem County has hired the Morris Land Conservancy to develop an Open Space and Farmland Preservation Plan to identify and prioritize land preservation for agriculture, recreation, open space, and natural resource conservation. As part of this plan, the County is requesting local input to help set priorities for preservation. At this meeting, farmland will be the focus and the farmland preservation portion of the plan will be explained and discussed. Residents will be encouraged to ask questions, discuss their preservation priorities, voice their concerns and provide information which will be vital to developing an accurate representation of County farmland preservation goals.

Additional public meetings are scheduled for May and June and will focus on gathering input from park managers, non-profit groups and municipal officials. The Final Open Space and Farmland Preservation Plan will be completed by December 2006.

For more information on upcoming meetings contact the Morris Land Conservancy at (973) 541-1010 or visit the Salem County website at www.salemcountynj.gov.

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THE COUNTY TODAY

Freeholders ask residents to complete Open Space survey

Special to Today's Sunbeam

SALEM — Freeholder Director Lee Ware and Freeholder Beth Timberman are asking residents to complete Open Space and Farmland Preservation surveys to let Salem County officials know what resident's priorities are for land preservation in the County. Surveys are available on the county Web site: www.salemcountynj.gov and are due as soon as possible.

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"As part of this plan, the county is requesting local input to help set priorities for preservation. The plan will identify areas appropriate for preservation and will guide investment within the county. The plan will also [illegible] Salem County eligible for additional grant funding with which the county can leverage local funds for an already active farmland preservation program," Ware said.

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Members of the agricultural community in Salem County are also encouraged to attend a special public meeting to discuss farmland preservation on Wednesday, April 26, at 7 p.m. at the Ware Building on 51 Cheney Road, Mannington. This meeting is being hosted by Salem County Board of Chosen Freeholders, and the Salem County Agriculture Development Board and will be facilitated by the Morris Land Conservancy.

Salem County has hired the Morris Land Conservancy to develop an Open Space and Farmland Preservation Plan to identify and prioritize land preservation for agriculture, recreation, open space, and natural resource conservation. As part of this plan, the county is requesting local input to help set priorities for preservation. At this meeting, farmland will be the focus and the farmland preservation portion of the plan will be explained and discussed. Residents will be encouraged to ask questions, discuss their preservation priorities, voice their concerns and provide information which will be vital to developing an accurate representation of county farmland preservation goals.

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Today's Sunbeam
Pages A1 + A5

187th Year, No. 228 USPS No. 355540 SERVING SALEM COUNTY, N.J., SINCE 1819, FRIDAY, APRIL 28, 2006

Land preservation seeds planted

■ Farmers attend hearing hosted by Freeholders and Salem Agriculture Development Board

By ANDREW FRANKUM
Staff Writer

WOODSTOWN — Approximately 100 Salem County farmers voiced their opinions and addressed issues with the current farm preservation program Wednesday night for the public hearing hosted by the Salem County Board of Chosen Freeholders and the Salem County Agriculture Development Board.

Members of the New Jersey State Agriculture Development Committee and Morris Land Conservancy were present to discuss farmland preservation.

Heidi Winsinger, the chief of acquisitions for the N.J. State Agriculture Development Committee discussed the changes that have occurred to the acquisition of farmland in the state.

Winsinger said the state will soon be beginning a year-round acceptance instead of a seasonal one. Winsinger told the residents the state only focuses on the highest quality farms with large acreage, good soil and water.

She said many of the other farms would have a better chance following a municipal or county preservation plan.

After Winsinger's presentation, Barbara Heskins Davis, director of municipal programs for Morris Land Conservancy, which was hired by the county freeholders to create a farm preservation plan, took control of the meeting.

Davis told the residents the reason for the meeting was to listen to farmers.

(See FARMERS, Page A-5)

Farmers: Preservation discussed

(Continued from Page A-1)

"This is your night, as farmers and residents, to tell us," Davis said.

Davis told residents the farm preservation and open space plan should conform with Green Acres and the State Agricultural Development Committee so they can access the money in these programs.

"If you plan well you can access money you didn't know of before," Davis said.

Davis also presented an anticipated timeline that includes an upcoming meeting on May 24, that will focus on park managers and local nonprofit organizations. And the possible drafting of a farmland plan to be delivered to the county on June 28.

In October, Morris Land Conservancy plans to have a draft an open space and farmland preservation plan.

The rest of Wednesday's meeting involved the farmers and residents listing their issues with the current farmland preservation plan.

The farmers and residents said they were worried about pressure from development, their area's watersheds, funding for farm preservation, communication between the applicants the county and the state and using appraisals values that are outdated.

For over an hour the residents and farmers listed their problems and concerns while Davis wrote them down.

When Davis asked the crowd what they wanted the future of farming in Salem County to look like one woman said, "I want to see my son farming the land. And he is two and a half."

After the conversation on farm preservation, Davis and others from the Morris Land Conservancy hung the list of issues on the wall and asked residents to place stickers on the issues that were most important.

Davis also urged residents to continue filling out the surveys so they can get a better understanding on what the community wants and needs.

The Morris Land Conservancy surveys' due date was extended to May 2. Residents can download and complete the surveys or received more information at www.morrislands.

County of Salem

Open Space & Farmland Preservation Plan

Public Hearing:

A Vision for Farmland Preservation in Salem County

Ware Building
51 Cheney Road
Woodstown, NJ

Wednesday, April 26, 2006
7:00 pm

Hosted by Salem County Board of Chosen Freeholders, and
the Salem County Agriculture Development Board

AGENDA

7:00 Flag Salute
Welcome and Introductions – *Andy Buzby, Salem County Agricultural Development Board*

7:10 The Open Space and Farmland Preservation Plan:
What is it and why is Salem County doing it?
Barbara Heskins Davis, Morris Land Conservancy

7:30 The Farmland Preservation Program in Salem County:
A Conversation
Barbara Heskins Davis, Morris Land Conservancy
Victoria Maroldi, Morris Land Conservancy

8:45 Concluding Remarks
Andy Buzby, County Agricultural Development Board

PUBLIC MEETING #3
FARMLAND PRESERVATION
7:00 P.M.-April 26, 2006
Ware Building

MEETING NOTES

(Note: This meeting followed the SADC presentation on the State's Direct Easement Plan and Status of the NJ GSPT)

~ 100 attendees including members of the open space advisory committee and the county agriculture development board

Barbara Davis introduced by Andy Buzby

Framework of the goals of the Planning Process and goals of this evening's sessions.

What Issues Are the Most Critical for Salem County?

Question: In what direction should the FLP be headed? Where should the county focus it's efforts?

- Mannington Twp-class 1&2 farmland in Salem County
- Pilesgrove-contiguous agricultural lands
- Land that is under development pressures
- Watersheds and adjacent lands

Question: Issues for the FLP program:

- Adequate and regular communications with the applicants (big issue)
- Response time is too long at state and county level-months and years go by before applicants hear about their applicants
- Not enough funding
- Appraisal values (take the lowest, not keeping pace with development pressures)
- Appraisals are two years old and paying the farmer on old numbers 2-4 years before you get paid for preservation
- When farmer preserves the farmland then equity line is reduced-where is the incentive for the farmer to continue to farm
- Selection of farms]
- Access to water and those priorities for the farmer-preserved farms need to be given first access to water when it is short to encourage more preservation
- Comparison to value of the dollar spent-FLP preserve the ground and continue to collect taxes at FL assessed values, but with Open Space is a good idea, but becomes a non-ratable (assumption) and asks for dollars in services-utilities, policing, equipment-return on investment
- Clarifying the payment in lieu of taxes-declines over time (12 years) when a non-profit assumes the land for preservation
- Cooperation between town, county and state (is essential on projects)

- Fear of present or future restrictions on preserved land-impervious cover and accepted management practices (IMP)-changes in the agricultural industry and anticipating those changes
- Much of the land on the map is farmland assessed, but the farmers are out numbered 1000:1 therefore too many people have an opinion as to what to tell the farmers what to do with their ground-conflict between farmer and non-farmer
- Ratio to farmland questions on the survey compared to other open space questions is few to many
- From Elmer Grange meeting-a need identified was public access to water and other public lands-as a farmer and land owner they have concerns over liability and public access to their lands
- Protect the farmer-secondary businesses are needed and attract new farmers to Salem County-protect agriculture and agricultural business
- Expand on protecting the agricultural industry to take it to the next step to improve the plight of the farmer-a healthy industry is essential to the protections of the land-look at agriculture enterprise zones which are more valuable to the industry today

<u>Question: What do you see as the future of farmland in Salem County? What kind of land do you see? What kind of future do you want for the kids?</u>

- Keep farms active for the next generation
- Seven generations of farmers were present in the room
- Envision diverse farming in the County
- Land base-availability (getting higher prices) and less affordable
- Agriculture support industries
- North Jersey farmers are getting high dollar values up north-selling out up there and then bringing the money down here to drive up values of our land here as they migrate south to buy our land
- Farmers from outside Salem County and south jersey area coming in to buy specifically preserved farms
- increasing the re-sale value of preserved farms and therefore decreasing affordability of the land acquisition property
- equity is increasing in lands that are preserved
- young farmer-programs to help us change from what we used to do to what we need to do-emerging markets, keep operations viable (network, marketing)-is there awareness and outreach to the Rutgers Agriculture Agent-county and state
- County and State programs are being reduced/not available which support the business of farming-want to see help and assistance increased
- What are the innovative markets out there for farmers to explore
- Better marketing or information on marketing –trends on emerging needs-NJ Farm Bureau and Rutgers Extension are outlets for this information (do they target information)
- Fear of being down zoned
- Fear of being state initiatives/targeted like the pinelands and highlands preservation areas

- What if the State designated Salem County as a special agricultural zone to protect agriculture just as much as the highlands and pinelands-problem is equity taken out of the ground when these programs are created-no re-imbursement-“Greenlands” area
- Equity of re-sale value on behalf of the public good
- Farmer’s need equity to finance the business for the next growing season-raw ground

Question: What are you seeing as apprised values in the county?

- Values are increasing along northern end of Gloucester County border 35% per year
- Values should not be disparagingly different between buffer areas and interior areas-look ahead not behind 5 years
- Give what the land is worth in five years-not based on today’s zoning and values, but tomorrow’s worth
- Advise is to have land owner do their own appraisal using a local firm from the state approved list
- Look at the value of the land vs. development costs for the future if it were developed
- Development pressures-terrible (too much, daily, etc.)
- Gloucester county, Cumberland county fringe-DE and some on the interior-builders are coming from DE & Bucks County
- Commuter residents are coming into the area

Question: Has the farmland program worked well in Salem County?

- Always behind the eight ball-not enough funding, not enough time with the developer-even when you do everything right you are caught between giving the farmer a fair price for the land
- Is this a failure of the system-not something that you can do solely on the County level-needs to be fixed, program not met to compete with developers, but the farmer is smack in the middle of the
- If this program can’t do it lets find a new one that will work with us
- Interest is here for TDR program to lift tax burden
- Program which is not currently funded –conservation program for preserved farm $75,000 per year cap-program is drying up-this program can help us preserve water and shows the farmer that the state wants funding here-elimination of the program is a message that the state does not want the farmers in the state-eight year program funding is in jeopardy-what can be done to save the program-people need to talk to their legislators and farm bureaus the state SADC wants the program-advocate for it
- State identified Salem County as a disaster area for water –too much rainfall, but not enough to allocate for the farmer’s needs and public good-where is the state on this issue and why don’t they step in? Local planning board’s can’t deny the developers and home builders based on water quality and availability concerns
- Priorities at the state-keep people working, homes and farmers
- Isn’t water the most critical issue to deal with
- Most critical that the county and the state bond as much possible now to keep taxes lower and it is worth it to preserve the land now
- Side bar on the renewal of the 2007 ballot question effort to renew the state wide garden state preservation trust fund-county needs to be thinking now about what cycle of funding we want to explore

Question: What conflicts exist on the right to farm issues?

- Townships need to leave the buffers in place with no variances!!!! Enforce the buffer ordinance to existing farm is protected from development adjacent
- People need to be involved in the local township efforts and community planning-give the officials help and speak your voice
- It doesn't matter how much ground you have you all have one vote on election day
- All zoning and planning officials must have to be trained-they give lip service and do not support true meaning of the right to farm

Question: How do you monitor preserved farm issues? What issues do we have or expect to have on this matter?

- Right now there are not many issues, but the number is growing and the issue will emerge
- Non-agricultural business on preserve land-proper planning for exception areas and clear advise to land owners what his right are and what restriction exist
- Farmers should be given a priority and first rights to what is already ours and here (water) why succumb to those that want to come into change what we do and what we are.
- Farmers have water diversion permits annually, but developers do not need to report it for fancy grass vs. the agriculture business
- County or some entity needs to send the local zoning officer annually the preserved lands and what is on the list-map not block and lot-info changes quickly-(can we put this on the web and use GIS system to give them real time data) getting accurate information is very difficult-whose list is most accurate and validated-state is not also asking for info electronically so they can get their GIS system for preservation programs in use-give the local guys easy access to the most accurate information that we have
- Local zoning officials and planning boards need to ask for developers information electronically so we can put it on the GIS as well
- Too long a timeframe to take to get to closing

Homework Assignment:
Sticker assignment
(red goes on the map) to mark the area/farm that you want priority areas set for farmland priorities
(green goes on the list) mark the issues you want highlighted and focused on

BOARD OF CHOSEN FREEHOLDERS
ADMINISTRATION BUILDING
94 MARKET STREET
SALEM, NEW JERSEY 08079

BETH E. TIMBERMAN
Freeholder

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May 5, 2006

You are cordially invited to a meeting of land preservation organizations and park managers working in Salem County. Your participation and vision for Salem County's open spaces and natural resources are needed for the development of the County's Open Space and Farmland Plan and greenway mapping.

It is our hope that the Salem County Open Space and Farmland Plan will serve as a catalyst for communities interested in actively pursuing a municipal open space program. We are excited about this opportunity and expect that a number of important preservation initiatives will be identified as a result of this effort.

We are aware of your ongoing efforts to preserve and protect land in Salem County and we hope that you will share with us your vision and your expertise. The Plan must represent the views of the people of Salem County and can only be developed with the input of all who participate in land conservation in the County.

