County of Salem

OPEN SPACE AND FARMLAND PRESERVATION PLAN

Volume 2: Farmland Preservation Plan

AUGUST 2008

FARMLAND PRESERVATION

PLAN

UPDATE- 2007

for

County of Salem

"Keep Agriculture Alive in Salem County"

The County of Salem
Farmland Preservation Plan Update

Submitted by:

Amanda Jensen, PP/AICP

County of Salem Board of Chosen Freeholders

Lee R. Ware, Director • Bruce Bobbitt, Deputy Director
Chuck Sullivan • Beth Timberman • David Lindenmuth • Jeffrey Hogan • Julie Acton

Acknowledgements

Morris Land Conservancy

Salem County Agriculture Development Board:
Andrew Buzby, Chairperson • Donald Emel, Vice Chairperson

Sara Williams, Treasurer • Eric Kern* • Michael Seery • David Schaeffer • Mildred Waddington*

Lee Ware, Freeholder Liaison

Kris Alexander, Program Administrator Salem County Agriculture Development Board

Earl Gage, Administrator/Clerk to the Board, Salem County

Rutgers Cooperative Extension of Salem County:
David Lee, County Agricultural Agent

State Agriculture Development Committee:
Timothy A. Brill, Planning Manager
Bryan Lofberg, Fiscal Manager

This Plan is based largely on the Salem County Farmland Preservation Plan 2006 compiled by the Morris Land Conservancy and adopted in January 2007. The Farmland Preservation Plan Update is complementary to the companion document, *Volume 1: Open Space and Recreation Plan for the County of Salem* and is a product of a joint initiative between the Salem County Agriculture Development Board and the Salem County Open Space Advisory Committee.

Financial assistance for this report was provided through the Smart Future Grant Program administered by the Office of Smart Growth, Department of Community Affairs.

*Former members

Table of Contents

		Page
I.	Mission Statement and Goals	1-1
II.	Landscape as Background for Salem County Agriculture	2-1
III.	Agricultural Trends in Salem County	3-1
IV.	Land Use Planning & Consistency	4-1
V.	Inventory of Farmland in Salem County	5-1
VI.	Farmland Preservation in Salem County	6-1
VII.	Activities Supporting Industry Viability	7-1
VIII.	Natural Resources	8-1
IX.	Agricultural Sustainability, Retention, and Expansion	9-1
X.	Action Plan	10-1
XI.	Bibliography	11-1

Maps and Appendices

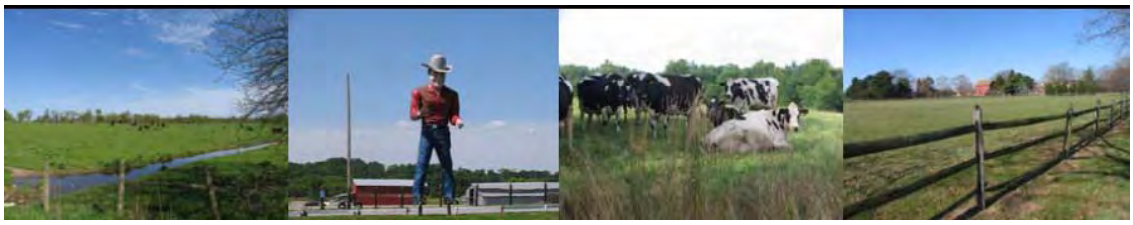
<u>Maps</u>

a. Farmland Soils
b. Farmland Map: Regional Context
c. Farmland Map: Preserved Farms by Preservation Type (Updated)
(See Appendix 5-1 for corresponding Key and List)
d. Farmland Project Areas and Target Farms (3)
(See Appendix 6-6 for corresponding List)
e. Municipal Zoning in ADA
f. Public Sewer and Water Systems

<u>Appendix</u>

2-1 Soils Tables
3-1 Support Services (Suppliers, Processors, Distributors)
4-1 Municipal Zoning in ADA Inventory
5-1 Preserved Farmland Properties
6-1 Salem CADB Ranking Criteria
6-2 Salem CADB PIG Guidelines for Municipalities
6-3 SADC Deed of Easement
6-4 Salem County IPA Resolution
6-6 Target Farms List
9-1 SADC Model Right-to-Farm Ordinance
9-2 CADB Resolution Supporting a TARP Agricultural Enterprise District Exploratory Committee
12-1 2006 Salem County Open Space and Farmland Preservation Survey Results
12-2 April 26, 2006: Farmland Public Hearing: Invitation, Agenda, Meeting Notes
12-2 November 29, 2006: Public Hearing on Draft Open Space and Farmland Preservation Plan: Advertisement, Announcement, Agenda, Handouts, Notes
12-3 2006 Salem County Resolution and Farmland Preservation Open Space Trust Fund Levy Ballot Question
12-4 Letter to Municipalities regarding Target Farms List and Public Meetings
12-5 Public Notice, Minutes and Agenda for 10-24-07 and 11-28-07 CADB Meetings

I. SALEM COUNTY FARMLAND PRESERVATION PROGRAM MISSION STATEMENT AND GOALS



The Mission Statement of the Salem County Agriculture Development Board (CADB):

The mission of the Salem CADB, in implementing the farmland preservation program, is to protect quality farmland and support the local agricultural economy. The Board seeks to preserve farms that are highly productive due to their tillable land, soils, proximity to other preserved farms, size, and continued viability.

The Goals of the Salem County Agriculture Development Board (CADB):

The Salem CADB seeks to preserve productive farms which provide a livelihood to the farmer and an economic base for the County. The Board desires to retain the County's farmers and ensure that the viable farmland and the land and water they are dependent upon are preserved in perpetuity. The Salem CADB wants to preserve the agricultural heritage, livelihood, and lifestyle for the future and to maintain the high quality of life in the County. Farmland preservation and continued support of the county's agricultural infrastructure will make it economically feasible for young farmers to not only stay in Salem County, but to purchase and farm additional farmland in the County.

Salem County is 338 square miles (216,320 acres) in size and is home to **130,835 acres** of farm-assessed property (which includes cropland, woodland, farm structures, and the wetlands and waterways that are located on these farms). The *2002 Census of Agriculture* estimates there are 753 farms in Salem County, totaling **96,238 acres**.

To date, 23,571 acres of farmland are permanently preserved in Salem County due to the efforts of the Salem CADB and the State Agriculture Development Committee (SADC). There are an additional 334 acres pending preservation this year; once these farms are preserved Salem County will have permanently protected **23,905** acres of farmland. This represents:

- 18% of the land under farmland assessment in Salem County in 2006;
- 11% of the total land in the County; and
- 24.8% of the farmland as identified by the *2002 Census of Agriculture* for Salem County.

II. THE LANDSCAPE AS BACKGROUND FOR SALEM COUNTY AGRICULTURE

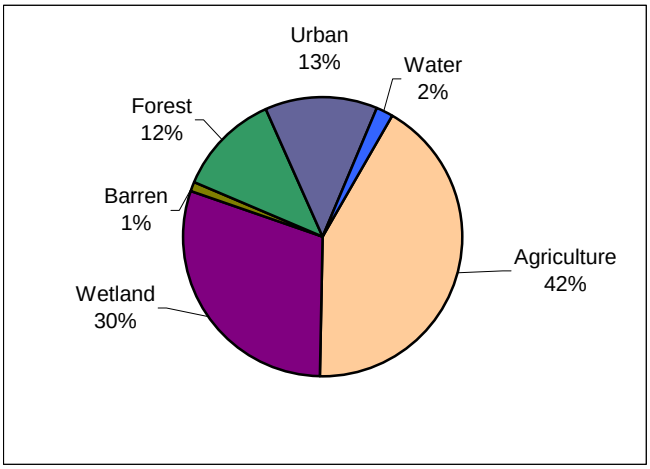
"In 2002 the voters of Salem County spoke loud and clear about the importance of Farmland preservation when they approved a two-cent dedicated tax to fund our preservation efforts. With the support of the community, the commitment of the farmers, the efforts of our legislators, and the resolve of the Freeholders we have been able to achieve the milestone of 20,000 acres of preserved farmland, earning us the rank of second in the State of New Jersey. We truly are the garden spot of the Garden State."

-- Freeholder Lee Ware, May 2, 2006 Salem County 20,000 Acres of Farmland Preservation Celebration at the Battiato Farm in Mannington Township.

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 with the most infrastructure (public water and sewer) and the greatest opportunity for economic growth. The central and eastern sections of the County are primarily used as productive farmland.

According to the New Jersey Department of Environmental Protection (N.J. DEP) Land Use/Land Cover research (utilizing 2002 aerial photography), only 13% of the County's land has been developed for residential, commercial, or industrial use, and the remaining 87% of the County is dedicated to either farmland or natural or undeveloped uses such as tidal and freshwater wetlands, lakes, ponds, and forests (2002 Land Use/Land Cover CRSSA).[1] It is this agricultural and open space setting that distinguishes Salem County from other counties in the state.

Land Use in Salem County 2002



Salem County lies in the southwest corner of New Jersey along the last big bend in the Delaware River. It is bounded by the Delaware River and Bay to the west and the Maurice River to the east. Oldmans Creek forms nearly half of Salem County's northern border, while Stow Creek runs along a portion of its southern divide. Salem County's natural features include six rivers, thousands of acres of unique meadow and marshland, tidal and freshwater wetlands, lakes and ponds, bay beaches, dunes, expansive woodlands, a critical underground aquifer, numerous streams and critical headwaters. Salem County covers 338 square miles - with much of the land actively farmed. It also boasts a population of less than 65,000 - the lowest population and the lowest density per square mile in New Jersey. (*Salem County website and 2004 Salem County Smart Growth Plan*)[2]

The *2004 Salem County Smart Growth Plan* describes the county's population areas as follows:

> "More than a third of the County is farmland. Salem County possesses nearly ideal conditions for proponents of small town living. Industry is limited to the corridor along the Delaware River, and adjacent Salem City. The corridor houses 43% of the County population, yet comprises only 10% of the total land area. Agriculture occupies vast areas in the rural central and eastern sections of the County. Two small, but densely developed municipalities, the Boroughs of Woodstown and Elmer, are located in the interior of the County and serve as regional centers of commerce and social activity for the surrounding rural area."
> (*Salem County Smart Growth Plan*)[3]

In 2002, Salem County's vast farmlands produced $72,522,000 in farm products (*2002 Census of Agriculture*)[3]. 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 ranked 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 farms average 139 acres in size and occupy more than a third of (38% as seen from the *N.J. DEP Land Use/Land Cover* data) the land in the County. 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.

Physical Geography

Salem County is located in the Atlantic Coastal Plain physiographic province, one of the four major geological provinces in New Jersey. The Atlantic Coastal Plain is an eastward-thickening wedge of unconsolidated and partly consolidated sediments which occurs along the continental margin. The sediments of the New Jersey Coastal Plain rest on a basement consisting of rocks formed during the Precambrian, early Paleozoic, and Triassic age. These sediments produced the fertile soil that predominates in the County. The Atlantic Coastal Plain is the largest of New Jersey's four provinces, encompassing an area of 4,667 square miles, or approximately sixty percent of the state. One hundred percent of Salem County is located within this province.

The Atlantic Coastal Plain is further subdivided into the Inner Coastal Plain and the Outer Coastal Plain. The Inner Coastal Plain reaches from Sandy Hook across Salem County on the Delaware River; the Outer Coastal Plain stretches from Sandy Hook to Monmouth Beach in the extreme northeastern portion of Monmouth County, and from the head of Barnegat Bay to Cape May City. Salem County is within both the Inner and Outer Coastal regions, while Cumberland and Cape May counties are in the Outer Coastal Region. (*Southern New Jersey and the Delaware Bay, National Park Service website*)[5]

New Jersey's Coastal Plain is the youngest of the four physiographic provinces with unconsolidated deposits ranging from ten to ninety million years old. It was formed when the continental deposits of the older metamorphosed rocks subsided below sea level and marine sediments were deposited. The Atlantic Ocean advanced onto and withdrew from the Coastal Plain a number of times during the Cretaceous and Tertiary periods. These actions led to the Coastal Plain's composition including a sequence of unconsolidated highly permeable to relatively impermeable quartzose gravel, sand, silt, glauconitic sand (greensand), and clay strata that dip and thicken southeastward extending seaward onto the submerged continental shelf. (*N.J. Geologic Survey, Physiographic Provinces of New Jersey*)[6]

The topography of Salem County ranges between generally flat to gently sloping, with few erosion problems due to the high permeability of the mainly level landscape. In New Jersey, the highest elevation in the Coastal Plain is 391 feet at Crawford Point in Monmouth County. The highest point in Salem County is one of several rises in Upper Pittsgrove that exceed 160 feet.

Soils

The *2006 Salem County Natural Resources Inventory* highlights the strong relationship between soils and geology. It states:

> "Of the five factors which determine the structure of the soil (climate, parent material, relief, biological processes and time), parent material or, more specifically, geological formations, are the most important in Salem County. The formations which comprise the foundations of the County consist of clay, silt, sand and gravel. Soils are the surface layer of the geologic substructure and therefore the most recent depositions from both the Quarternary Period and the post-glacial period." (*Salem County Natural Resources Inventory*)[7]

As documented in the *2006 Salem County Natural Resources Inventory*, nearly one hundred different soil types exist in Salem County, based on classification by parent material and slope. One or more major soil types found in one association may occur in another, but in different proportions or patterns. There are nine soil associations found in Salem County:

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

In general, silty soils cover approximately one-half of the County while sandy soils cover the other half. Some loamy soils can be found in central portions of the County near Alloway. However, they account for only a small percentage of total soil coverage. Minor soils, including heavy and clayey soils, can be found throughout the County in both regular and random dispersal patterns. The presence of a minor soil within a major soil association area may make that particular area unsuitable for the types of development normally appropriate for the major soil association. (*Salem County Natural Resources Inventory*)

Soils are also classified by their capability to support development and agriculture. A system which consists of eight soil classes examines each group of soils for its limitations for farming, damage risk for use as cropland and response to agricultural and development purposes. Because of this dual capability, these soils are often the subject of growth versus farmland preservation debates. According to the Soil Conservation Service, 95,660 acres (or 43% of the 224,000 acres in the County) are of Class I stature, which is defined as having few limitations on use. (*Salem County Natural Resources Inventory*)

Roughly 45% of the County's total soil resources are considered prime agricultural. However, the Salem County Agriculture Development Board (CADB) specifically excludes most of the I-295 Corridor from the County's 188 square mile Agriculture Development Area (ADA). The ADA is a designation made by the Salem CADB citing land that has potential for long-term agricultural viability. Part of the criteria used to designate an ADA is the presence of farmland soils. This is described further in the *Farmland Preservation* section of this Plan.