Toward this end we propose a joint meeting of nonprofit organizations, park managers and the Salem County Open Space Committee so that we may better understand your views on land preservation in Salem. At that meeting please share with us your areas of special interest. Your comments and thoughts on the prioritization of various initiatives will also be appreciated. Additionally, we will plan to review the open space mapping we have produced for the County thus far. Please bring along any maps, materials, or photographs that you feel may be relevant to this discussion. Your support and participation will be noted in the final draft of the Salem County Open Space and Farmland Plan.

The meeting will be held on **Wednesday, May 24th** at the Ware Building, 51 Cheney Road in Woodstown, in the **Meeting Room** beginning at **3:00 p.m**. Please call or email Barbara Heskins Davis at Morris Land Conservancy, (973) 541-1010 (bhdavis@morrislandconservancy.org) or Kris Alexander at the Salem County Agriculture Development Board (856-769-3708) with any questions. We have enclosed a meeting agenda for your information.

The participation of organizations, such as yours, is a key element in producing a comprehensive Open Space and Farmland Plan that will successfully guide the County of Salem in their land preservation efforts. We hope you will come and share your knowledge and enthusiasm.

Sincerely,

Beth E. Timberman

Beth E. Timberman
Salem County Board of Chosen Freeholders

Salem County Open Space Committee

Invites

Land Preservation Organizations

And Park Managers

To Provide Input and Direction for the

Salem County Open Space and Farmland Preservation Plan

Wednesday, May 24, 2006
3:00 pm

Meeting Room
Ware Building, 51 Cheney Road, Woodstown

Agenda

- Goals of project and meeting
- Review of the Salem County Open Space and Farmland Map
- Identification of Priority Areas and Land Acquisition Goals
- Issues impacting Salem County's Open Space Initiative
- Vision for Salem County

Meeting Facilitated by Morris Land Conservancy

PUBLIC MEETING # 4: NON PROFIT ORGANIZATION & PARK MANAGERS

May 24, 2006
Ware Building, 51 Cheney Road,
Woodstown, NJ 08098

MEETING NOTES

[**OPENING**]

-Introduction of attendees
-Barbara Heskins Davis (MLC): Description of Morris Land Conservancy
-Tricia Aspinwall (MLC): Explanation of maps & land classifications
-Goals of the meeting outlined as…

1) identifying the open space and farmland preservation issues facing Salem County
2) locating groups' project areas on the draft open space map

-It was decided that every member of the audience would be allowed to speak briefly about their project areas, concerns, and future goals.

[**ORGANIZATIONS**]

New Jersey Audubon Society
Elizabeth Ciuzio, Preservation Planner
-Areas that protect quality habitat should be a priority.
-These important areas in Salem are hard to identify.
-One way they are identifying these areas is to use popular tourism (bird watching) spots as a guide.
- So far, important areas include Oldmans Creek, Mannington Meadows, Mad Horse WMA, & Supawna WMA
-Audubon needs people to collect data on habitats and identify quality areas.
-The 1st priority (for data collection) should be public lands.
-Audubon is also doing habitat incentive modeling of grasslands to find what areas are best for birds.

American Littoral Society
Matt Blake, Conservation Coordinator
-Presented a map of sensitive Environmental Areas and Endangered Species habitat based on DEP Landscape data.
-Coastal resources, and therefore all areas within the CAFRA zone, are a priority area.
-Riparian corridors are also important and should be preserved where possible.
-Habitat areas are not considered by the State Plan, which sites higher density areas on "ground zero" for T/E species habitat.
-The Littoral Society likes the idea of farms bordering habitat regions, but feels that the County overlooks habitat for T/E species because they are entirely focused on farmland.

-Also concerned about sprawl development occurring on the most suitable habitats (like upland stream corridors) and scenic areas that tend to make the most attractive sites for developers.

Salem County Watershed Task Force
Nancy Merritt, Chairwoman
Why are the water ways not on the maps?
(BHD: A water layer would cover much of the County and eliminate the property lines. A map like this will be included in the final Plan, however.)
-Focus on open space and greenway preservation along the Salem River and in other stream corridors.
-Use these stream corridors as a guide to preservation land - "follow the watersheds".
-Preserve and build upon existing open space areas, especially in the eastern part of the County.

Mannington Preservation Citizen's Committee
Mori Kiger, Representative
-Focus area is Mannington Twp. - "The Heart of Salem County"
-Their part of the county is made up of prime farmland with vistas.
-The Seabrook and Wright farms are particularly good candidates for preservation
(Seabrook already being preserved)
-They don't have a town center and they don't want one!
-A County-wide program gives farmland preservation in Mannington a chance.
-The MPCC wants to see the communities get more involved in land preservation.
-Excited to see so many different organizations in one room.

New Jersey Conservation Foundation
Janet Eisenhower, Project Director
-Displayed a project areas map.
-Burden Hill (Alloway, Quinton, Lower Alloways Creek) is a 15,000-acre area of contiguous forested canopy. Recent studies have shown that it is a totally unique habitat that contains a mixture of both northern and southern forest species.
-Rare species of plants and animal can be found there (i.e. swamp pink).
-NJCF has protected about 2,000 acres so far, and is continuing to work with NJ Natural Lands Trust and Green Acres to expand it into Cumberland County.
-NJCF is making itself available to work in partnerships to expand existing preserves and river corridors along the Delaware River.
-They have also partnered with Pilesgrove Twp. on Farmland Preservation.
(Bill Stoms: The 20-year Vision Statement for Pilesgrove was revised to match the Garden State Greenways map.)

South Jersey Land & Water Trust
Janet Eisenhower, Project Director
-Oldmans Creek watershed is a priority area.
-The Oldmans & Raccoon Creek Agricultural Development Area has been expanded into Carney's Point, where SJLWT expedited the first farmland preservation in the township. Areas within are eligible to receive a 50% Green Acres grant.
-The headwaters for 7 of the rivers in Salem County are located in Upper Pittsgrove Twp.
-Agricultural soils are a resource that should be considered.

Supawna Meadows National Wildlife Refuge
Virginia Rettig, Refuge Operations Specialist
-The NWR currently owns 2,200 acres within a 4,500 acre acquisition boundary
-80% is brackish marsh and the remaining area is made up of forest and grasslands.
-(*Question*: How does the Refuge acquire land?)
-Generally they deal with willing property owners.
-They send letters to land owners, but most of the time the land owners call them.
-The acquisition of land for the Refuge is a 1.5 – 2 year process.
-The NWR also enters into partnerships with private and non-profit organizations that may have more flexibility in the land acquisition / deed restriction process.
-Funding is the NWR's biggest boundary to land acquisition.
-Sources of funding for the refuge are Land and Water Conservation Funding, Personal Donations, Migratory Bird Funding, and Federal settlements from environmental spills through match grants.
-Congressional representation is very important in acquiring funds.
-Not much has changed during the last ten years, but two properties of roughly 100 acres are in the works.

Friends of Parvin State Park
Herb Wegner, Representative
-Priority is work on acquisition around the park- Centerton Golf Course.
-Half of the land assessed as Farmland in Pittsgrove Township is actually forested land.
-Farmers apply for Forest Woodland Management programs to get farmland assessments; areas that don't receive Woodland Management Plan designation show up as vacant.
-Land that is showing up vacant is often completely forested and catches the eye of developers.
-There is only enough funding to preserve 10% of the area's open space.

Concerned Pilesgrove Residents (CPR)
Cheryl Reardon, Representative
-CPR is concerned with the preservation of contiguous farmland and bird sanctuaries.

-Priorities include preservation of the historic district- Sharptown- and Rte. 40 corridor.
-Another area of concern is the Salem Creek where Oldmans/Carney's Point meets Pilesgrove.
-The Kelly farm along Kings Hwy. is a targeted parcel.
-They feel that development should be kept condensed.
-The Township is currently working on an Open Space Plan and an Open Space PIG.
-Mapping of field tiles is a big issue- is there any way to do this?

National Parks Service- NJ Coastal Heritage Trail
Philip Correll, Trail Manager
-Cultural and historic resources complement the natural resources, but are not documented nearly as well by the State Historic Preservation Office.
-Alloway's Creek has patterned brick homes that could be a National Historic Landmark District- they are one of the best examples of this type of architecture in the country.
-A study done in 1993 determined that the Bayshore is eligible to be a National Heritage Area.
-NPS is working with DOT to create a scenic byway along the Bayshore south of Rt. 49.
-PSE&G wetland restoration areas (over 1/3 of Elsinboro Twp.) are required to have public access facilities. Maybe these areas should be complemented in some way.
-Complement historic, culturally significant areas (like Hancock's Bridge in LAC) by land acquisitions.
-Bolstering development in town centers is favorable, but we should be conscientious of plans that detract from towns' historic character or historic districts.
-The National Historic Landmark Abel and Mary Nicholson House (1722) in Elsinboro are threatened by a breeched dike. It is the only NHL in Salem County. NHL's are considered equivalent in significance to national parks.
-Farmland and open space preservation are important, but we must also be aware of protecting the historic resources on preserved open space and farmed lands.

Parvin State Park Appreciation Committee
Robert Zuest, President
-Park acquisition is coming at the expense of park maintenance.
-There is a $240 million backlog of improvements to NJ State Parks that should be addressed.
-Cutbacks to park budgets are causing them to close 2 days per week.
-We must work together rather than against each other to secure the necessary funding.
-The county should focus on better stewardship on the land it already has before blindly acquiring more that will need to be tended.

New Jersey Historic Trust
Glenn Ceponis, Principal Historic Preservation Specialist
-Funded through 2010.
-Historic resources on farm sites might be able to help preserve land in the county.
-Funding is geared toward non-profits and county programs.
-Historic easements can be used on structures, property, and surrounding land as well.
-Currently, there is no provision in Salem County for historic preservation.
-Could a historic component be included along with farmland preservation?
-(*Beth Timberman*: Could Historic Trust help preserve barns?)
-They need to be on the State Register.
-There are matching grants for historic preservation and planning.
-Acquisition projects receive low-interest loans.
Question: Could field tiles be designated on the historic register to help get funding to map them?
Answer: Not sure.

Preservation Salem
Jean Jack, President
-The history of Salem is important.
-Salem has mills, farms, trapping history, pattern brick homes, scenic views, etc. If these areas are closed in by development, they loose their integrity.
-Keep heritage intact.

Association of New Jersey Environmental Commissions (ANJEC)
Jim Sassi, Project Director- Delaware Bayshore
-The County is a big target for development, especially on its northern and eastern borders.
-ANJEC supports smart growth planning funded by Gerald G. Dodge Foundation. They provide grants for NRI's and Open Space Plans.
-ANJEC is currently funding a trails plan with a 50% matching program.
-ANJEC also holds community workshops on greenways, trails, and other related topics.
-Established Environmental Commissions in Salem County include Quinton, Mannington, Pittsgrove, and Woodstown/Pilesgrove.

[**ISSUES FACING SALEM COUNTY**]

Don Kirchoffer (NJCF):
-Salem County's residents want funding but are not willing to pay the taxes to support these funds.
-We must think beyond the present more so than we are currently.

Janet Eisenhauer (NJCF):
-Planning is important.
-Raising land values are an issue.

-Intelligent smart growth plans such as TDR should be used

Cheryl Reardon (CPR):
-Water supply is an issue
-Municipal zoning should not invite development

Nancy Merrit (SJLWT):
-Get groups together

BHD (MLC):
Morris County has a "Green Table" that gathers open space advocates to discuss county-wide issues. This may be appropriate in Salem County as well.

Jim Sassi (ANJEC):
-We shouldn't be afraid of taxes.
-If voters know what they are getting into, we should go for it

Jim Waddington (Salem County Open Space Committee):
-Keep value of the land high, don't sell out for less.
-Kings Highway (Route 40) between Burlington and Salem should be considered as a scenic byway.

Matt Blake (Littoral Society):
-Seek State money.
-Ground water resource supplies can be sustained.

Mori Kiger (MPCC):
-Set fees per acre.

Jim Sassi (ANJEC):
-Extend Rollback fees.

[**CLOSING COMMENTS**]
Beth Timberman, Salem County Freeholder

-Planning for transportation, town centers, and agriculture are important in Salem Cty.
-Clustering development with TDR on a County-wide scale would be a great solution for the preservation of the County's unique landscape- "the County is ripe for TDR".
-Focus should be placed on repopulating the town centers where the facilities and transportation infrastructure is located.
-Water is also a concern because we have limited rights and control over its allocation.
-Salem County is ranked #21 (last) in the state for tourism dollars despite being the "welcome mat to New Jersey."

-Planning efforts should thus be focused on promoting tourism in the forms of day trips and ecotourism.

[**SUMMARY OF ISSUES**]

Money
Historic Resources
Fear of Raising Taxes- need innovative financing to stretch available funds
Planning
Land Values- historically low, but suddenly increasing and catching local govts. unaware
Water Supply- groundwater capacity
Zoning is inappropriate for desired vision
Viability of Agriculture Industry

[**SUMMARY OF SOLUTIONS**]

Transfer of Development Rights
County Green Table
County-level Management
Impact and rollback fees

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BOARD OF CHOSEN FREEHOLDERS
ADMINISTRATION BUILDING
94 MARKET STREET
SALEM, NEW JERSEY 08079

BETH E. TIMBERMAN
Freeholder

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May 24, 2006

You are cordially invited to a meeting of Salem County municipal leaders. Your participation and vision for Salem County's open space, farms, and natural resources are needed for the development of the County's Open Space and Farmland Plan and greenway mapping.

The purpose of this meeting is to gather municipal leaders together with representatives of the Salem County Open Space and Farmland Committees so that we may better understand your views on land preservation in Salem. At this meeting please share with us the areas of special interest in your community. Your comments and thoughts on the prioritization of various initiatives will also be appreciated. Additionally, we will plan to review the open space mapping we have produced for the County thus far. Please bring along any maps, materials, or photographs that you feel may be relevant to this discussion. Your support and participation will be noted in the final draft of the Salem County Open Space and Farmland Plan.

The meeting will be held on **Thursday, June 29th** at the Rushes Restaurant, Woodstown beginning at **8:00 a.m**. Please call or email Barbara Heskins Davis at Morris Land Conservancy, (973) 541-1010 (bhdavis@morrislandconservancy.org) or Kris Alexander at the Salem County Agriculture Development Board (856-769-3708) with any questions. We have enclosed a meeting agenda for your information. If you cannot attend, please send a representative of the municipality, such as municipal staff, planning board or environmental commission members, to represent your views.

We would like to learn more about your community's plans and ongoing efforts to protect land in Salem County; we hope that you will share with us your vision and your expertise. The Plan must represent the views of the people of Salem County and can only be developed with the input of all who participate in land conservation in the County.