An interpretation of the existing soils as identified in the Soil Survey of Salem County 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%

Prime Farmland Soils are found on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. These soils occupy land that has the growing season and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding. Soils of Statewide Importance do not meet the same criteria as Prime Farmland Soils. However, favorable conditions coupled with acceptable farming conditions to treat and manage these soils may produce yields as high as Prime Farmland Soils. Farmland Soils of Local Importance are not Prime Farmland or Statewide Importance, but they do produce high value food, fiber or horticultural crops and Unique soils are used to yield specific, high value crops. *(U.S. Dept. of Agriculture, Natural Resources Conservation Service)*[8]

See the *Farmland Soils Map* included within this Plan for a visual representation of soil types and locations in Salem County**.**

For a more detailed description of each soil type in the County, consult the "*Soil Survey: Salem County, New Jersey*", USDA, 1969. In addition, a detailed list of soils is located in the *Appendix* of this Plan.

Water

Water is critical to sustaining Salem County's farming industry. Salem County's *2004 Smart Growth Plan* contained a concise description of the County's water resources: "Salem County features incredibly diverse surface waterways and ecosystems. There are approximately 83,600 acres of farmland, 67,000 acres of tidal and freshwater wetlands and marshlands, approximately 25 lakes, 2 inland rivers (the Salem and Maurice Rivers), numerous streams and important headwaters, and bay beaches and dunes. The County's waterways are predominantly located in its interior upland and are generally narrow and short, meandering slowly though the landscape as they flow toward the Delaware River." (*Salem County Smart Growth Plan*)

As reported in the *Smart Growth Plan*, Salem County is generally flat, with 94% of the land having a less than 5 percent grade. The County's surface waters drain into 5 major drainage basins, all of which feed into the Delaware River and Bay. Adjacent to the developed areas of Salem City and Pennsville Township, constant pumping is needed to maintain dry land. In Elsinboro, the Mason Point Dike, spanning 7,600 feet long and 9 feet tall, holds back brackish water from Delaware River tributaries.

Salem County's vast wetlands and waterways serve many important environmental functions including water purification, excess storage capacity for storm water, and habitat for a wide variety of vegetation and wildlife. The most prevalent types of wetlands are coastal, shallow, freshwater marshes such as Mannington Meadows and salt water meadows. Thousands of waterfowl use these wetlands during migration periods. These lands support black ducks, wood ducks, herons, swans, shore birds, in addition to water loving mammals such as mink, muskrats, and beavers. Important microorganisms located here provide food for a great variety of shell and fin fish in tidal estuaries along the Delaware River and Bay. Tidal and freshwater wetlands also support about 30 species of grasses, cattails, three-square sedge, and maiden cane. None of the floral species in Salem County are considered endangered, threatened, or rare. *(Salem County Smart Growth Plan*) The Salem River Watershed is the largest watershed in Salem County covering 115 square miles and 13 of the County's 15 municipalities. Salem County contains 5 aquifers that supply ground water for domestic and industrial users. Two major aquifers provide water in excess of 500 gallons per minute: (1) the Potomac-Raritan-Magothy (PRM), which outcrops in the northwestern portion of the County, and (2) the Cohansey Sands, which outcrops over most of the eastern area of the County. Three minor aquifers supply water between 100 and 500 gallons per minute: (1) the Mount Laurel and Wenonah Sands, which outcrop northeast from Salem City, (2) the Vincetown Sands, which outcrops northeast from Lower Alloways Creek, and (3) the Kirkwood Sands, which outcrops west from Woodstown. (*Salem County Smart Growth Plan*)

Farmers rely on both ground water and surface water for crop irrigation. The *2002 Census of Agriculture* provides a summary of irrigated land for Salem County from 1992 through 2002 (see table below). The amount of land that requires irrigation has increased by more than a third (37%) over the ten years. In addition, there is greater competition for water now in Salem County. Water allocation is a serious issue for farmers throughout the County.

	2002	1997	1992
Irrigated Land (in acres)	19,147	18,268	13,954

Climate

New Jersey is located at the midpoint between the equator and the North Pole and is bounded on the east by the Atlantic Ocean. The state is affected by the prevailing, undulating atmospheric flow patterns that move from west to east across the middle latitudes of the continent. These "prevailing westerlies" shift north and south and vary in strength during the course of the year, exerting a major influence on the weather throughout the State. The weather variations created by differing geologies, distance from the Atlantic Ocean and the atmospheric flow patterns have created five distinct weather regions in New Jersey: Northern, Central, Pine Barrens, Southwest, and Coastal.

All of Salem County, except the extreme eastern tip, is located in the Southwest Zone. The Southwest Zone lies between sea level and approximately 100 feet above sea level. The close proximity to Delaware Bay adds a maritime influence to the climate of this region. The Southwest Zone has the highest average daily temperatures in the state and without sandy soils, tends to have higher nighttime minimum temperatures than in the neighboring Pine Barrens.

This region receives less precipitation than the Northern and Central regions of the state as there are no orographic features and, it is farther away from the Great Lakes-St. Lawrence storm track. It is also far enough inland to be away from the heavier rains from some coastal storms; thus it receives less precipitation than the Coastal Zone.
Prevailing winds are from the southwest, except in winter when west to northwest winds dominate. High humidity and moderate temperatures prevail when winds flow from the south or east. The moderating effect of the water also allows for a longer growing season. Autumn frosts usually occur about four weeks later here than in northern New Jersey and the last spring frosts are about four weeks earlier, giving this region an average number of 179 freeze free days and the longest growing season in New Jersey.

The National Climatic Data Center reports the average annual precipitation as measured at the Woodstown/Pittsgrove Monitoring Station Number 289910 to be 45.76 inches. The average annual temperature is 55.2º Fahrenheit. (*National Oceanographic and Atmospheric Administration website*)[9]

The climate, particularly the long growing season prevalent in the Southwest Climatic Zone, is suitable for agriculture. While periodic drought conditions affect the area in cycles, the most severe tend to occur about every fifteen years. Farmers have adapted to this by utilizing a variety

of irrigation systems.

Final Comments

Salem County agriculture benefits from the County's landscape, climate and the locational advantage from its close proximity to the Philadelphia and New York markets. This proximity to population centers and the near full development of many northern counties has resulted in increased development pressure upon the county. Charles Stansfield, Jr., a professor of geography at Rowan University and author of several books about New Jersey writes in A Geography of New Jersey about this locational factor and how it impacts agriculture. He writes: "Two geographic facts are paramount – the state has the highest average population density in the nation, and virtually the entire state is characterized by proximity to cities and expanding suburbs. These factors have their salient effects on New Jersey farms and farmers: superior access to markets, high land values, and soaring potential for development." (*A Geography of New Jersey: The City in the Garden*)[10]

Sustaining and encouraging the expansion of existing agricultural operation 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. According to the *2002 National Agricultural Statistics Service Census*, Salem County experienced an increase of acreage in farmland of 4% from 1997 to 2002, an increase from 92,890 acres to 96,238 acres. Eighty percent (80.25%) of the farmland is cropland, 10.38% is woodland and 9.38% other uses.

Salem County has always been an agricultural county and a great part of its farming history is the result of its rich and productive landscape. Dedicated funding and the success of the County's recent preservation efforts have demonstrated that the County and municipal governments, and the County's citizens, have a desire to preserve the Salem County's agricultural base.

[1] New Jersey Department of Environmental Protection. Land Use/Land Cover. 2002. Accessed October 2007.

[2] Salem County. Welcome to Salem County. *http://www.salemcountynj.gov/about.html* Accessed June 2006.

[3] Salem County. Smart Growth Plan. January 21, 2004.

[4] United States Department of Agriculture, National Agricultural Statistics Service. 2002 Agricultural Census.

[5] U.S. Department of the Interior. National Park Service. "Southern New Jersey and the Delaware Bay". *http://www.cr.nps.gov/history/online_books/nj2/chap1.htm* Last modified March 14, 2005. Accessed June 2006.

[6] New Jersey Geological Survey. Physiographic Provinces of New Jersey. 2003.

[7] Salem County. Natural Resource Inventory. January 2006.

[8] U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nj.nrcs.usda.gov/technical/soils/njfarmindex.html Last Modified: March 9, 2006. Accessed Oct 2006.

[9] U.S. Department of Commerce, National Climatic Data Center: NOAA Satellite and Information Service. *http://www.ncdc.noaa.gov/DLYNRMS/dnrm?coopid=289910* Last updated May, 27 2005. Accessed Oct 2006.

[10] Stansfield, Charles A., Jr. A Geography of New Jersey: The City in the Garden. New Brunswick, NJ: Rutgers University Press, 1998

III. AGRICULTURAL TRENDS IN SALEM COUNTY

"So that if there be any terrestrial Canaan, 'tis surely here where the land floweth with milk and honey."
--attributed to John Fenwick, speaking of Salem circa 1675

Salem County's rich soil has made agriculture the primary land use activity since the County's founding by John Fenwick in 1675. The *Historical Collections of the State of New Jersey* by John W. Barber and Henry Howe noted, "The trade of the County consists of wheat, rye, Indian Corn, oats and vegetables for the Philadelphia market; lumber, wood, clover, timothy, and particularly herdgrass seed, large quantities of which are exported to New England." (*Historical Collections of the State of New Jersey, 1844*)[1]

Salem County's largest single land use continues to be agriculture. Aerial surveys show 42% of the County's land as agricultural. (*N.J. DEP Land Use/Land Cover*)[2] The *2002 Census of Agriculture*, found that 42.6% of Salem County's land is under active farmland cultivation. More than 10% of the State's farmland is located in Salem County, and Salem County ranks second behind Burlington County in total number of acres of farmland preserved. The *National Agricultural Statistics Service 2002*[3] farmland survey identified 753 farms in the County of Salem, covering 96,238 acres.

To maintain the strong agricultural base of the County, Salem has embarked upon an aggressive farmland preservation program. Salem County farmland preservation efforts began in 1990 when the Board of Chosen Freeholders adopted a resolution authorizing the creation of the Agricultural Land Preservation Program. The first farm permanently preserved in Salem County was the Harris Farm in 1990. In 2006 Salem County celebrated the preservation of its 20,000th acre of farmland. Over 14% of New Jersey's preserved farmland is located in Salem County.

The *Agricultural Census of 2002* shows a continued gradual growth in farming activity in Salem County from 1997 to 2002. The number of total farms increased 5% from 716 in 1997 to 753 in 2002. Total land in farm production increased 4% from 92,840 acres to 96,238 acres. Despite a decrease in average farm size, down 2% from 130 acres to 128 acres, the median farm size of 40 acres is still larger than the New Jersey state median farm size of 22 acres (*see table following this section*). The market value of production was $68,492,000 in 1997 and $75,520,000 in 2002, an increase of 6%, putting Salem County fifth in the State. 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*) An overall summary of Salem County farmland production and history is included in the table at the conclusion of this section of the Plan.

Farm Number and Distribution by Size	
Salem County Farms	Number
Farms (number)	753
Land in farms (acres)	96,238
Land in farms - Average size of farm (acres)	128
Land in farms - Median size of farm (acres)	40
Farms by size - 1 to 9 acres	135
Farms by size - 10 to 49 acres	306
Farms by size - 50 to 179 acres	176
Farms by size - 180 to 499 acres	88
Farms by size - 500 to 999 acres	31
Farms by size - 1,000 acres or more	17
2002 Census of Agriculture	

Salem County's soil is extremely well suited to farming with the major soil type being prime agricultural soil. 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, Baltimore, and Washington, D.C. areas, there are compelling reasons for the predominant land use of Salem County to have remained agricultural.

Salem County has run contrary to the state trend of decreasing cultivated land. The New Jersey Sustainable State Institute (NJSSI) at the Edward J. Bloustein School of Planning and Public Policy, Rutgers University, found that from 1950 to 2000, land in farms in New Jersey dropped by more than one-half from 1.8 million to 0.8 million acres, and the number of farms dropped by about two-thirds from 26,900 to 8,600 farms. Between 1970 and 2000, the average New Jersey farm decreased from 123 acres to 86 acres. During the last five years total acreage in farms throughout the state has leveled off. (*Living With the Future in Mind: Goals and Indicators for New Jersey's Quality of Life*)[4]

NJSSI found that the decrease in cultivated land in New Jersey correlates to an increase in property values in much of the state. In 1999 the average per-acre value of New Jersey farmland including land and buildings was $8,370, the highest in the country. This trend has continued into the present. Often the returns from farming are not enough to allow farmers to save for college or retirement. They rely, therefore, on being able to borrow against or sell their land for

higher-value development when their children are ready for college or they wish to retire.

A Bureau of Economic Analysis report on farm income for Salem County shows production expenses increasing from $71,687,000 in 2000 to $85,187,000 in 2003. The largest areas of increase were feed purchased ($3,999,000 increase), seed purchased ($2,711,000 increase) and hired farm labor ($2,346,000 increase). While both farm productivity and gross receipts have shown an increase, the trend of increased costs has continued into the present. (*U.S. Department of Agriculture, Bureau of Economic Analysis*)[5] While faring better than their colleagues in northern New Jersey, farmers in Salem County are facing many of the same pressures that appeared earlier in other parts of the State: encroachment of development, increasing value of land making sale for development attractive, need to identify and implement new markets and marketing strategies, and rising labor costs.

Area wide land price inflation and the encroachment of development have caused residential sales prices to rise in Salem County but at a slower rate than the northern and eastern sections of the State. The *United States Treasury* reports the average Salem County residence sold for $107,993 in 2000. The average rose to $129,533 in 2004. Prudential Realty Corporation reports a higher 2004 average price of $136,990 which is a 17% increase over their 2003 average. (*Prudential Realty website*)[6]

Although the figures represent home sales, land values throughout the County are rising at a proportional rate. Population migration from north to south and east to west throughout New Jersey is placing undeveloped land at a premium. The County's transportation corridors and easy commute into Delaware and Philadelphia make it an attractive location for commuters.