It is our hope that the Salem County Open Space and Farmland Plan will serve as a catalyst for communities interested in actively pursuing a municipal open space program. We are excited about this opportunity and expect that a number of important preservation initiatives will be identified as a result of this effort.

The participation of local leaders is a key element in producing a comprehensive Open Space and Farmland Plan that reflects County interests and will successfully guide the County of Salem in their land preservation efforts. We hope you will come and share your knowledge and enthusiasm.

Sincerely,

Beth E. Timberman

Beth E. Timberman
Salem County Board of Chosen Freeholders

Salem County Open Space Committee and

County Agricultural Development Board

Invite

Local Municipal Leaders

To Provide Input and Direction for the

Salem County Open Space and Farmland Preservation Plan

Thursday, June 29, 2006
8:00 am

Rushes Restaurant
Town & Country Golf Links
197 East Avenue (Route 40), Woodstown
(856) 769-2222

Continental Breakfast will be served

Agenda

- Goals of project and meeting
- Review of the Salem County Open Space and Farmland Map
- Identification of Priority Areas and Land Acquisition Goals
- Issues impacting Salem County's Open Space Initiative
- Vision for Salem County

Meeting Facilitated by Morris Land Conservancy

PUBLIC MEETING #5- MUNICIPAL OFFICIALS

8:00 A.M.-June 29, 2006
The Rushes Restaurant
Woodstown, NJ

MEETING NOTES

22 attendees including members of the Open Space Advisory Committee
12 out of 15 Salem County municipalities represented
(Lower Alloways Creek, Penns Grove, & Pennsville not in attendance)

Lee Ware, Freeholder Director, Welcome
Beth Timberman, Freeholder, Introduction
Barbara Davis, Morris Land Conservancy- Facilitator

- Draft Open Space Map and Natural Features Map Reviewed
- OSP & FLP Survey Discussed
- Homework Assignment-Draft Municipal Profile and Recreation Sheet Distributed
- Municipal Representatives Were Asked the Following Questions:

Question: What do you and your communities feel should be done to further your towns' preservation plans?

Question: What unique recreational areas and facilities do your communities have or would like to pursue?

Question: What are the scenic vistas, agricultural features, and landmarks that are important to your communities' identities and the most worthy of preservation?

Question: What natural features in Salem County are unique and the most worthy of preservation?

Carney's Point Township

- Established a redevelopment area that encompasses ~2,000 acres
  - 700 acres of this redevelopment area are targeted for preservation, recreation, and trails
  - Audubon Society is consulting
- Achieve balance between being a center for regional growth and a rural residential community
- County should promote its smart growth plan by funding efforts that target growth along I-295 corridor

Oldmans Township

- Pursuing industrial and residential development along I-295 corridor
- Clustering development to preserve open spaces
- County should work with the Army Corp of Engineers to obtain access to the Delaware Riverfront in Oldmans

    - Army DOD base is partly leased to the SCC for recreational facilities but is not maintained
    - Part of this property is being transferred to Oldmans Township
    - Is the county looking to have more recreational areas, and, if so, could they restore this land?
    - Army Corp is not interested in cleaning up the dredge spoils
    - Large underground spung exists on the site
- River banks and the municipal pier are in a sad state of affairs
    - Have asked Office of Smart Growth for assistance

<u>Pittsgrove Township</u>

- Large-lot zoning has helped Township avert development pressures
    - Adjacent towns have one acre zoning, which is more attractive to developers
    - Pittsgrove has 3 acre zoning and mandatory clustering in Ag and Rural Residential areas
- Ribbon development (along roads) remains a problem
- Starting conservation design program that shifts density from 1.5 acre to ¾ acre with much more dedicated to open space
- Employing a "miniature TDR program" within the community
- Planning Incentive Grant Area (3,000) acres with 1,000 acres of farms within it
    - Hoping to put together another PIG area for south-eastern areas of Township encompassing smaller parcels not big enough to be of interest to the County or State
- Looking to expand existing redevelopment zone around Landis Avenue (125 acres) to 720 acres
    - Helps balance the need for ratables with preservation of environs
- We have been persistent in our planning and redevelopment efforts
    - Were told that we couldn't do it, but we have been successful
- Looking to create greenways between preserved farms & waterways
- Yellow on the map represents a problem piece of property
    - They are usually forested lands that developers want to clear cut and build on
    - Pushing to get these into woodland assessment
    - Developers are sitting and waiting to develop these sites, which makes them good targets for preservation

<u>Quinton Township</u>

- Quinton is a small community that wants to stay rural
- The Township is working diligently to preserve natural and agricultural areas
    - Lots of land has already been preserved, and more opportunities exist
    - Burden Hill is of particular importance- Alleghany Chiquen Pens and other natural features of the site are very unique

<u>Pilesgrove Township</u>

- Pilesgrove's location next to Woolrich Township (in Gloucester County) subjects the Township to development pressure that is spilling over
    - Lands under development pressure should be given priority for preservation and not just those with prime agricultural value

- Pilesgrove' location is also important from a natural resources perspective
    - The Township is sandwiched between two rivers (Oldmans Creek and Salem River with their associated wetlands)
    - Want to preserve these places for their natural resource potential, such as the Bald Eagle foraging area in and around East Lake
- We need money from any source
    - Already generate $80,000 per year through a $0.03 tax
    - Need more to pay the legal fees that are accumulated when sued by developers
    - Time and money is needed to preserve our way of life!
- Township committee has set a goal of preserving 5,000 acres (currently at 2,300 with 700 more in the works)
- Cowtown is unique and a candidate for preservation
    - Land owner has been cooperative
- Down-zoning to 2 acres in ag retention (ADA) zone
    - Need access to materials that accurately document the equity effects of down-zoning
    - (Morris Land Conservancy has purchased two day camps and leases them back to business owner to operate but maintains land for permanent preservation)

<u>Salem City</u>

- We want to be urban
    - Will be a commercial receiving area for TDR
- Remaining agricultural area (130 acres) is a candidate for mixed use development
- Have a beautiful waterfront that we would like to see developed with mixed use area if, or when, industrial uses move elsewhere
- Mudd Digger Ditch –Grieves Parkway is Stewart Estate and we want to see recreational areas expanded there
- City has enough sewer and water to increase density, population
- Restore historic structures as part of new mixed use projects
    - Use Bloomfield community as a model and look for other ideas that blend historic areas with suburban and urban areas

<u>Elsinboro Township</u>

- Corps of Engineers study showed 9,500 feet (1.8 miles) of Riverfront were in need of beach replenishment and shore line improvements
    - No progress has been made towards making these improvements
- The Township has less than 550 homes (last year's building boom added new 6 houses)
- No industry
- 80% wetlands or water
- Trying to keep it rural, not looking for more development
- Only recreation area is at the school
- Still working on Master plan
- Some farms are preserved while some more are in the pipeline
- Looking to extend sewer and water from Salem City to existing riverfront residences
- PSEG estuary is in Elsinboro Township

Alloway Township

- Alloway is a rural community, but residential growth is booming (150 new approved building sites-single homes),
    - These new units are being built on former farmland
- Currently have one acre zoning to the delight of developers
    - Would like to down-zone, but equity loss is a big problem
    - We would benefit from a study on the equity implications of down-zoning
- Alloway Lake is important
    - We are spending $3-4 million to build a new dam on the Lake
- Working with Quinton and Salem City to connect to the existing sewer and water systems
- Looking to make a redevelopment zone in the Village of Alloway
    - Senior citizen developments are being targeted
- Farmland preservation is also important
    - "We have a lot, but we need much more"
- 7 acre property adjacent to Alloway Lake being pursued as a recreation area with State money

Woodstown Borough

- Joint Environmental Commission (Pilesgrove) completed an ERI in 2005, accepted as part of master plan
- Shortfall of active recreation, but have project areas we are working on
- Our re-zoning study recommended conservation zoning on 135 acres abutting the Salem River
    - This area is Bald Eagle foraging habitat
    - Would like to make water quality improvements to comply with the Salem River TMDL's (Total Maximum Daily Loads)
    - The whole Borough is within a Conservation overlay zone that has a "no degradation" clause
    - 8 acre zoning with clustering option proposed, but is on hold due to COAH obligation
- Finishing open space and recreation plan- final draft expected in July
    - Emphasis on protecting unique natural resources
    - A historic preservation district is outlined in the Open Space Plan
- Most of the Borough's recreation areas are owned and managed jointly with Pilesgrove- 65 acre Marlton Park
- Agriculture is limited within Woodstown (only 20% of land area), but protecting the ag economy and services that are not on the land is important to the Borough's local economy
- Voters approved open space tax last year and it includes option to spend money on the historic features
    - $0.005 cents of the approved $0.02 cent tax has been implemented
- Would like to see the Salem River WMA expand to encompass more undeveloped areas

Mannington Township

- "The Heart of Salem County"
- Have a diversity of land uses- industry, agriculture, open space, etc.
- Major employers are the Salem Hospital and Mannington Mills
- Agriculture in Mannington is mostly on family farms

- The Township used to be run like a small business, but now growth has required the services of engineers, planners, etc.
- Historically, Mannington has experienced a declining population
- Now, $200,000 is being spent planning for what will be development that is headed our way
    - 550 current units will grow to 5,000 after build-out
- Looking at TDR to help
- Zoning: 1.4 acres in agricultural area, 5 in conservation zones
- 2,000 contiguous acres under a single ownership is currently being marketed for development
- Not enough money to preserve all that is necessary
- Mannington Meadows is unique and worthy of preservation
    - Its only flush point is under Penn's Neck Bridge.

<u>Upper Pittsgrove Township</u>

- Our quality of life is great because we have lots of open space and farmland, low taxes and no pollution
    - However, these things may be gone in 20 years
    - We need to work together to protect the land we have left
- Ensure that we have enough funding to do what we need to do now
    - Push hard to increase taxes for preservation efforts
- Township changed zoning to 3 acres in 1990
    - We need this to make clustering and TDR's work
    - Does not hurt equity, especially considering the increases in land values that have taken place since most landowner acquired their properties
    - Would benefit from a defensible study that concludes this
    - Lots are selling for $150,000 (per real estate survey)
    - Only 7 new homes in last 2 years- remarkable given the Township's location between Gloucester County, Pilesgrove, and Pittsgrove
- Water is and will continue to be a significant planning issue
    - Farms recycle water into the environment
    - Open space allows for groundwater recharge and protects water quality
    - Homes, however, create a net loss of water
- You need to have a critical mass of farmland in order to keep the farming business viable
- Thank you to the Freeholders for their support on preservation programs and good luck with the plan development

<u>Elmer Borough</u>

- Almost built out- only one farm left
- We have wells that are 500 feet deep, but the salt count continues to increase in the municipal well
- Undergoing master plan review and expect many changes as a result

<u>Suggestions for County-level Initiatives:</u>

Herb W.: Increase county tax to 5 cents-voters will agree with this and it

will be money well spent.
Work with the state to give us special consideration such as a designation for farmland preservation.

Jack C.: The argument that open space/farmland is a positive ratable must be advanced.
Salt water intrusion into drinking water supplies is becoming a problem County-wide.

Frank R.: There should be a stronger effort to protect upland forest areas, because these are the most attractive for developers.
We should also maintain them as habitat for wildlife.
The equestrian industry shares an interest in open space preservation; it needs lots of open space to conduct business.

Mack L.: Eastern Oldmans Township & Carney's Point Twp don't show up as priority areas for farmland preservation, but they are appropriate for open space preservation.
Start targeting areas of open space for funding in addition to farmland at the County level.
The success of the smart growth plan will bring ratables and increase funding without increasing taxes. The County should work actively to implement it.
Look at the county as a whole not just individual municipalities

Jim W.: Do a Delaware Riverfront Evaluation, threat/risk analysis from a development perspective.
Redevelopment potential is high for riverfront areas, but is needed throughout the County.

Jim R.: The Office of Smart Growth is offering guidance and financial support for mixed use, community development projects.
Currently working with Alloway and Quinton Townships.

<u>Closing Comments and Thanks from Freeholders</u>:
Lee Ware, Beth Timberman, and Charles Sullivan

County releases second draft of farmland preservation plan

Special to Today's Sunbeam

SALEM — Freeholder Director Lee Ware and Freeholder Beth Timberman have announced that second draft of the Salem County Farmland Preservation Plan has been released for public comment and review through the Salem County Web site, **www.salemcountynj.gov.**

This draft document is one part of the county's Open Space and Farmland Preservation Plan. The second portion of this plan, the Open Space and Recreation Plan, will be released for public comment on Nov. 16. The Open Space and Farmland Preservation Plan identifies Salem County's farmland and open space resources and offers a vision for conservation and preservation of the county's agricultural landscape and quality of life. This plan has been compiled through Morris Land Conservancy who has hosted a variety of meetings with the general public and specific groups to seek input in developing the plan.

"Farmland preservation is a topic that is important to many Salem County residents as preserving our farmland does not just mean preserving our landscape, but also our way of life," said Ware, who also serves as freeholder liaison to the Salem County Agriculture Development Board.

"The Freeholders, along with Morris Land Conservancy, have been proactive in seeking the input from the public regarding a long-term plan concerning farmland preservation for our county so that we can ensure that our plan is thorough and in-line with the will of our residents."

The sixth and final public meeting on the Open Space and Farmland Preservation Plan will be held at 7 p.m. on Wednesday, Nov. 29, at the Ware Building on Cheney Road in Mannington Township. Comments from the public will be recorded and the final Open Space and Farmland Preservation Plan will be completed before the year's end.

"We are releasing the plan to the public because this is something that affects everyone and we want to be certain that before we adopt this plan that it has been vetted through public comment," said Timberman, who also serves as freeholder liaison to the County Open Space Advisory Committee.

"Our farmland preservation plan will provide a road map for long-term sustainable preservation efforts that will preserve our way of life for future generations."

For more information on upcoming meetings contact the Morris Land Conservancy at (973) 541-1010 or visit the Salem County Web site at **www.salemcountynj.gov.**

YOUR GOOD MORNING NEWSPAPER
TODAY'S SUNBEAM
188th Year, No. 78 USPS No. 358940 SERVING SALEM COUNTY, N.J., SINCE 1819, TUESDAY, NOVEMBER 28, 2006 © 2006 Today's Sunbeam 35¢

Open space forum slated

Meeting planned for Wednesday

Special to Today's Sunbeam

SALEM — County freeholders will sponsor another public forum to hear comment on the draft Farmland Preservation Plan and the Open Space and Recreation Plan that was released earlier this month.