While the value of Salem County land is increasing, Salem County farmers face the prospect of a leveling off of the price of farm commodities. The United States Department of Agriculture predicts a 10-year trend of net farm income leveling after the rise of 2003 –2004, while costs are expected to continue to rise. (*U.S. Department of Agriculture, Economic Research Service*)[7]

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*)[8]

The New Jersey Department of Agriculture reports:

> "One area that offers opportunity for field crops is the emerging prospects for renewable fuels as part of the Green Energy sector. Both corn, for ethanol production, and soybeans, for bio-diesel production, would be in higher demand should plans for an ethanol plant and a bio-diesel production facility come to fruition. Those facilities will need a readily available, local source of these feedstocks for their operations." (*N.J. DOA 2006 Economic Development Strategies*)

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. In addition, the promotion and growth of agri-tourism is clearly on the Department's agenda. The Department stated,

> "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. Agri-tourism presents opportunities for New Jersey growers seeking to add value to their crops and/or capture more of the market price of their products by directly accessing consumers." (*N.J. DOA 2006 Economic Development Strategies*)

Rising labor costs are a factor in farm profitability throughout the area. *National Agriculture Statistics Service* (NASS) reports that in 1997 hired labor costs in New Jersey were $148,621,000 and in 2002 was $186,913,000 representing 27.8% and 28.9% of total farm costs. Nationally farm labor costs increased 5.5% from 2003 to 2004. County statistics are not available for this time period. (*2002 Census of Agriculture*)

The State minimum wage was raised to $6.15 per hour in October 2005. This was followed by a second increase to $7.15 and an indexing for inflation effective October 2006. Many farm employers will struggle to cope with the multiple financial effects of these legislated mandates. The minimum wage is frequently used in agriculture as an "indicator wage," the basis to peg other wage rates, year-end bonuses and a host of other non-wage benefits that are part of the employee's remuneration. (*Report of the Agricultural Transition Policy Group*)[9]

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 NASS 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*)[11]

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's farmers a solid support structure upon which to base an optimistic view for the County's farming future.

[1] Barber, John W. and Henry Howe. Historical Collections of the State of New Jersey.S. Tuttle. New York: 1844

[2] New Jersey Department of Environmental Protection. Land Use/Land Cover. 2002. Accessed October 2007.

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

[4] New Jersey Sustainable State Institute. "Living With the Future in Mind: Goals and Indicators for New Jersey's Quality of Life 3rd Edition 2004" *http://www.njssi.net/gi/***.** Accessed June 2006.

[5] United States Department of Commerce, Bureau of Economic Analysis: Regional Economic Account**.** *http://www.bea.gov/bea/regional.reis/action.cfm***.** Accessed June 2006.

[6] Prudential Realty, New Jersey. 2005 Home Expert Market Report. *http://www.prufoxroach.com/aboutus/press_releases/Prudential_NJ.pdf***.** Accessed June 2006

[7] United State Department of Agriculture, Economic Research Service. U.S. Agricultural Sector Aggregate Indicators. Published February 2006. *http://www.ers.usda.gov/publications/oce061/oce20061e.pdf.* Accessed June 2006**.**

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

[9] New Jersey Department of Agriculture. Report of the Agriculture Transition Policy Group. Published January 10, 2006. *http://www.state.nj.us/governor/home/pdf/agriculture.pdf***.** Accessed June 2006.

[10] 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.

SALEM COUNTY

STATISTICS FROM THE CENSUS OF AGRICULTURE (5-YEAR CYCLE)

FARMS	2002	1997	1992	1987
NUMBER	753	716	752	697
ACREAGE	96,238	92,890	98,256	95,265
AVERAGE SIZE (ACRES)	128	130	131	137
MEDIAN SIZE (ACRES)	40	46	N	N
AVERAGE ESTIMATED MARKET VALUE PER FARM ($)				
LAND & BUILDINGS	593,464	536,956	384,915	261,416
MACHINERY & EQUIPMENT	78,473	65,676	51,275	43,633
CROPLAND (ACRES)				
TOTAL	77,228	75,066	81,004	78,751
HARVESTED	66,815	65,803	68,733	63,080
IRRIGATED	19,147	18,227	13,954	17,251
MARKET VALUE AGRICULTURAL PRODUCTS SOLD				
COUNTY TOTAL VALUE ($1,000)	72,522	68,492	54,435	49,923
AVERAGE PER FARM ($)	96,310	95,659	72,387	71,626
NET CASH SALES RETURN PER FARM				
AVERAGE ($)	12,009	21,033	14,811	13,948
LIVESTOCK (INVENTORY)				
CATTLE & CALVES	8,102	10,689	12,048	12,738
BEEF COWS	1,488	1,725	1,865	1,470
MILK COWS	2,631	3,865	4,472	5,517
HOGS & PIGS	348	1,600	3,125	3,870
SHEEP & LAMBS	1,369	943	1,071	783
LAYERS (20 WEEKS OR OLDER)	D	D	D	569,999
BROILER & CHICKEN (SOLD)	118	342	0	D
COMMODITY HARVESTED (ACRES)				
CORN, GRAIN OR SEED	14,374	11,791	10,457	9,755
CORN, SILAGE OR GREENCHOP	2,849	4,736	3,497	4,149
SORGHUM, GRAIN OR SEED	251	N	N	N
WHEAT	7,339	N	N	N
BARLEY	964	N	N	N
OATS	13	N	N	N
RICE	N	N	N	N
SUNFLOWER SEED	N	N	N	N
COTTON	N	N	N	N
TOBACCO	N	N	N	N
SOYBEANS	18,240	21,976	29,388	21,662

SALEM COUNTY

STATISTICS FROM THE CENSUS OF AGRICULTURE (5-YEAR CYCLE) COMMODITY

COMMODITY HARVESTED (ACRES)	2002	1997	1992	1987
DRY EDIBLE BEANS, EXCL. LIMAS	N	N	N	N
POTATOES, EXCL. SWEET POTATOES	1,690	N	N	N
SUGARBEETS FOR SUGAR	N	N	N	N
SUGARCANE FOR SUGAR	N	N	N	N
PEANUTS FOR NUTS	N	N	N	N
FORAGE LAND (ALFALFA, HAY,) 1/	11,388	8,847	9,570	8,774
VEGETABLES FOR SALE				
NUMBER OF FARMS	104	104	136	164
ACREAGE	14,555	11,455	11,456	13,730
ORCHARDS				
NUMBER OF FARMS	12	12	8	7
ACREAGE	D	D	D	D
PRIMARY OPERATORS OCCUPATION (NUMBER)				
FARMING	404	308	358	352
NON-FARMING	349	408	394	345
GOVERNMENT PAYMENT PROGRAM PARTICIPATION				
NUMBER OF FARMS	99	73	77	113
PERCENT OF TOTAL	13.15%	10.2%	10.2%	16.2%
TOTAL PAYMENTS RECEIVED ($1,000)	699	267	344	863
AVERAGE PAYMENT RECEIVED PER FARM ($)	7,056	3,660	4,467	7,634

1/ AREA COUNTED ONLY ONCE (ALL HAY, ALFALFA, SMALL GRAIN, GRASS SILAGE, GREENCHOP.)
N- REPRESENTS ZERO
O-REPRESENTS AN INSIGNIFICANT AMOUNT
D- WITHHELD TO AVOID DISCLOSING DATA FOR INDIVIDUAL FARMS.
Z- LESS THAN HALF OF THE UNIT SHOWN

SOURCE: USDA, NASS, 2002 CENSUS OF AGRICULTURE

2002 & 1997 data are from the 2002 Census of Agriculture
1992 & 1987 data are from the 1997 Census of Agriculture

IV. Land Use Planning & Consistency

"The greatest resource within Salem County is the people who live there and their interest and commitment to improve their community."
--Salem County Vision Statement -2010 Salem County Smart Growth Plan, January 2004

There are many facets to supporting and preserving the agriculture industry in Salem County. Outright preservation of the land through easement acquisition can be only one of many tactics that contributes to a healthy and thriving agricultural industry. Well thought out and coordinated land use planning should set the stage for open space preservation efforts and provide a solid foundation to support these efforts at all levels of government. Farmland preservation is but one aspect in the pursuit of "smart growth" and the prevention of further sprawl in the nation's most densely populated state.