The meeting will take place in the Ware Agricultural Center on Cheney Road in Mannington at 7 p.m. Wednesday.

"Farmland and open space preservation is an important issue for Salem County and it is important that all voices are heard as we prepare to finalize these plans which will provide guidance to the County on these issues," said Freeholder Director Lee Ware, who also serves as freeholder liaison to the Salem County Agriculture Development Board. "We have used almost every medium available to us in order to get feedback from county residents and this meeting will provide another opportunity to discuss together our vision for Salem County's farmland and open space preservation efforts."

The meeting on Wednesday evening will be the sixth and final public meeting on the Open Space and Farmland Preservation Plan. Comments from the public will be recorded and the final Open Space and Farmland Preservation Plan will be completed before the year's end. The meeting will be moderated by the Morris Land Conservancy.

"This final meeting will provide us with valuable feedback as we prepare to finalize our plans," said Freeholder Beth Timberman, who also

(See FORUM, Page A-5)

Forum: Open space meeting on Wednesday

(Continued from Page A-1)

serves as freeholder liaison to the County Open Space Advisory Committee. "The process that we have followed for these plans have been intentionally interactive to ensure that everyone has the opportunity to offer their suggestions and opinions. The plans that are being developed will provide us with a valuable tool to ensure that Salem County remains beautiful and viable."

Attention Salem County Residents

Are you interested in helping to shape the preservation programs for Salem County?

If so, please plan on attending a public meeting, which will be hosted jointly by the Salem County Board of Chosen Freeholders, the Salem County Agriculture Development Board and the County Open Space Advisory Committee. Morris Land Conservancy will be facilitating this meeting. Participants will help establish priorities to help guide the future of the County's preservation programs.

Date & Location:
Wednesday, November 29– Ware Building
Cheney Road, Mannington Township
Time: 7:00 PM

Ordered and Paid for the by the Salem County Board of Chosen Freeholders

Salem County Open Space Advisory Committee and

County Agricultural Development Board

Invite the Public

To Provide Comment on the

Draft Salem County Open Space and Farmland Preservation Plan

Wednesday, November 29, 2006
7:00 pm

Ware Building, 51 Cheney Road, Woodstown

Agenda

- Goals of Preservation Plan and Public Meeting
- Overview of the Salem County Open Space and Farmland Plan and Maps
- Identification of Priority Areas and Land Preservation Goals
- Issues impacting Salem County's Open Space and Farmland Initiative
- Public Comment on Draft Plan and Maps

Hosted by:
Paul Codella, Chair, Salem County Open Space Advisory Committee
Andy Buzby, Chair, Salem County Agriculture Development Board

Freeholder Liaisons:
Beth Timberman, Salem County Open Space Advisory Committee
Lee Ware, Salem County Agriculture Development Board

State Representatives:
Tim Brill, State Agriculture Development Committee
Curt Gellerman, New Jersey Green Acres

Meeting Facilitated by Morris Land Conservancy

County of Salem – Open Space and Recreation Plan

Goals of the Open Space and Recreation Plan:

- Preserve Farming and the Farmer in Salem County
- Protect the County's water resources
- Retain natural forested land and the habitat that it secures
- Treasure the Garden County's Agricultural Heritage
- Protect the special natural resource areas that are unique to Salem County.
- Create Partnerships and Obtain Additional Grant Funding to leverage local preservation funds
- Connect People with the Outdoors, Agriculture, and Natural Areas
- Build upon Existing Public and Private Preserved Lands to Create Greenways and Prevent Fragmentation of Habitat and Agricultural Resources
- Improve Quality of Life for the next generation through retention of Farms and Natural Lands for recreation and conservation.

Land Preservation Recommendations:

Greenways:

- Burden Hill Greenway
- Swedes Run Greenway
- Pedricktown Marsh Greenway
- Green Branch Forest Greenway

Blueways:

- Salem River Blueway (including Mannington Meadows)
- Alloways Creek Blueway
- Bayshore Blueway
- Stow Creek Blueway
- Oldmans Creek Blueway
- Maurice River Blueway
- Muddy Run Blueway
- Riverview Blueway

Brownbelts:

- Pine Tavern -Pole Tavern-Cohansey Agricultural Project Area
- Algonkin Lake-Seven Stars-Mannington Meadows Agricultural Project Area
- Mannington Meadows-Hagerville-Maskells Mill Agricultural Project Area

Summary of Preserved Land in Salem County

Salem County encompasses a total of **338 square miles** or **216,320 acres**. Of this total, **50,783 acres**, or **23%** of the total land area in Salem County, are currently preserved through the following methods:

	PRESERVED OPEN SPACE		
Owner	**Class**	**Acres**	**% of County**
Federal	15C	3,500	2%
State	1, 4A, 15C	18,260	8%
County	1, 15C	74	<1%
Municipal	1, 3B, 4A, 15C	621	<1%
New Jersey Natural Lands Trust	1, 2, 4A, 15F	1,126	1%
New Jersey Conservation Foundation	1, 15F	561	<1%
The Nature Conservancy	15F	1,206	1%
The Conservation Fund	15F	125	<1%
PSE&G DCR Estuary Enhancement Program	1, 3A, 3B	2,820	1%
	Total:	**28,295**	**13%**
	PRESERVED FARMLAND		
Type	**Class**	**Acres**	**% of County**
Preserved Farmland	2, 3A, 3B, 15C	21,287	**10%**
Farmland Pending Preservation	2, 3A, 3B	1,201	**<1%**
	Total:	**22,488**	**10%**
	TOTAL ALL PRESERVED LANDS^:	**50,783**	**23%**

^ Includes Farmland pending preservation

Preserved Open Space Lands by Municipality

Municipality	Preserved Open Space (acreage)
Alloway Twp	1,284
Carneys Point Boro	455
Elmer	18
Elsinboro Twp	3,289
Lower Alloways Creek Twp	10,172
Mannington Twp	1,486
Oldmans Twp	498
Penns Grove Boro	4
Pennsville Twp	3,609
Pilesgrove Twp	701
Pittsgrove Twp	4,860
Quinton Twp	1,870
Salem City	0
Upper Pittsgrove Twp	47
Woodstown Boro	-
Total:	**28,295**

County of Salem – Farmland Preservation Plan

Salem County Agriculture Development Board:

MISSION: To protect quality farmland and support the local agricultural economy.

GOALS:

- Preservation of viable productive farmland and its resources
- Retention of the County's farms and farmers that provide an economic base for the County
- Preservation of the agricultural heritage, livelihood, and lifestyle that contribute to the high quality of life, for present and future generations
- Support the agricultural infrastructure to enable young farmers to stay in Salem County, as well as purchase and farm additional farmland

FAST FACTS:	• Of the 338 square miles (216,320 acres) of land in Salem County, more than 60% is farmland assessed (130,835 acres) • Of that farmland, 16% is preserved (21,287 acres), and an additional 1,201 acres are pending approval; totaling 22,488 acres • The Census of Agriculture estimates 96,238 acres of productive farmland in Salem County • 73,750 acres of farmland remain unprotected

PROGRAM GOALS:

- 13,000 acres in five years
- 26,000 acres in ten years

PROJECT AREAS:

- Cohansey–Pole Tavern–Pine Tavern Agricultural Project Area
- Mannington Meadows–Seven Stars–Algonkin Lake Project Area
- Maskells Mill-Hagerville-Mannington Meadows Project Area

Any farm located within the Salem County ADA is eligible for preservation, regardless of whether it is located within an identified project area.

County of Salem

OPEN SPACE AND FARMLAND PRESERVATION PLAN

Comment Card – November 29, 2006 Public Hearing

Name: _____

Municipality: _____

Farmland Owner? _____ Yes _____ No

Do you represent or belong to a local organization in Salem County? __Yes __No

If so, the name of the Organization: _____
_____
_____

Your comments on the Draft Salem County Open Space and Farmland Preservation Plan: _____
_____
_____
_____
_____
_____
_____
_____

Thank you!

Salem County Open Space Advisory Committee
Salem County Agriculture Development Board
Ware Building, 51 Cheney Road, Woodstown, NJ 08098

IN RE: SALEM COUNTY OPEN SPACE and FARMLAND PRESERVATION PLAN

November 29, 2006

Open Space Advisory Committee meeting, taken in the Ware Building, 51 Cheney Road, Woodstown, New Jersey, before LISA F. PENROD, Certified Shorthand Reporter and Notary Public of the State of New Jersey, on the above date, commencing at 7:10 p.m., there being present:

BEFORE:
Barbara Davis, Morris Land Conservancy
SALEM COUNTY OPEN SPACE ADVISORY COMMITTEE
Paul Codella, Chair, Beth Timberman, Freeholder Liaison
SALEM COUNTY AGRICULTURE DEVELOPMENT BOARD
Andy Buzby, Chair, Lee Ware, Freeholder Liaison

DEGNAN & BATEMAN CERTIFIED SHORTHAND REPORTERS
(856) - 547 - 2565

MR. WARE: Good evening. It's been a great day today. We had a bridge dedication in Salem and Veterans Salem County Memorial Bridge and now we're here tonight. So many people worked so hard to make this project come to fruition. On behalf of the Board of Chosen Freeholders, I would like to welcome each of you to the sixth and final meeting. Is this the final one?

MS. DAVIS: Yes.

MR. WARE: To discuss the Farmland and Open Space Preservation Plan that are being assembled by Morris Land Conservancy.The Board of Chosen Freeholders contracted with Morris Land Conservancy to develop these plans because we know that growth and preservation are important topics for the residents of Salem County and we wanted to have plans developed that would help God's future preservation efforts to ensure that we are in lock step with the will of the residents of this fine county. The plans that will be discussed this evening will identify areas appropriate for preservation and will guide future investment within the county.

The Morris Land Conservancy has worked with the Salem County Agriculture Development Board and the Salem County Open Space Advisory Committee throughout the planning process. Local government officials, including developmental boards, historical commissions and environmental organizations, also participate in interviews and surveys to assess preservation needs. Most importantly, we have made a great effort to make sure that anyone from the public could voice their opinions and we thank you for making your voice heard through attending public meetings or filling out a survey. This process has gone on for quite some time and it is exciting that we are getting ready to wrap it up and get this plan on the books.

I would like to thank Morris Land Conservancy for their dedication, excitement for this project. You have been excitable. Additionally, I want to extend our thanks to Andy Buzby, Chair of the Salem County Agriculture Development Board, and Paul Codella, Chair of the Open Space Advisory Committee, and the many fine citizens that has served with them. Let's hear it for these guys. They worked very hard.

(Audience applauds.)

MR. WARE: These people are great and their dedication to Salem County is without measure and we're truly appreciative of their service. Last but not least, and I bug her just about every day, I want to thank Chris Alexander for assisting these committees on a daily basis and entirely advocate for these issue and presents a tremendous work ethic. Chris, let's hear it for Chris.

(Audience applauds.)

MR WARE: I also want to thank the representatives from Green Acres for attending this evening. I also want to recognize my fellow freeholders who are with us this evening; Freeholder Beth Timberman, Deputy Director Bruce Bobbitt, Freeholder Dave Lindenmuth and Freeholder Elect Jeff Hoagan. Barbara, you have given us our goals, you have given us our vision. You have worked very hard and we're all very proud of you. I'm going to turn this over to Miss Barbara Davis.

MS. DAVIS: Thank you, Lee. Okay. It's my job tonight to give you the rules of the evening because I'm good at this stuff so you have to follow my rules, and I'm also going to give you an overview of the plan. I first want to welcome Curt Gellerman from New Jersey Green Acres, Tim Brill and Steve Brunner from the State Agriculture Development Committee. These gentlemen drove down from Trenton to be with us tonight. They are resources for you and they're here to answer questions if they come up tonight and to meet with you afterwards if you have any questions for them. They're terrific people, bother them, ask them questions. They'll really be able to help you. The structure for the meeting tonight is that we're going to briefly go over the Open Space and Farmland Preservation Plan, talk about the maps that surround the room and then hear from you. The bulk of the evening tonight is to listen to you, your comments on the draft plan. We have a stenographer here who's recording all of the questions and that will be incorporated into the Open Space and Farmland Preservation Plan. I do want to go over some of the paperwork. God forbid an environmentalist doesn't have paperwork.

Okay. The first thing is I have a sign-in sheet. Curt, can I hand this to you? Okay. Everyone needs to sign in. There's sign-in sheets in the back. Chris, if you could pass one around as well. If you haven't signed in, please do so. I'm not going to be contacting you; no solicitation. It's to show the SADC and New Jersey Green Acres that we had a nice turnout, which you did, and I really thank you for taking the time to come out this evening.

The second thing that we have in the back -- and I want to introduce Mike Tongran from the Morris Land Conservancy. Mike, if you could raise your hand. We have comment sheets. If you don't have time tonight or you're not comfortable speaking in public, please take a comment sheet, fill it out and send it back to Chris here in the Ware Building so the County Open Space Committee and the County Agriculture Development Committee can hear your questions and concerns on the Open Space and Farmland Preservation Plan. So they look like this. They're white sheets. The yellow sheet is the agenda for tonight so you can see what it is that we're covering. We have the names of the people who are here up at the panel. I'm next to Paul who's chair of the County Open Space Committee. Next to him is Andy Buzby, Chair of the Salem County Agriculture Development Board. We have Beth Timberman, the freeholder liaison to the Open Space Committee, and Lee Ware who's the freeholder liaison to the County Ag Development Board. These people know what's going on. They're your contacts. Ask them questions. They're experts on these plans. It also talks about who's here from the state so you have their names.

On the back is a short description of why the county undertook an Open Space and Farmland Preservation Plan. It has a time line with the public meetings that were held, the survey sheets and when all the products were delivered and when the final plan will be delivered. It has my information from the Morris Land Conservancy and contact information for the Ag Development Committee and the Open Space Committee.

The two sheets that are blue and green, does anybody not have these sheets? Because Mike can pass them around. Are you guys okay? Okay. These are my cheat sheets because I can't remember anything. The first one is the blue sheet on the Open Space and Recreation Plan. The second one is on the Farmland Preservation Plan.

I do want to explain to you, what Salem County did, in my opinion, was extremely innovative. The Salem County hired the Morris Land Conservancy to write one document, an Open Space and Farmland Preservation Plan. A priority of the planning process was to incorporate the visions for farmland protection and open space protection in a consistent and overall manner for Salem County.