Municipal Plans

The Farmland Preservation program, as implemented in Salem County, is consistent with and will assist in the realization of municipal planning goals. In their Master Plans, 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. 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 ordinances.

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.[1] 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. (See Survey Report in the *Appendix*) 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.

An inventory and assessment of Salem County's open space and farmland preservation initiatives at the municipal level was undertaken as a part of the Open Space and Farmland Preservation Plan. The following table summarizes the open space and farmland preservation efforts of the municipalities in Salem County (Salem County Open Space and Recreation Plan, Volume 1).

Municipality	Preservation Program Type	Preservation Tax Rate	Annual Revenue	Dedicated to Farmland Preservation
Alloway	Open Space & Farmland Preservation Trust Fund & Tax	$0.01/$100 assessed value	18,757	18,757
Carneys Point	Open Space & Farmland Preservation Trust Fund & Tax	$0.04 dedicated tax		
Mannington	Farmland Preservation Trust Fund & Tax	$0.04 dedicated tax	44,000	Undetermined
Pilesgrove	Open Space & Farmland Preservation Trust Fund & Tax	$0.03/$100 assessed value	150,850	150,850
Pittsgrove	Open Space & Farmland Preservation Trust Fund & Tax	$0.03/$100 assessed value	178,250	178,250
Upper Pittsgrove	Open Space & Farmland Preservation Trust Fund & Tax	$0.02/$100 assessed value	70,000	70,000
Woodstown	Open Space Preservation Trust Fund and Tax	$0.01/$100 assessed value		N/A

Municipal Zoning

Municipalities 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.

The Municipal Zoning in ADA Map shows a generalized assessment of conventional municipal zoning within the ADA. This map depicts the permitted density by categories of "small" (less than 1 acre), medium (one acre up to and including five acres), large (greater than five acres, but less than or equal to ten acres) and very large (greater than ten acres). As can be seen in Table 4-1 and the map, more than 88% of the land in the ADA is zoned for minimum residential lot sizes between one and five acres. The exceptions to this majority are the two boroughs, included within the ADA because of their central locations: Woodstown and Elmer. As might be expected, the lots permitted within the boroughs are smaller on the whole reflecting their traditional village development patterns. Woodstown zoning also reflects the availability of sewer and water infrastructure. An inventory of the zoning and permitted densities under conventional options is included in Appendix 4-1. Surprisingly, there is only one large or very large lot zoning district in the County, in LAC, where the Conservation District has a minimum of 25 acre lots. Development as of right under existing zoning provisions would result in a highly sprawled and fragmented landscape across the County.

TABLE 4-1: Conventional Municipal Zoning by Lot Size Category

	Acres	Small (<1)	Med (1- 5)	Lrg (>5- 10)	XL (10+)
Alloway	19684.14	34%	66%	-	-
Carneys Point	2443.69	36%	64%	-	-
Elmer	585	80%	20%	-	-
Elsinboro	3240.38	0%	100%	-	-
LAC	10770.24	4%	94%	-	<1%
Mannington	15300.51	<1%	99%	-	-
Oldmans	858.57	0%	100%	-	-
Pilesgrove	21813.36	<1%	99%	-	-
Pittsgrove	29227.22	22%	78%	-	-
Quinton	10109.75	2%	98%	-	-
Upper Pittsgrove	25770	2%	98%	-	-
Woodstown	1034	78%	22%	-	-

However, the above table focuses on only the conventional development provisions. Alternative zoning techniques such as open space clustering and noncontiguous clustering can provide flexibility in development to better preserve open space, agricultural land and the scenic vistas that signify a rural landscape. Hunterdon County, for instance, has established an agricultural

zoning district that employs three principle types of development:

a. Conventional development on 10 acre lots (1 unit / 10 acres).
b. 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).
c. "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 Association for New Jersey Environmental Commissions (ANJEC) has suggested that towns adopt a series of ordinances that would ensure environmental quality.[2] In Salem County several of these tools are used to further the goals of open space preservation. The ordinances that are most applicable in Salem County are listed on the accompanying fact sheet.

Cluster Development: Residential clustering is a form of development that concentrates developable lots together in order to preserve large swaths of open space for common use, agriculture, or preservation of environmentally sensitive areas, depending on the ordinance. Development is ideally located on the most buildable portion of the site, with permitted minimum lot sizes smaller than those normally permitted in a particular district.

Non-contiguous clustering is a planning technique that permits one parcel to be preserved, while its permitted density is transferred to another, non-contiguous parcel to be developed. The density of the "sending" parcel is combined with the existing permitted density of the "receiving" parcel to reach a greater density. Lot size averaging provides more flexibility in permitted lot sizes, while maintaining the same density overall.

Cluster provisions are found in the zoning ordinances of all of the Townships within the Salem County ADA. The majority of these ordinances permit open space clustering as a density neutral alternative to conventional development. Although providing density bonuses as an incentive for developers to use the cluster provisions is often desirable, the lack of public sewer and water and/or existence of poor draining soils frequently preclude the smaller lot sizes that would make this feasible. Mannington permits minimum lot sizes on a sliding scale based upon soil type and proposed treatment system.

Most Townships offer open space clustering as a voluntary option for qualifying tracts in a variety of zoning districts. Exceptions to this include Mannington, Alloway and Pittsgrove which have mandatory open space clustering for proposed tracts of a certain size or threshold. These same municipalities plus Pilesgrove have amended their ordinances to include agriculture as a permitted use within the common open space, thus permitting farmland to be deed restricted and preserved as part of an open space subdivision. Well-designed open space cluster development without the use of agricultural clustering still benefits the farmer through buffering and maintaining the rural character. However, it does not provide an additional agricultural preservation tool to the farmer himself.

Cluster zoning provides an opportunity to permanently preserve either open space or farmland without a cost to the municipality or County while still allowing the total allowable development for the entire tract. This is one of the main reasons to use cluster zoning. It also allows for a

more compact infrastructure, which is less initial cost to the developer and less maintenance cost for the appropriate agencies. Finally, cluster zoning is viewed resulting in a more environmentally friendly development allowing plenty of space for wildlife and stormwater infiltration. Conversely if a density bonus is used as an incentive to cluster, which is often the case, the density that is built is sometimes over that which would be a manageable amount leading to over-development of the land. Although cluster zoning is offered in all municipalities, this option is not used often in Salem County due to the lack of availability of public sewer and public water.

Both Pilesgrove and Pittsgrove permit non-contiguous clustering in order to preserve open spaces or active farmland. Noncontiguous clustering is a tool that could benefit many Salem County townships as it has the end result of a TDR program, though on a smaller scale, and with less administration and upfront set up. However , non-contiguous cluster zoning has the same issues as traditional cluster zoning. Lot size averaging is not currently used within the County. These innovative planning techniques are typically not employed due to the rural nature of the County. Without a receiving area that can support the increased densities with infrastructure, public sewer, public water, etc., these zoning techniques are rendered useless. The CADB is open to the appropriate and responsible use of any of these options, but prefers to make judgments on a case by case basis.