What we have done is written this document in two volumes. They are in the back on the table and they are also outside on the table. They also appear on your web site.

The first one, Volume One, is your Open Space -- sorry -- is your Open Space and Recreation Plan. The second one, Volume Two, is your Farmland Preservation Plan. The reason they came out in two volumes is because the two agencies have slightly different regulations for the documents and we wanted to make sure your plans were complete and would be accepted by New Jersey Green Acres and the State Agriculture Development Committee for funding.

These plans were a bottoms-up approach. We had significant public input into the Open Space and Farmland Preservation Plan. The poster by the door, please take a look at it when you leave, documents all of the public input. There's a photograph from each public

meeting. There's a photograph from the tours. We toured the county every time we came out, and it's a beautiful county; it really is, and you know this better than I do.

We also attended the legislative tour in August and there's a photograph of the tours and there's a photograph of the survey form and the invitation. This was a document that reached hundreds of people before anything was written down on paper, as it should be. This is your farmland plan. This is your open space plan.

The Open Space and Recreation Plan includes a documentation of the available land for preservation and the amount of preserved land in Salem County. I want you to hold your breath for a minute and just listen to these numbers. Salem County encompasses a total of 338 square miles or 216,320 acres; okay? Of this total, 50,783 acres or 23 percent of the total land area in Salem County is currently preserved. That's a very impressive number. It's preserved through federal ownership, state, county, municipal, nonprofit ownership, and PSE&G has an estuary enhancement program that protects nearly 3,000 acres.

In terms of preserved farmland, you have 21,287 acres of preserved farmland which represents 10 percent of the county. You have 1,201 acres of farmland pending preservation, for a total of 22,488 acres. And this appears on the back of your blue sheet so it gives you a breakdown of what's permanently protected.

Based on the public input upon review of your master plan, we came up with a series of goals for open space preservation in Salem County. The first and foremost was to preserve farming and the farmer in Salem County. The second was to preserve the county's water resources.

This is truly a link between your open space and your farmland program was the protection of your water resources. Every public meeting, every survey, this ranked extraordinarily high, was the protection of your water.

To retain the natural forest land and the habitat that it secures. You are very fortunate to have vast forest of beautiful, richly forested land in Salem County and a priority clearly came to protect those forested resources.

You wanted to treasure the Garden County's agricultural heritage, your buildings, barns, brick pattern houses, field tiles, all came up as priorities for conservation. Protect the special natural resource areas that are unique to Salem County. No one else has a Mannington Meadows. No one else has a Delaware Bay shore like you do.

You want to create partnerships and obtain additional grant funding to leverage local preservation funds. You want, need, have to do this; okay? For every dollar you spend in preserving land, you want to bring dollars for or five to one back into Salem County to help preserve that land. These plans go extraordinary way to making that a reality.

You want to connect people with the outdoors, agriculture and natural areas. You want to build upon existing public and private preserved lands to create greenways and prevent fragmentation of habitat and agricultural resources, and you want to improve the quality of life for the next generation, which is a truly commendable goal.

Now, I want to go over the maps relating to the Open Space and Recreation Plan. The open space map is to my left, your right. The open space map is a parcel base map. Again, you're extremely fortunate in Salem County that your county has undertaken the effort to digitize all of your block and lots in Salem County. Makes it much easier to undertake any planning process when you have this level of detail and accuracy.

It may look like it was easy to put together. I'll tell you it wasn't finalized until a couple weeks ago. Things change every moment. It's a big county.

The brown is farmland, anything that's assessed as farmland. So I want you to think about that. This includes farm assessed property, barns, houses that are on farm assessed. It includes wetlands and waters that are on farms; includes forests that are on farms. So this is a big number. Of the 338 square miles or the 216,320 acres, more than 60 percent of Salem County is farmland assessed or 130,835 acres; okay?

The dotted ones -- can you guys see the speckled brown? I know in the back it's hard. There's another map in the back that just is the farmland map. You see there's the brown and then there's the speckled? The speckled is preserved farms. The map in the back I think has a purple color; is that correct? And those are the pending farms; is that right as well? I'm remembering everything correctly? Okay.

This -- even -- I'm telling you this now, even if you look at that map and you tell me that your farm is pending for the purposes of the plan as it stands now, this is the map that's going to go in. The county can update it as time goes on. This was very difficult to pull this information together. There was a lot of different information sources.

The numbers that we have in the plan now, Chris can defend, I can defend. We went through the SADC, fabulous resource, to get those numbers together. So we're pretty confident that we did it right. So I'm keeping my fingers crossed that everyone says, fabulous, Barbara.

This map up here, anything in green, any shade of green is permanently protected in terms of open space. The different shades of green, I know it's almost impossible to see from the back, just indicates a different level of ownership.

The yellow is undeveloped land and then the purple is municipal. But big picture, brown is farmland, green is open space, yellow is undeveloped land. The gray is U.S. government land, the Army property that's along the shore of the Delaware River.

Based upon the goals that were identified in the Open Space Plan, based upon your natural features, we have our natural features map. Sorry it's a little wrinkly. This is our working map so you can see we really worked it.

Is Nancy here, Nancy Merit? See, there's water on that map.

Okay. This map is really the – and Nancy's been hawking me, as she should. This is really the basis of some of the environmental features in Salem County. The green is the forested land cover. Anything in blue is water, whether it be wetlands or surface water. It's a very comprehensive map.

Your county feeds into the Delaware River. You've got the Maurice River, the Salem River. This is a hugely rich county in terms of its water resources and any preservation effort has to take into account where your water is and where it goes.

The brown underneath that map, can you all see that? That's your soils layer. I didn't include a separate soils map, but I just wanted to give you an idea, the deep brown are your prime agricultural soils. The peachy color and the orange color, which again, if you're in the back, I'm really sorry, almost impossible to see, those are your soils of statewide significance and local significance.

Salem County has a very rich soil base. It's why your agricultural land is so productive. This map gives you an idea of the natural features in Salem County and it's the basis of both your farmland, project area map and your greenway map.

To my left is the greenway map that's included in your Open Space Plan. The greenway map includes a system of three projects; your greenways, blueways and brownbelts. The greenways are really based on your forested areas, both upland and forested wetlands. Your brownbelt we're going to go over in a minute; those are your agricultural project areas, and the blueways are your river corridors and your bay shore area.

Every municipality in Salem County has a project area in it. Every municipality in Salem County has either a natural feature or an agriculture feature of such significance that it's been identified by your County Open Space Advisory Committee and your County Agriculture Development Board as a priority for conservation and it's been identified on your greenway map.

Now, the Farmland Preservation Plan, the first thing that's asked is what is the mission and vision of the County Ag Development Board, and I think it's important enough to just read, The vision of the Agriculture Development Board is to protect quality farmland and support the local agricultural economy. Very succinct and absolutely accurate. And how they want to do this is to preserve viable productive farmland and its resources to retain the county's farms and farmers that provide an economic base for the county, to preserve its agricultural heritage, livelihood and lifestyle, and to support the infrastructure that enables young farmers to stay in Salem County as well as purchase and farm additional farmland, a huge priority for the County Ag Development Board.

The goals of the County Farmland Program are to preserve an additional 13,000 acres in five years and to preserve an additional 26,000 acres in 10 years.

As part of the Farmland Preservation Plan, the County Ag Development Board has developed what it calls a farmland project areas map, and that is to my right and your left. Now, if you look on this map, it's regional in nature. The yellow – I know it's hard to see. Sorry. I keep saying that. Come up and talk to me after. The yellow in the southern part of the county is -- that's Gloucester County, right? Is Gloucester County, and that's its priority farmland areas. Cumberland. I knew I messed that up. I'm so embarrassed. Sorry. Okay, it's Cumberland County as farmland preservation areas. We included Cumberland County because it's digital. Gloucester County is not digital. It's north of Salem County, but in the plan itself, the map for Gloucester County has been scanned in and there's a discussion of continuity in terms of regional resources for farmland preservation.

The green on your farmland project areas map is preserved open space. The State Agriculture Development Committee wants the County Ag Board to be aware of preserved open space and to preserve land that is consistent with the preserved open space that surrounds it.

The brown, the light brown is farmland and then on this map it also shows a preserved farmland as speckled.

Now, the yellow line on the map --Beth, can you stand up and show them the yellow line?

MS. TIMBERMAN: You mean the dark yellow line?

MS. DAVIS: Yes.

That is your agriculture development area line. This is something that's been adopted by the Salem County Ag Development Board and it's the boundaries in Salem County for farmland preservation.

I want to read this line that appears your green sheet and appears on your map and appears in your Farmland Preservation Plan, and it's really important. Any farm located within the Salem County ADA, the Agriculture Development Area, is eligible for preservation, regardless of whether it is located within an identified project area.

Now, let's get to the identified project area. The Salem County Ag Development Board has developed -- has identified three project areas of county importance for preservation. The three are identified geographically as the Cohansey-Pole Tavern-Pine Tavern Agricultural Project Area, the Mannington Meadows-Seven Stars-Algonkin Lake Project Area, and the Maskells Mill-Hagerville-Mannington Meadows Project Area. It forms a U shape in the center of the county.

If you look at the natural features map, the natural features map, the dark brown are the prime soils so you can see that the project areas are consistent with the best soils in Salem County. In addition, if you look at the natural features map, the project area map also follows the areas that are not completely wet and aren't forested. So again, the county is looking at preserving some of the most productive farmland in the county.

Again, this does not preclude their participation in any farm outside of the project areas. It just highlights some of the most important in Salem County.

The pink outlined areas, there's one in Pittsgrove and three in Pilesgrove, these are the municipal planning incentive grant project areas. Again, it's a great program by the State Agriculture Development Committee, something that I would encourage Salem County to apply to as a county. The planning incentive grant areas are areas in which the local municipality has decided have the greatest farmland importance for their town. So if you think about the project areas that the county has identified, these are municipal project areas. They identify areas with the willingness of sellers and the local municipality promises to commit their own funds to help purchase the farms in those project areas and they asked the county to help support those farms in those project areas and then apply to the state. It receives enhanced funding and approval from the state because of the local and county commitment to purchase those farms. Those farms are priority areas for the county as well in the planning incentive grant areas because the county has already preapproved them as priority areas. So even if they don't appear, such as Pittsgrove, within a project area for the county, it is a priority area for the county 'cause the Ag Board has already approved it as a project area.

Also if municipality comes in and they want to have a new project area, they can apply to the county as they've always done for the county support. So it's a good matching program and enhances municipal, county and state funds.

Okay. The Open Space and Farmland Program in Salem County is a willing seller program. The county -- this is a county document and does not preclude local divisions. So on a municipal level, move forward, move ahead, but work with the county to make sure that you can match your funds together.

We found several issues in our planning work this year that impact your open space and farmland initiatives. Funding is an issue in Salem County, and I'm going to tell that's not unique. Funding is tight across the State of New Jersey. Water usage is an issue in Salem County. Concern about water quality came up. Agriculture, viability and continuity came up as a high priority in Salem County. Connectivity, the Salem County Ag Board and Open Space Committee want to see these lands connect to one another. The concept of bringing in partners for funding was important. Historical preservation, historic buildings. The rural heritage and character of your county is unique and that came up as important in Salem County.

Interestingly enough, active recreation did not come up as an important ope space issue in Salem County. That came in on the surveys toward the end of the list. It's not to say it's not important, but it didn't come up as a high priority, but trails did. Not as a high priority, but higher than active recreation. Natural resource protection came up as important, along with the view sheds.

So at this point I've talked quite a bit. I've tried to keep to my time frame, and we're going to open it up for public comment, and the way we're going to try to do this is just in terms of time and being able to hear from everyone, we'd like to -- I'm going to facilitate the forum. I have Beth, Lee, Paul and Andy here to answer questions so we're all available to answer questions for you. I'd like to limit it to two questions per person with a five-minute time limit, again, to give everybody the opportunity to ask questions, and I'd like to limit it that if you've asked a question, that you allow someone else to ask before you go ahead and repeat your question.

Is everybody comfortable with that kind of structure for the forum tonight? Okay. Excellent.

All right. With that said, I'm going to turn it over to you. We're happy to answer questions.

Nancy, if you could identify yourself, that would be great.

MS. MERIT: Nancy Merit. Good evening. I just wanted to thank the state. Curt, I've never met you. Thanks so much for coming out and I also want to thank you for that big huge white sign on Route 40 in Pilesgrove Township. We love seeing that there. Thanks for putting it up.

Could you maybe explain what this plan is going to be used for? I mean, it's great to have a plan but I think a lot of people are a little in the dark. So what use is it going to be put to? Can you talk to the purpose behind it, what the uses could be?

MS. DAVIS: Lee said I could answer that.

Okay. The use of the plan, the first step for this -- and if I don't answer it well, just stop me and make sure I answer it well.

The use of the plan, the purpose for the Open Space and Farmland Preservation Plan is to first identify what's here in Salem County and it might seem like a very simple thing to do, but it's a big tall order. How much land do you have? How much of it's preserved? How much is out there as being potential for being preserved? What do you have? And that's part of, if you look on your fact sheet for the farmland plan, your farmland assessment is 130,000 acres.

The Census of Agriculture records what's productive farmland and they record 96,238 acres. If you subtract the amount of preserved land, which is 22,488, you have 73,750

acres of unprotected, productive farmland in Salem County, and it came up very clear that it was a priority to protect your farmland.

So that's the first thing is to identify very clearly how much is preserved and what's left to be protected and what is important for protection in Salem County both from farmland and from open space. That's why the public meetings were held and that's why the surveys were distributed and recorded.

I'm a very detail oriented person and I'm going to tell you the first thing that Salem County should do is submit both plans to the New Jersey Green Acres and to the State Agriculture Development Committee for their review and approval for funding on the state level for land acquisition in Salem County. You want to be able to leverage your local dollars.

These plans clearly demonstrate where the land is that needs protection and why it needs protection. You need to be able to document why a piece of property is so important to you as a county government, and these plans do that. Both the State Ag Development Committee and the New Jersey Green Acres have enhanced funding levels for counties and towns that have approved Open Space and Recreation Plans and approved Farmland Preservation Plans. That's one of the reasons that the document was divided into two volumes, so that they would be a little bit easier to review by the two different boards.

Yes, sir.

MR. OBER: My name is John Ober.

Has the CADB made a determination that they're going to support the planning grants that now exist in the county? Is there a document yet?

MR. BUZBY: Yeah. The planning – the planning incentive plans as they were written, we do support them, John.

MR. OBER: Okay. I heard you say that, but is there a document?

MR. BUZBY: I thought that -- well, as I thought that the freeholders originally approved the plan incentive grants? That goes back two years ago.

MR. OBER: Okay. So for example, in Pilesgrove, I'm aware of that one. The one we submitted is approved by the CADB?

MR. BUZBY: The planning incentive grant, you're talking about the -- your grant as it was written originally?

MR. OBER: Yeah. In other words, areas shown on the map, there's three in Pilesgrove Township.

MR. BUZBY: Oh, do we support -- yes.

MR. OBER: Okay. Okay. And also, I do notice that the two eastern districts in Pilesgrove are not in your -- in the county plan, but you're saying because they're in a municipal plan --

MR. BUZBY: That's right. That's right.

MR. OBER: Okay. Thanks a lot. By the way, you do have 1,200 some acres pending. We have over that in Pilesgrove pending now, in excess of 1,200. So did you include the ones that we have pending?

MS. DAVIS: I included what Chris and Tim gave me as pending. So that's -- those were the numbers I had. Take a look at the Farmland Plan and E-mail me.

MR. OBER: Okay. I'll have Chris -- because there are other agencies that have those farms under option beside us.

MS. DAVIS: Thank you.

MR. WAGNER: Herb Wagner, Pittsgrove.

I have a follow-up question to the one that John just asked regarding planning incentive grant areas and the possibility of some future planning incentive grant areas. As you can see, the planning incentive grant area in Pittsgrove Township really is an area that took into account a thousand acres of adjacent farms that were pretty much – all that was left in that area when you look at the fact that we do have a lot of greenway areas and water areas, and I'm going to ask you to focus your attention on that map over there to the right-hand side and you can see where the planning incentive grant areas sit and you can see why that planning incentive grant area couldn't have been any bigger than what it was pretty much, because it pretty much takes into account all of the farmland that is outside the greenway area.

Now, what I'm getting at, if you look at that map carefully and you drop your eyes down a few inches, you'll see another big white area. If you look at the other map back over here, you'll see that that's mostly farmland.

I have said in my status reports to the SADC of which I've given a copy of to the Salem County Ag Development Board that's been my plan ever since I started this. As a matter of fact, I have maps that show the area down there as impossible planning incentive grant area for Pittsgrove Township, and if you're curious what area I'm talking about, that's the one that's at the bottom of that map over there. It's practically that whole area. I have about 12 farms there and I have about seven farms that have applied for preservation in that area and they were all turned down by either the state or the county for various reasons, mostly because they were small, but there are some that are 70, 80 acres, and of

course, that includes a 200-acre farm that has been preserved by Joe Parvy. So we have a lot of farms in that area.

It's been my intent to submit a plan incentive grant for that area. I brought it to the attention of the township committee last night and they certainly were in agreement with that, but the question was, well, does the plan mean that Salem County has? Does it mean that if we do apply for planning incentive grant area in that particular area, whether it's going to be ignored because it doesn't fall in the project area, and so that's kind of a follow-up to John's question and I kind of went -- and this is one step further. I'd like to hear what your answer is about that.

MR. BUZBY: Okay. And I anticipated this from Pittsgrove Township. I don't mean that to be smart and I see good reason.

We were asked to pair down --originally when we were asked, our project area or our -- we were ready to paint everything within our ADA brown, and we did an overlay of our soils maps. We looked at our current project areas. We gave and took from each municipality, I feel, to be as fair as we could.

Right now, I don't see why that would be an issue with starting another planning incentive grant in the lower part of your township.

MR. WAGNER: That's the only question I have. I'm not asking you to extend the project area. I understand your rationale. We agree to disagree.

MR. BUZBY: Well, I don't – the planning incentive grant is about the municipality being able to critique the preservation of project areas. So yeah, I wouldn't see that that would be a problem in the future.

MR. WAGNER: Okay. That's really my only question.

MR. BUZBY: Thank you.

MS. DAVIS: Yes, sir.

MR. YANIS: My name is Jim Yanis. I live in Alloway Township. I have a question concerning the applications that are permitted and I would really like to have a printout or some definite answer as to where an individual land owner stands concerning an application that has been denied and then should they apply again or where does that application stand in the applications that are submitted in the future?

MR. BUZBY: You're not alone, Jim. I don't know if you're talking about your own personal situation.

MR. YANIS: I am talking about my personal. I'm sure there are other land owners --

MR. BUZBY: Yeah.

MR. YANIS: -- that have a --

MR. BUZBY: I know there is. You need not reapply. We have your application. We have a lot of applications. We have more applications and some very good applications right now that we don't have the funding for them right now. A lot of them are in project areas. A lot of them are too small to make it in the first tier of the direct easement round and we haven't had -- last spring we did not have a county round, and you're -- and we're getting more and more applications all the time, which I'm happy to have the quality of them. It's better than it's ever been, and the easement values are better than they've ever been and the funding is short as it's been.

MR. YANIS: In other words, you're saying that a land owner, myself particularly, I could leave this meeting assured that my applications are --

MR. BUZBY: We didn't throw it in the trash. Yeah. We've still got your application.

MR. YANIS: Or whether I should reapply with a new program? I applied in the springtime and I finally -- this is very sarcastic, but at the original meeting in May, I felt that the meeting I was at was assured that the applications had to be in by June and then in September you would receive an answer as to whether you were approved for direct easement or not from Trenton, and it took me four telephone calls to Trenton to finally get a letter in October that I was not approved.

So I'd like to rest assured that I can leave this meeting and know that my application will remain in the pipeline, I don't have to apply again, new programs and so forth and so on.

MR. BUZBY: Yeah. That's --

MR. YANIS: Is that true?

MR. BUZBY: Yeah.

MR. YANIS: Thank you.

MS. DAVIS: Tim, I don't mean to put you on the spot, but do you want to address that as well?

MR. BRILL: Yeah. I guess I need to say for those of you who are familiar with the state's funding situation right now, we're in the last real application year of funding under the original Garden State Preservation Trust Act, funding plan, and that's a double-edged sword. It's good thing, but we need to document the demand for future funding, and we did go through a rather difficult process in Trenton this spring and summer to sort through the many quality applications that we had in Trenton here to determine what our funding would allow us to undertake here.

If some of the farms that we selected as priority farms are not successful for whatever reason, it may be possible for us to continue to reach down the priority list into some of those farms that did not quite score high enough under our criteria. So don't give up hope and we're certainly in the early stages of the process to document the need for future funding and we anticipate some type of public question on the ballot next November, so it's really critically important that we really document the demand for all the programs and I guess Curt can kind of echo much of that sentiment as well. So don't give up hope here.

MR. YANIS: Well, to address it again, in the letter that I finally got from Trenton, there was no mention that I was still in consideration -- still being considered, so with another phone call to Trenton and I was assured verbally that I would remain in the pipeline.

I think the point I'm making is that there should be some way of addressing an applicant signed, sealed and delivered that they can sleep well at night realizing that they're still in the pipeline.

MR. BRILL: That's a good point, and yeah, I apologize for not making sure that that information wasn't as clear as possible. We've tried to match up farms with the best program option. We know it's confusing sometimes for land owners to kind of decide, well, does it make sense to even try to compete statewide, for instance? And usually we can kind of help guide applications. But circumstances change on our end as well, as many people in the room can attest here, but thanks for hanging in there and hopefully, like I say, worsecase, with future funding, we can really expand our commitment to Salem County here.

MS. DAVIS: Thank you, Tim. Thank you, Mr. Yanis.

I would -- that's why I'm recommending so strongly to -- how many freeholders do I have here tonight? Four? Here's my recommendation. I'm not going to mince words. Submit the plans to the state, both plans, even if the state has no funding this year. Get yourself in the pipeline so that you're good and ready and there when the state does have funding. Give the opportunity for the state to see how important preservation is to Salem County.

You have an excellent set of documents here. They're thorough, they're detailed and they clearly show why land is so important to protect in Salem County, on a wide basis. Submit them to the state for their review.

Okay. Next question. I know I saw a couple questions. Could you just introduce yourself.

MS. LUCAS: Barb Lucas. I live in Pilesgrove on Route 40, between Woodstown and Upper Pittsgrove line, and I see that line straight down there with that brown. Is that Upper Pittsgrove line? Is that why you put that there or how did you come with a straight line like that?

There's a lot of ground that's preserved between Woodstown and Upper Pittsgrove in that. I don't know if it's light brown or dark brown.

MR. BUZBY: We followed your soil maps. What's your main concern?

MS. LUCAS: I don't understand why we have brown down the line here and not brown from Woodstown to Upper Pittsgrove, down Route 40.

MR. BUZBY: You wanted to be in the dark brown area?

MS. LUCAS: Well, I just didn't know why.

MR. BUZBY: Okay.

MS. LUCAS: Because there's a straight line. Is that Upper Pittsgrove line?

MR. BUZBY: No. This basically is, though.

MS. LUCAS: It looks like it to me. Because there's ground between Woodstown and on down Route 40 up to Upper Pittsgrove.

MR. BUZBY: I'll reiterate what I said earlier. When we were first asked to do this, we put everything in the ADA in the dark brown and then we were asked to go back and prioritize. So it was a give and take. It was an overlay of the soils maps, our project areas and everybody had to give and take a little bit here. But just because you're not in the dark brown area doesn't mean you're not eligible for farmland preservation.

MS. LUCAS: Well, then, what is the dark brown area good for, then?

MR. BUZBY: That's our priority areas.

MS. LUCAS: I thought, like, if you had 100 acres or more that you were going to be a priority, if it's tough soils. But all you got a letter from the state that says you're a priority farm but we don't have any funding for you, go the
county or go to the pig grant, and the pig grant says, we don't have any money for you, go to the county, and the county says, we don't have any money for you, go to the state. So --

MR. BUZBY: What's your question, Marge? What's your question?

MS. LUCAS: What's this map going to do?

MR. BUZBY: I'm sorry?

MS. LUCAS: What's this map do? I don't understand what it does.

MR. BUZBY: It's meant to prioritize our preservation areas.

MS. LUCAS: So if I'm not in the brown, it's not good.

MS. MERIT: Does all the money go to the dark brown first? No? For sure, no? Because that is a concern. Okay.

MS. LUCAS: I don't understand what we're doing a map for if it means nothing.

MS. DAVIS: Good questions, all good questions. I'm going to make sure I answer them and I don't forget any.

The dark brown U shape is the county's priority for preservation. The state has enhanced funding if you identify project areas for preservation. That's all it means is that they're eligible for enhanced funding from the State of New
Jersey for those farms.

The ADA line is in criteria for farms that can apply to the county for funding. So any farm is eligible to be preserved in Salem County for funding. Your concern about lack of funding, state and county, is absolutely real, and there's no other way to put it, and what I'm going to ask you, and you can poo-poo me and that's okay, is that you hold on tight. The state is working to have a question on the ballot in 2007 to renew the Garden State Preservation Trust.

The Salem County freeholders are looking for innovative ways to ensure that funding continues into Salem County. I would ask that if it's important to you, and I trust that it is, to preserve your farm, to hang in there; keep the discussions going. Meet with Andy and the Salem County Agriculture Development Board and let him know how important it is to you. Write to the state, write to the county. Write to your neighbors and let them know how important it is that Salem County's land be preserved. Let people know. Educate the public as to why land conservation is important in Salem County, and get the funding renewed.

Okay. Yes, sir.

MR. EISENHOWER: Steve Eisenhower, Natural Land Trust, and I hadn't heard -- maybe – I came in late and maybe this was addressed, but I'll just speak on behalf of the other open space issues in case anybody's interested in those. You know, we were involved with preserving land for either the easements or through, you know, outright purchase and making it part of what we have in preserved forest land primarily and also open land, follow up on this a little bit. Did you address this already? Just on the other avenues, these are things that are available. Has this been addressed yet or not?

MS. DAVIS: Well, we discussed it briefly, but if you can discuss it quickly, I'm happy to include it.

MR. EISENHOWER: Three minutes.

MS. DAVIS: Two and-a-half.

MR. EISENHOWER: You have the state. You have the federal areas, which obviously are the refuge. You have the wildlife management areas. So if you own property adjacent to that, that's another avenue that's open to you. It doesn't have to go through the farmland program. There's another program which is the Green Acres program focused on the non-farmland areas and that's what we're involved in protecting.

You have about seven acres. We call it the Burden Hill Forest Preserve, and then also New Jersey Conservation Foundation also has, I guess, about six or 700 acres too. So it's just another way of preserving land, and sometimes we have some properties which are part farmland that we can preserve, too, and Curt is also involved with that with the Wildlife Management areas and also the state parks and the federal lands.

That's pretty much it. I just want to make that point.

MS. DAVIS: Thank you, Steve.

Steve makes an excellent point and one of which is the meeting prior to this with the County Open Space Committee, we discussed in length the SADC and Green Acres, if you don't mind me speaking for you for a moment. They're really promoting what they consider hybrid projects, cooperative projects. If you have a parcel that's both wooded and tilled farm, there's an opportunity to combine funding sources and the protect land for both its open space value and its agricultural value. Open space acquisition does include a public access pump on it. So that needs to be part of the decision process. Again, through the county or municipal open space programs, that's traditionally understood that there's a public access component and Green Acres has a public access component. Agriculture do not. So if your land is conducive to that, there are ways to be innovative no how you protect your land. Nonprofit organizations are an excellent resource for you if you're looking to protect your land, is a nonprofit land trust, and we work with hundreds of land owners to protect their property throughout the northern part of the state. New Jersey Natural Land Trust is excellent. New Jersey Conservation Foundation and Nature Conservancy, wonderful resources for you here in Salem County.

Are there others questions? Ready.

Yes, ma'am.

MS. DUNNE: My name's Loretta Dunne. I have been a volunteer for about six or seven years with Fish and Wildlife monitoring an eagle's nest in Mannington marsh area. My understanding is that -- I sent you an E-mail recently. My understanding is that there's a potential for a very large farm in that area, Seabrooks property might be developed. So my question is how does this project -- you know, all of this mapping and everything go

into changing zoning perhaps in the county or how's -- is it being used somehow in that way to protect things when people can't sell or when their neighbors want to make big -- you know, sell for big housing markets?

MS. DAVIS: Earl, I'm going to answer this. If I say something wrong, stop me. Earl's ready. He's your county administrator.