Another innovative technique used by Pilesgrove Township is the use of an Agricultural Impact Assessment for developments proposed within 500 feet of an active agricultural and farmland assessed property. This report provides the Township an opportunity to work with developers to encourage clustering or more suitable buffers on a case-by-case basis.

Several Township ordinances have been revised over recent years to include more innovative tools that provide advantages to agriculture, but the remaining Townships in Salem County should be encouraged to update and strengthen their veteran ordinances to better support agricultural activities, particularly those associated with agri-tourism. Cluster ordinances have evolved and improved over the past twenty years to better meet the needs of communities to protect environmentally sensitive areas, provide higher quality open spaces, and achieve better overall design. The addition of agricultural areas as a permitted use in open space is a necessary addition to most Salem County cluster ordinances.

In addition, to those discussed above, there are a number of other important zoning techniques specifically related to agriculture, which are relevant for farming communities in Salem County.

- *Agricultural Buffers*- Agricultural buffers are strips of natural vegetation used to provide buffers between and agricultural lands and adjacent non-agricultural uses, such as residences, industrial complexes and roads. These buffers are intended to protect farming operations by minimizing encroachments, such as trespassing, while minimizing conflicts between neighbors.

  Within the Salem County ADA, six municipalities have Agricultural Buffer provisions in their Land Development Ordinances. These buffers range from a maximum of 200 feet for major residential subdivisions and major site plans in Pittsgrove and Upper Pittsgrove to a minimum of 50 feet in Mannington and Alloway. Lower Alloway Creek has a 100

foot buffer.

- *Right-to-Farm Ordinances*- The Right-to-Farm Act was enacted by the State Legislature in 1983 and strengthened in 1998 to provide "protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey." (*SADC Right to Farm Program*)[3] Municipal Right-to-farm ordinances in Salem County are discussed in depth in Section VII.

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

County Plans

The goals of the farmland preservation program in Salem County are consistent with other County plans. 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*.

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:

- Protect environmental resources from sprawl and related threats.
- Preserve natural resources through land regulation, acquisition, and other conservation efforts. This will be accomplished, in part, through the:
- 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 farmland to be preserved and managed by family-owned businesses. (*Salem County Smart Growth Plan*)[4]

All of these goals are consistent with this report. Efforts to accomplish these goals will complement the efforts of the Salem CADB in preserving farmland and farmers.

Preserving productive agricultural landscapes in Salem County is a major component in accomplishing the goals of the *2004 Smart Growth Plan* and *2006 Open Space and Farmland Preservation Plan*. How the land is used and managed is the basis of ensuring a high water quality and quantity, wildlife habitat, scenic vistas, and rural character of the County.

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 treatment

capacity per day to both Quinton and Alloway Townships. 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*)[5]

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 Kirkwood-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*)
Map f in the appendix depicts Public Sewer and Water Service areas in the County.

Growth and Development in Salem County

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 pressures spreading from nearby counties. Building permit data from N.J. Department of Labor (N.J. DOL) shows Salem County has experienced growth pressure since 2000. Most towns saw from half as many permits issued to triple the number of permits issued in the five years between 2000 and 2005 as were issued in the previous decade from 1990-1999 (see Chart 4-1 and Table 4-2).

Though the largest *percentage increase* in building permits issued from 2000 to 2005 occurred in areas the County has designated for growth (that is, within the Smart Growth Corridor west of Route 295 or in designated centers east of the Turnpike), the largest *number* of building permits were issued throughout the areas that are not designated for growth (see *Table 4-3*).

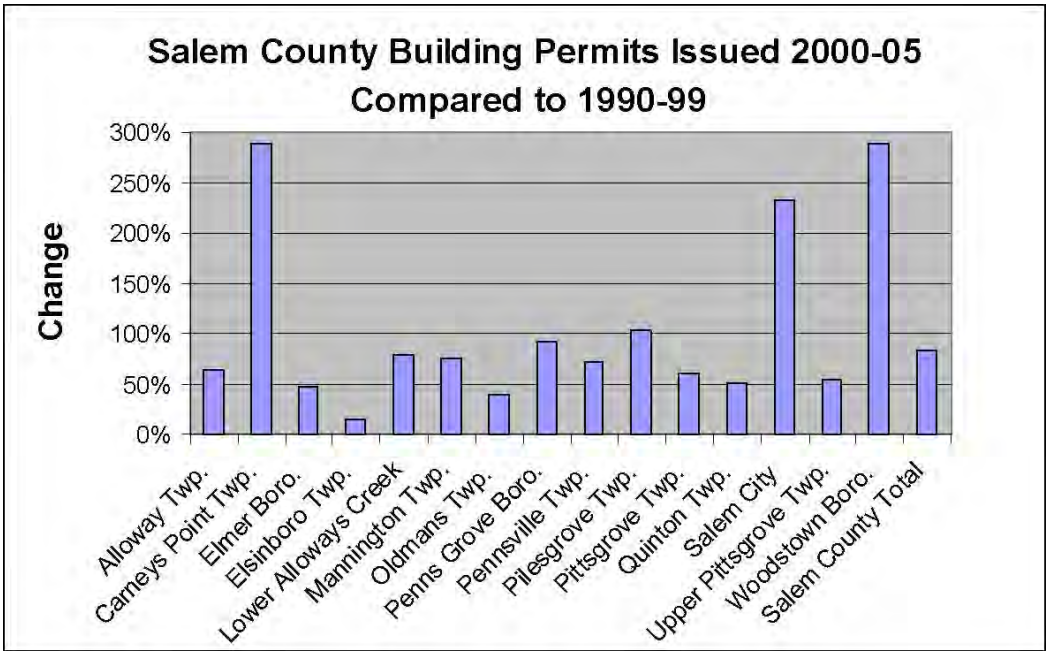


Chart 4-1

Table 4-2 Change in Salem County Residential Building Permits Issued 1990-2005

		1990-2005	
Municipality	**1990-1999**	**2000-2005**	**2000-05 as a % of 1990-99**
Alloway Twp.	161	104	65%
Carneys Point Twp.	65	188	289%
Elmer Boro.	17	8	47%
Elsinboro Twp.	20	3	15%
Lower Alloways Creek Twp.	51	40	78%
Mannington Twp.	32	24	75%
Oldmans Twp.	64	25	39%
Penns Grove Boro.	13	12	92%
Pennsville Twp.	194	139	72%
Pilesgrove Twp.	199	205	103%
Pittsgrove Twp.	379	232	61%
Quinton Twp.	87	44	51%
Salem City	12	28	233%
Upper Pittsgrove Twp.	136	73	54%
Woodstown Boro.	34	98	288%
Salem County Total	1464	1226	84%
Source: N.J. Department of Labor			

Table 4-3 Location of New Growth in Salem County Based on Building Permits Issued Between 2000-2005

	Number of Permits	Percent of Total Permits
Smart Growth Corridor and Centers	563	46%
Growth Management Area for Rural, Agricultural Lands	660	54%

The State Development and Redevelopment Plan

The goals of the farmland preservation program are 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; and
- 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:

- Guide development away from agriculture, minimizing conflict between agriculture and Centers;
- Ensure adequate water supply;
- Protect large tracts of land; and
- Promote 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." There are opportunities for growth in the designated centers within these planning areas and the ability to develop and expand within these centers. 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 in Salem County encompass Planning Areas 4A, 4B, and 5 (Rural) under the *State Plan*.