Okay. The Open Space and Farmland Preservation Plan is not a regulatory document. The maps that you see here are vision documents; okay. The greenway map shows a vision for preserved land in Salem County. The farmland project area shows a vision for farmland preservation in Salem County. It does not dictate zoning. It does not -- the plan doesn't include recommendations for zoning.

What the plan does is that it's to be adopted as an element of your county's master plan. It includes information on each and every municipality in Salem County. It's consistent with each and every municipality's existing zoning and preservation goals, and you can look in the plan and there's a page on every single town in Salem County, what their preservation goals are, what their recreation areas are and the amount of land that they protected and what they're documented as priority areas.

You can use these plans in your planning process to help you in your master planning process for zoning in that sense. So the planning board would then take a document like, look how the county has identified their land and use it as another tool in their toolbox for helping to design appropriate zoning for particular areas in their municipal.

Earl, do you want to add anything to that or does that cover it?

MR. GAGE: No. Just the DEP also has an overlay of protected areas which they rank on a scale of one to five which would help in the protection of that area, the wetlands.

MS. DAVIS: Right. In the Open Space and Recreation Plan, and I want to make sure -- there's two copies here for everyone to see. There's one in the table on the back and there's one in the table right outside and these are mine up here, but we included several maps in the plan, and I'm just going to -- sorry. I guess this is distracting for you, but the first map in the plan refers to what Earl was talking to, and it's the natural features map that includes the natural heritage priority sites. These are sites of significant threatened and endangered species habitat in Salem County, of which there are many. The second natural features map in the Open Space Plan includes forested and wetland areas in Salem County. It's a subset of the natural features map that's shown. To reduce this map to an 11-by-17 size makes it illegible. So we actually divided it into two separate maps, and again, these county documents are meant to be tools for the county and they're meant to be tools for you as a municipality; and I just want to, if you'll allow me, the Open Space and Recreation Plan includes what we call fact boxes, fact sheets. They're excellent tools for you to bring to the public to explain what open space is. It talks about containment in lieu of taxes program. It talks about Garden State Greenways, which has been developed by the New Jersey Conservation Foundation. It talks about what community supported

agriculture is. It talks about how open space pays, how preserving land canactually help your ratables in your community.

These are excellent resources for you and that's really the job of the county is to provide resources to you as residents and representatives of your municipalities to share with each other. This is an excellent tool. Look at it and take information from it for your own municipal use or your private use. It's on the county's web site, and once the plan is finalized at the end of December, the final plan will be there as well.

Are there other questions on the Open Space Plan? Yes, sir.

MR. ACEY: Barbara, I'd just like to thank you again. I think you've done a tremendous job, and thank the freeholders for their efforts.

I'm Don Acey from Mannington Township. I was wondering if the two volume set after the final draft is done could be made available to each municipality to have on site at their municipality, city hall, whatever, so if someone wanted to come in and actually look at it and don't have access to a computer, most of us do or don't, depends on where you are and what you're doing, but they might want to be able to access that, if that's possible.

MS. DAVIS: Earl is nodding his head very strongly. We've been contracted to print 100 copies of the plans so there'll be more than enough available, and Earl is nodding that he will make sure that each of the municipalities receive a copy of the plan. It's also on a CD.

I'm recommending that you, you know, if you get into your municipality, ask the county to provide it on CD as well for ease and distribution. It's very expensive to print. It's a great document but a lot of color pictures.

MR. ACEY: I wanted to thank you again. You do an excellent job at the meetings. Thank you.

MS. DAVIS: Thank you very much.

Other questions on the plan.

MS. RIM: Cheryl Rim, Pilesgrove Township. Again, thank you, and I would also like to thank you on behalf of the public because the public really did turn out for this and I think it shows how passionate Salem County residents are.

I guess I have two questions. The first is before this plan is submitted to the state and for the filing, will there be an opportunity, maybe for you to meet the individual township planning boards just in case there's any areas that they would like to see tweaked or, you know, concerns or whatever that they may have? That's the first question.

And the second is, now that with this last election that our additional funding did not pass, I'm concerned about how our -- I mean, I understand leveraging funds with outside organizations and that that can be successful, but can you give us any insight into how this will really work and how maybe we can move forward should we possibly put this on the ballot again? How can we do a better job at educating the public in the future? Other areas that may have gone through something similar to be dealing with such an industrious plan in a time of hardship at a local level and at the state level.

MR. WARE: Thank you, Cheryl. Two years ago we bonded for $9 million. This is a catch 22. The good thing is our farmers' numbers, I know what I got years ago and I know some other farmers got ten the years ago, but the numbers have gotten up there, $10,000 an acre, 12,000 or 15 and higher. That's the good news. The bad news is that $9 million is eaten up. That's -- Chris Alexander will allude to.

The vote spoke in the last election loud and clear. I knew there was going to be a saturation point sooner or later with Carneys Point with two cents and Mannington with two cents and the state's going to come back with -- I don't know what they're going to come back with next year. The governor's down by 2,000 votes which was surprising but we will listen to the voters.

This freeholder board, and I think everyone agrees, when the numbers come in, without talking to the treasurer today, if the ratables come in like I hope they do with everything, we will do something creative and we will have a line item that's going to be the equivalent of two cents with no burden to the taxpayers.

It is important, we are all here tonight because we want to maintain our rural character in Salem County. Right now, the state's broke and we're broke, and we will do everything we can to keep this program going because we live in Salem County, we love Salem County for a reason.

Did I answer that question?

MS. RIM: You answered it.

MR. WARE: Thank you.

MS. RIM: Will there be an opportunity with individual planning boards?

MR. CORDELLA: Yeah. Part of our goals and objectives that came out of this plan is to go to the people and really educate them as to what we've learned over the last 14 months in this process. Up until now we've had six weeks where you came out and told us how you felt, but you are the people that care and have some knowledge and some stake in it. There's a whole lot of voters out there, as we found out on November 7th, that really need to understand why it's important for us. So the next time around that it's on the ballot, we will have gone out to schools, we will go out to townships, we will have -- I

forget what it's termed in our goals. It's like a road show, so to speak, where we go out and we promote and we show slides and we will educate people why this is important, and personally, I don't think we'll have the same result next time.

MS. DAVIS: Yes, sir.

MS. LUCAS: Ms. Lucas. I live in Pilesgrove, and really concern that we had to isolate ourself to the dark brown area and I'm just concerned about if somebody's in the other area, do they have to wait all the way to the end of the list before they be considered or is money going to be -- make a difference how it's going to be considered?

MR. BUZBY: I don't think we're going to build houses on the rest of the county. You are assuming that anywheres it isn't dark brown that we're just -- it's not a project area.

MS. LUCAS: Well, you said prioritize. That means after everybody else is set, the rest of them will follow in. That's what I understood it as.

MR. BUZBY: Well, I'll tell you, this is the first --

MS. LUCAS: I know it's hard for you.

MR. BUZBY: Wait a minute. Just listen a minute, Woody.

This is the first plan like this I've ever been involved with, and as I said earlier in the -- we were asked to prioritize our areas. Now, what the difference is going to be, if you take a farm that you know that will rank well with the SADC, because it's outside the area or inside the area, maybe Tim Brill could tell me what the difference would be. What the difference in the score is it going to have to be to fail or pass?

MR. BRILL: I mean, it's not that clear to us even. It's all relative in terms of -- yeah, I didn't bring my crystal ball with me tonight.

MR. BUZBY: That's all right. That's what I'm dealing with.

MR. BRILL: We will do our level best to help steer land owners to what we believe to be the best program option and we are in a time frame in the short run where we clearly don't have enough resources to be everything to everybody anymore at today's prices.

Having said that, again, we're committed to making the case or helping to make the case for future funding. I think your plan identifies the first priority area, but there are clearly other farms outside of these areas that we also would like to see preserved, and we will work with municipalities and the county to help find the resources and the programs ultimately to try to get all the farms in as best we can. There are other tools involving the transfer development rights and we're engaged with a number of municipalities, including Mannington right now, on a pilot program I hear that we think could pay some dividends. But again, it's still early in the process of sorting that kind of opportunity out as part of

the mix of program options here. So we look forward to working with the interested land owners who come forward here, but it's real important that we keep everybody on the bus, so to speak, in the next 12-month time frame.

MR. BUZBY: I don't know how well --

MS. LUCAS: Make it all brown, then.

MS. TIMBERMAN: I would like to ask him a question. Being as a few more townships have put on the ballot and passed for funding for pig grants, should we keep encouraging that? We hope that the state's going to come up with more money. But I mean, we're in probably the most rural county and the most agricultural county in the state. So I think if there's going to be a future for farming and certainly a future for the SADC, we are the future and the state needs to be paying attention to what we're doing. So I want to keep encouraging townships to put their money in and hopefully you'll notice that and put some money down here for – you know, to encourage them to do that.

MR. BRILL: Yeah, absolutely, I would encourage you to do that. Having said that, the SADC, at their September meeting, did make the decision not to open up another round of planning incentive grant opportunities for new municipalities. We are having trouble funding the previously approved planning incentive grant project areas in the short-term period. With a next round of funding we anticipate the ability to take on new project areas, and in the meantime, we encourage municipalities to move ahead in adopting master plan elements for farmland preservation, establishing adversary committees to your planning boards and do the setup work that will put you in the head of the list for future program funding as well. But in the absence of that, again, we are looking at other options with respect to transferring development rights, looking at working with other partners in the nonprofit sector as well as the Green Acres program to try to work out other options to be considered would include installment plans.

We met with your Ag Development Board this summer with a leading expert on the financing options that would help to stretch funds over a longer term period and allow us to preserve more farms sooner. So those are some of the options we're exploring, and keep pushing us is all I can say, at the state level. We'll do our level best.

I mean, the last funding gap in Salem County we tried to fill as much as we could with the state direct easement program, but again, we are limited under the Highlands Act to spending a certain cap amount of funding in each of the counties that we work in. Salem County gets a pretty significant share of the pie, but unfortunately, as you've put it, with the increasing land values, it doesn't go as far as it used to. But we'll continue to make the case, don't worry.

MS. DAVIS: Mr. Ober, I'm going to wait one second because there are other people that have a question. Is that okay?

Yes, ma'am.

MS. BOYCE: I'm Trisha Boyce. I'm with the Pilesgrove Advisory Committee as well as the Woodstown Joint Environmental Commission.

WJEC recently committed an environmental resource inventory which is what -- similar to what you've accomplished here so I know what a great amount of work this was and I commend the freeholder board and the county for getting that all together.

Looking at your farmland preservation plan, 13,000 acres in five years, that's pretty aggressive and I think it's great and I hope you can accomplish it, but what criteria, other than prime soils, were used to identify the project areas on your map?

And then my second question would be what happens a year from now with this plan? Where does it go? What accountability is there?

MR. BUZBY: Well, our preservation action, this is a voluntary program. So I mean, if somebody doesn't apply, we can't twist their arm. This is just a plan.

As far as our future, the lack of funding is a big issue right now, and hopefully we can overcome that. We've had issues before. This is a critical time. The easement values have went up. The Salem County has based more development pressure, probably more than any of us ever thought it would see in the past five years, and it looks like the housing market's on the -- slowing down a little bit, but I don't think we can back off. So I mean, we're going to do the best we can with what we have, and with the cooperation of the freeholders, I'm optimist we can try to meet our present goals, but it is going to be a challenge.

And the -- go ahead.

MS. BOYCE: Was development pressure one of the criteria for placing a farm in that project area? Am I asking specifically, what other --

MR. BUZBY: The brown area, yes, yes.

MS. BOYCE: What other criteria, in addition to prime soils, development pressure?

MR. BUZBY: Yeah, project areas, existing project areas in Salem County to meet the -- it's not hard to have soils worthy of preserving. I've said this, this is the third or fourth time tonight. We wanted to color the whole county with, everything within the ADA brown, and believe me, there's some parts outside the ADA feel worthy of working in at this point.

Did I answer your questions?

MS. BOYCE: I'm still not hearing what else besides --

MR. BUZBY: What other criteria?

MS. BOYCE: What other criteria, besides prime soils? Something else makes a farm unique that's going to put it in that project area versus keeping it outside besides just soil.

MR. BUZBY: I'll be honest with you, Trish, I can step out of that dark brown and find just as good a reason to preserve farms, because if you look, these lines intersect project areas, you know. We were asked, and I think tonight it's being made way too big an issue of this dark brown, okay.

MS. BOYCE: That's what I'm trying toget clarification on.

MR. BUZBY: This is a blanket thing. If you start taking this apart, I can find you places that you can't farm within this dark brown area and I can find you some of the best soils in the county outside of that brown area, you know. But this was our plan to try to prioritize the preservation areas, and what exactly it's going to end up meaning, if Tim Brill couldn't explain that to me tonight, I don't think I can explain it to you.

MS. DAVIS: I'm also going to take a stab at that question, try to give you some specifics, because I'm going to encourage you all to read your farmland preservation plan, download it from the web site. Farmland Preservation Plan explains these project areas.

First thing I want to read to you --okay with this, Andy?

The first thing I want to read to you, when the County Ag Board developed its goals for 13,000 acres, was it recognized the following public policies: The board recognizes farmland isirreplaceable natural resource, that Salem County agriculture provides a local source of food and fiber. Agriculture make a significant contribution to the economy and many groups are working together to ensure sustained contribution based on agriculture viability. Farming, due to a lower demand for municipal services, makes a positive fiscal contribution even with farmland assessment. Agricultural, agricultural land is important in maintaining the county's cultural heritage and quality of life. Agricultural lands maintain the open rural landscape and provides environmental benefits associated with the open land. Farmland preservation staff is necessary to educate residents and farmers, process preservation applications and assess -- and access additional grand funding and in many cases agricultural land is the most vulnerable to development and it may not continue to be here if we don't move quickly.

So that's really the basis for establishing the project, you know, the importance of the ADA and for establishing the project areas. Each one of the project areas includes important and significant components for farmland preservation. It's the culmination of those components on a large scale that defines the project area as developed by the County Ag Development Board.

Okay. Can we have another question on the plan?

MS. BOYCE: What are those components? I'm still not hearing them.

MS. DAVIS: Okay. So you're really keen on --

MS. BOYCE: I'm asking for the specifics.

MS. DAVIS: We turn the page, all right, and we're going to answer this and then we're going to move on to other questions, is that it looked at -- I'm going to just read from here, prime farmland soils, lack of forest cover, level tillable terrain, high concentration of preserved farms, strong local commitment to farmland preservation, linking Salem County with preserved farms in neighboring counties, Gloucester and Cumberland County, incorporating -- let's see. I'm just reading this quick. Municipal planning incentive grant project areas where local commitment has been made and matching funds from the state, high priority farmland in neighboring counties, development pressure, development pressure on the farms, concentration of prime farmland soils and soils of statewide importance, municipalities that have completed farmland preservation plans, and I'll just keep going here real quick. Let's see. And that -- those are some of the comments that are made in the plan, a lack of wetlands and marshlands. So those were some of the criteria.

Again, I would strongly encourage you to read the documentation in the Farmland Preservation Plan that supports the development of these maps.

I know there was a question by a woman right here. Yes.

MS. WILSON: My name is Wilson from Mannington. I have two things. Do you think that, especially the man from the state, that a letter writing campaign to our representatives would help?

MR. BRILL: It certainly can't hurt.

MS. DAVIS: I'm going to say yes.

MS. WILSON: I really think it would definitely know where we're -- I mean, we're here discussing it, we're all very much in favor of it and very, you know, emotional almost about it, but I don't think that that young man from up in the peak of New Jersey has any idea what we're talking about, and he really doesn't give two hoots, and the guy from Passaic and Elizabeth, and you know, they don't really care. They've got all their chemical plants that -- supporting them. Why should they care about us?

MS. DAVIS: I'm going to tell you, like I said, the Morris Land Conservancy, the Morris Land Conservancy is part of a consortium of environmental groups that are working with the state to put a ballot request on the November ballot to renew Garden State Trust. We feel as an organization that one of the largest hurdles putting that ballot on is having a legislature approve that ballot question.

So I absolutely agree that contacting your representatives is extraordinarily important in having them understand the passion, I think that word was used here, of Salem County for preserving farmland with the failure of your bond referendum, you need to truly show that that was a one-time issue and that you really need the funding from the state in order to preserve your land in Salem County, and I'm going to tell you, I work throughout the northern part of the state and your concerns are very valid, but I also have many municipal officials up in the northern part of the state who are extraordinarily committed to seeing the programs be funded again. The land's not going away.

MS. WILSON: So the other -- I grew up -- I happen to grow up in Kennett Square and there was a gentleman named Mr. DuPont and he has Longwood Gardens. So I'm directing this toward the Seabrook Estate people. He developed the DuPont Gardens we all cherish today and go and see. They are expensive due to people camping in the woods and leaving a mess. So now it's expensive. But he took that land, made it into a wonderful reservation area as opposed to leaving it go and having it developed as if we would see it all around Longwood Gardens. That's why Longwood Gardens is what it is. I challenge the Seabrooks to do the same, and I don't think they will.

MS. DAVIS: I have further comments on the Open Space and Farmland Preservation Plan.

Mr. Ober.

MR. OBER: I just wanted to commend the board for making that brown area. I don't necessarily agree with it, maybe I do, maybe I don't. Our planning board's going to review this tomorrow evening in a two-hour session set aside for it. But the point is, you have to take the area, perhaps it should be less, because continuous farmland is important. If you buy a piece here and a piece there and a piece here, you don't do as good a job as if you concentrate. We concentrated our area down to areas and we have the same problem. We said, why don't we make the whole thing a pig. But you can't do that because you don't have the funds to do it so you gotta center it down, so maybe the brown should be less and there should be more direction to purchasing that.

The other thing I wanted to mention what he just brought up. What I heard earlier, maybe wrong, maybe I heard wrong, that the brown area and the pig areas almost are the same priority? So those two southern or eastern pig areas in Pilesgrove Township have the same priority as the brown areas? Did I understand that right?

MS. DAVIS: Since the county has committed to the municipal pig areas, they are high priority for preservation.

Okay. Question on the Open Space Plan. Just one second.

Yes, ma'am.

MS. SHERIDAN: Your plans have action plans --

MS. DAVIS: Can I have your name?

MS. SHERIDAN: I'm Janet Sheridan from Salem.

You have action plans at the back of your plans with one-year and three-year, five-year tasks. Who's responsible for implementing all that?

MS. DAVIS: County Open Space Committee and the County Ag Development Board. Those are the boards that these plans were prepared for and that's who the action plans are designed for. I'm glad you read the plan. Okay. Made my night.

Okay. Nancy.

MS. MERIT: The Garden State Preservation Trust, we don't know if it's going to be on the ballot this coming November? Truly we don't?

MR. WARE: It will be.

MS. MERIT: Okay. Are we confident about that? I'm going to tell you something. Cheryl was at the same meeting with me last April with Corzine and the room was formal but very informal. The guy was loose. He was dressed like he was doing his garden and he said politically he didn't think he could get it on the ballot till 20 2009, so if there is an opportunity that we could do this this coming November, so we're all on the same page here.

MR. WARE: Nancy, we moved the economic forum at the college? Did I ask him a point blank question?

MS. MERIT: He didn't exactly answer.

MR. WARE: He said it will be on the ballot and I assure you it will be.

Tim, I think you agree? 99 percent.

MR. BRILL: Nothing's guaranteed in Trenton these days, but it's a very high probability.

MS. MERIT: The fact that our recent ballot question for the county tax didn't pass, is that really that big of a deal for outsiders? I consider you an outsider. You're up north and you see that. Do you read it and go "help?" So you really think we have --

MS. DAVIS: I only truly read it because I love Salem County.

MS. MERIT: Nobody's been fighting harder in the past couple years than folks in this room. There are a lot of reasons locally why it didn't pass that I won't get into because that's not what tonight is for, so if the state is going to take that as an indication that that

is representative of what us folks feel down here, we're going to have to do something to overcome that? Do you think that's the case?

MS. DAVIS: What I'm going to say is I don't work for the state and I'm not the state is that education is really important, and the comment made about a letter writing campaign and contacting your legislatures can only help. And that's my point. Anything that you can do to help ensure the ballot question is on this November. It's important. Get out there. Apathy, you know, won't make it happen.

MS. MERIT: Just real quick and this is something for the county. The preservation programs through the nonprofits, through the non-state entities, could we have a one-stop-shop for folks? Link it on the county web site that you could just give a link to every -- to Steve's organization, to the Audubon Society, New Jersey Conservations Foundation, the Nature Conservancy, have a section on there, because, you know what, nobody has less time than the farmers to do this. I barely have time and I'm not out tilling the land every day.

Can we make it as easy as possible so that if the state isn't working for them, they have one place they can go to find out what other options are? The nonprofits I know bust their butts to do these public meetings, but they got the whole state to cover. So can we as a county put it on our site, do something?

MS. TIMBERMAN: Yeah, I think we can do that.

MS. DAVIS: In your Open Space and Recreation Plan and your Farmland Preservation Plan, there's a section called "Partners," and it's a very detailed list of every single organization that has a conservation interest in Salem County. It includes the name of the organization, its mission statement, its reason of being interested in Salem County, its address, contact name, E-mail, web site, phone number. Very, very comprehensive.

Your Open Space and Recreation Plan also includes a funding chart. It's an Excel data table that goes through every single funding source for conservation, what its evaluation criteria are, what its deadlines are, who the contact person is and the funding available at the time of this plan. This plan is an excellent resource for you to use. So these are standalone sections of the plan that you can take out and look at.

Other questions on the plan? Yes, sir.

AUDIENCE: I'm (inaudible). I'm a resident and work for the National Park Service.

First a question is that how do we submit comments and corrections on the plan and what is the deadline for any comments to be received? And secondly, just a comment I'd like to make about the, you know, the time line we have in terms of addressing these issues. I attended a regional planning conference that was held up in New Brunswick at the end of September and there was a person who did a presentation about New Jersey and the prospect of development in the state and he showed, again, based on current zoning and

mapping what could happen, and basically by 2030 or so the only open space left was in portions of Salem County and portions of Cumberland County; by 2050 that's gone also unless we change the way we address these issues and take, you know, a really active and strong hold in addressing how we protect open space and farmland.

MS. DAVIS: Okay. The final Open Space and Farmland Preservation Plan will be delivered to Salem County freeholders on December 20th with keeping to this a very strict time line, in order to submit it to the state in case they really change their mind and they really want Salem County to meet their member and January deadlines for funding, I always hope, so the final plan is going to be completed December 20th.

In order to have any comments or corrections included in this plan, I need it within the next five days; okay. The meeting tonight is being recorded and will be included, the transcript, in the plan. In the back I have a comment card. All of these comment cards will be collected by Chris Alexander and shared with the committee. So if you're concerned that your comments on the plan won't be included in the final document, please complete the comment card and send it in so the County Open Space Committee and the County Agriculture Development Board can study them and include them in their decision-making as they go to implement these plans.

These plans are meant to be dynamic documents. They should be -- and is part of the action program, that they should be updated annually. The SADC is, with their new rules, is going to require annual updates to the Farmland Preservation Plan. So there are continual opportunities for improving the plan.

Let the County Ag Board and let the County Open Space Committee do its job with what it has. Keep working on them through the following year and if it needs to be updated, it will be updated in a year.

MS. TIMBERMAN: And I just want to say thank you to Barbara Davis and the Morris Land Conservancy for coming all the way down from Morris County to little old Salem County. When we chose them back in, I think it was January, December or January, we asked her to do several public meetings and you did six public meetings and came down for many county tours. We got vans and took you all around Salem County, and Barbara, you were a trooper. You went around on the farms and all over the place with us and I think you fell in love with Salem County, and we really appreciate all the work that you've done. I think you know Salem County better than most of us do.

(Audience applauds.)

MS. TIMBERMAN: We really appreciate it and we really thank you because we could not have done this without you and Morris Land Conservancy. So thank you very much, and I think this is your last public meeting. We will probably have you back for one of the freeholders' meetings, but thank you very much, and hopefully we'll make you proud and we will keep our plan up-to-date. I know you'll be checking on it on the web site so

we do have to keep it up-to-date. We'll keep maps up-to-date and hopefully we'll continue to get funding and keep Salem County green, rural and beautiful. Thank you very much.

(Audience applauds.)

MS. DAVIS: Okay. With that said, the meeting is closed. I'm here. Paul, Andy, Lee and Beth are here. Ask us questions. Thank you so much.

CERTIFICATE

I, LISA PENROD, a Certified Shorthand Reporter and Notary Public of the State of New Jersey, do hereby certify the foregoing to be a true and accurate transcript of my original stenographic notes taken at the time and place hereinbefore set forth.

_____

LISA PENROD, CSR#XIO1753
NOTARY PUBLIC #207531B

Dated: December 6, 2006

COUNTY OF SALEM, NEW JERSEY

Resolution No. 2002 – 424

Approved as to Form and Legality

Date Adopted
September 4, 2002

Committee
ADMINISTRATIVE

RESOLUTION TO ASCERTAIN BY ELECTION REFERENDUM THE SENTIMENT OF THE LEGAL VOTERS OF SALEM COUNTY TO DEDICATE PART OF THE TAX REVENUE OF THE COUNTY OF SALEM TO PRESERVE FARMLAND AND OPEN SPACE

WHEREAS, N.J.S.A. 19:37-1 authorizes the governing body of a County to ascertain the sentiment of the legal voters of the County upon any question or policy pertaining to the government or internal affairs thereof; and

WHEREAS, there is no other statute authorizing a process by which voter sentiment can be ascertained; and

WHEREAS, the Tuesday, November 5, 2002 General Election is fast approaching and N.J.S.A. 19:37-1 set forth a certain time frame to be respected in connection with the submission of such referendum requests to the Clerk of the County; now, therefore be it

RESOLVED by majority vote of the members of the Board of the Chosen Freeholders of the County of Salem, a quorum of the Board being, in attendance at the regular Wednesday, September 4, 2002 meeting of the Board, that the Clerk of Salem County is hereby requested to print upon the official ballot to be used at the next ensuing General Election on Tuesday, November 5, 2002 the following proposition which has been formulated by the Board to ascertain the sentiment of the legal voters of the County of Salem upon the matter of the preservation of farmland and open space, pursuant to N.J.S.A. 19:37-1:

COUNTY-WIDE PUBLIC QUESTION

Should the Salem County Board of Chosen Freeholders dedicate $0.02 (two cents), a certain definite portion of the annual tax revenue of the County of Salem, for purposes of purchasing development rights in order to preserve farmland and open space through the good offices of the Salem County Agricultural Development Board?

INTERPRETIVE STATEMENT

A YES vote means you would be in favor of dedicating two cents from Salem County's annual tax revenue for purchasing land development rights to preserve farmland and open space.

C. David Sparks Jr.
C. DAVID SPARKS, JR., Director
Board of Chosen Freeholders

I hereby certify the foregoing to be a true resolution adopted by the Board of Chosen Freeholders of the County of Salem at its regular meeting held on Wednesday, September 4, 2002.

RITA SHADE SIMPSON
Clerk of the Board/Administrator

RECORD OF VOTE

FREEHOLDER	AYE	NAY	N.V.	ABSENT	RES.	SEC.		FREEHOLDER	AYE	NAY	N.V	ABSENT	RES	SEC
C. Sullivan	X							J. Kugler	X				X	
L. Ware	X							S. Bestwick	X					X
M. Facemyer	X							C. D. Sparks	X					
R. B. Simmermon	X													

X – Indicates Vote N.V. – Not Voting Res. – Resolution Moved Sec. – Resolution Seconded

COUNTY-WIDE PUBLIC QUESTION

FARMLAND PRESERVATION OPEN SPACE TRUST FUND LEVY AMENDMENT

Shall the Salem County Board of Chosen Freeholders adopt an ordinance to amend its Farmland Preservation Open Space Trust Fund to provide for an "Open Space/Farmland Preservation Trust Fund," which shall be funded through the collection of a dedicated local property tax in an amount not to exceed $0.04, per $100.00 of assessed value?

INTERPRETIVE STATEMENT

If this question is approved by the voters, the County of Salem may increase the annual Open Space/Farmland Preservation Trust Fund levy to not more than $0.04, per $100.00 of assessed valuation.

Currently, the County of Salem may impose an annual levy of not more than $0.02, per $100.00 of assessed valuation. If this question is approved, the annual levy that the County may impose will be $0.04, per $100.00 of assessed valuation. This means that during 2007, and during subsequent years, a house assessed at $200,000.00 may pay up to $80.00 per year in property taxes for Open Space/Farmland Acquisition, an increase of $40.00 over the current levy.

YES

NO