Cross Acceptance 2007

The State Planning Act of 1985 requires that the State Planning Commission update the State Development and Redevelopment Plan every three years. In 2006, the State proposed a revised State Development and Redevelopment Plan which could significantly impact Salem County's land use planning efforts for smart growth. The preliminary map proposed a wide range of revisions to the designated Planning Areas in the western side of Salem County, in the County's designated Smart Growth Corridor. Based primarily on NJDEP data and GIS layers, these changes were in response to new information about environmentally sensitive areas along the Delaware River Bayshore, including water resources such as wetlands and water recharge areas for the significant Potomac-Raritan-Magothy aquifer.

With the 2006 proposed Planning Area Changes, more than 12,200 acres would be removed from Planning Areas 1, 2 and 3 and changed to Planning Area 4B or 5 (*Salem County Memo to OSG dated 2-28-07, analysis completed by Melvin Kernan*) in Salem County.[6] All of these acres would be removed from the Smart Growth Corridor. While the County acknowledges the existence of environmentally sensitive lands in its growth corridor, the preferred approach would be to protect these areas on a site-by-site basis, (working with municipalities to strengthen ordinances where needed), but retain the overall Planning Areas as proposed in the 2001 SDRP. In a County where only 10% of the land area is designated for growth, the reduction of this development potential is a cause of great concern.

The Smart Growth Corridor is vitally important to the County's economic wellbeing and opportunities for better development in the future. Although the greatest percentage increase of development continues to occur in areas outside of the Smart Growth corridor, the removal of developable land from the designated growth corridor concerns County and municipal officials in that it can only increase the pressures for development of the County's farmland.

CAFRA

The Coastal Area Facilities Review Act (CAFRA) was originally adopted as a way to regulate the negative impacts of major industrial sites and public works facilities on water quality and estuarine habitat, but was expanded to include development in designated coastal areas, including areas within Salem County along the Delaware River.

Within Salem County, there are six municipalities within the NJDEP designated CAFRA area-Quinton, Elsinboro, Lower Alloways Creek, Mannington and Carneys Point Townships and Salem City or approximately 42,390 acres of Salem County. Of these, approximately 8,330 acres are also included within the County's ADA. While CAFRA regulations exclude the activity of farming (i.e., pasturing or growing crops), any commercial or industrial use on the property must comply. This is also a deterrent for agricultural businesses considering ideal locations that are both convenient to vital transportation corridors, including rail and water, as well as being close to the growers and their products.

The State Agriculture Development Committee: Agricultural Smart Growth Plan

In January 2003, a resolution was approved by the State Board of Agriculture recognizing that the future of New Jersey agriculture will be planned according to the Agricultural Smart Growth Plan. This plan strives to ensure that the farming community and local and county governments will have the proper guidance, education, and tools needed for the future. The plan also offers assistance in ensuring that the State protects its valuable resources, supports its urban development, and encourages sensible use of the State's existing infrastructure. *(Agricultural Smart Growth Plan)*[7]

This plan is meant to be used in accordance with plans developed by other state agencies and to be integrated into the State wide comprehensive plan for smart growth. It will evolve as New Jersey moves into the future and will constantly be evaluated and refined by both the government and the farming community. The Agricultural Smart Growth Plan seeks to put the voice of farmers and the agricultural community on the frontlines so that the agricultural industry has the opportunity for a strong future and its farmers a better quality of life. *(Agricultural Smart Growth Plan)*

The farmland preservation planning effort for Salem County is also consistent with the goals identified in the *Strategic Targeting Project, Preliminary Report of March 2003*[8] developed by the N.J. State Agriculture Development Committee. These three goals are:

- To coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives,
- To update/create maps used to target preservation efforts, and
- To coordinate farmland preservation efforts with open space, recreation and historic preservation and historic preservation investments.

This state planning effort anticipates the adoption of this Farmland Preservation Plan and, through this effort, the objectives identified by the Strategic Targeting Project will be furthered.

[1]. Salem County. Open Space and Recreation Plan, Volume 1. December 2006

[2] Salem County. Welcome to Salem County. *http://www.salemcountynj.gov/about.html* Accessed June 2006.

[4] Salem County. Smart Growth Plan. January 21, 2004.

[5] Salem County. Natural Resources Inventory. January 2006.

[6] Salem County. Memo to OSG. Analysis performed by Melvin Kernan. February 28, 2007.

[7] New Jersey Department of Agriculture. Agricultural Smart Growth Plan. November 2003.

[8] New Jersey Department of Agriculture. Strategic Targeting Project, Preliminary Report. March 2003.

V. INVENTORY OF FARMLAND IN SALEM COUNTY

"One doesn't have to travel very far to look at bordering counties and see what is on our doorstep. It is up to us to take heed to others mistakes and make sure we don't make the same. Keep it real – Keep it rural!"
--comment from 2006 Salem County Open Space and Farmland Preservation Survey
Pittsgrove Township resident

This section of the Farmland Preservation Plan inventories the farmland and preserved open space lands in Salem County as depicted on the *Farmland Map* (see *Maps*). The *Farmland Map* was developed with the ESRI's ArcView 3.2a software. It combines tax data sourced from the *N.J. Association of County Tax Boards*, the County's tax assessor, and a base map provided by Salem County. Data from the N.J. State Agriculture Committee, Salem County Agricultural Board and Upper Pittsgrove Township, were used to identify preserved farmland. Information from the N.J. Green Acres program was used to identify properties on the municipal Recreation and Open Space Inventories.

Farmland

Farm Assessed Land (not preserved) - Class 3A & 3B & 2

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. It is important to note that these 130,835 acres of assessed farmland includes cropland, woodland, farm structures, and the wetlands and waterways that maybe located on the property. The *2002 Census of Agriculture* identified 753 farms totaling 96,238 acres in Salem County.

Preserved Farmland –

<u>Preserved Farm Assessed Land - Class 3A & 3B & 2 &15C</u>

Salem County has preserved **23,571 acres** of farmland. These privately owned farms are preserved by an agricultural easement held by the County or State. Of the total amount of farmland assessed property in the County, **18%** is permanently preserved.

Farm Assessed Land Pending Preservation- Class 3A, 3B & 1

There are **344 acres** pending farmland preservation status as of fiscal year 2007. Once these farms are preserved, the County will have protected **23,905 acres** of farmland, or **11%** of Salem County's total acreage and **18%** of farm assessed property.

FARMLAND				
Type	**Class**	**Acres**	**% of Farm Assessed Land**	**% of County**
Farm Assessed Land	2, 3A, 3B	**130,835**	-	60%
Preserved Farmland	2, 3A, 3B, 15C	**21,287**	16%	10%
Farmland Pending Preservation	1, 3A, 3B	**1,201**	1%	<1%

Preserved Open Space

There are 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 nonprofit land trusts. In addition, a deed of conservation restriction (DCR) is held by the State on Public Service Enterprise Group lands as part of PSEG's Estuary Enhancement Program. (Salem County Open Space and Recreation Plan, Volume 1)

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%**

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	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	23,571	**11%**
Farmland Pending Preservation	2, 3A, 3B	334	**<1%**
	Total:	**23,905**	**11%**
	TOTAL ALL PRESERVED LANDS*:	**52,227**	**24%**

* Includes Farmland pending preservation

VI. Farmland Preservation in Salem County

"I have lived in Salem County all my life and would like to see the rural way of life preserved. We are a very historical county."
--comment from 2006 Salem County Open Space and Farmland Preservation Survey Alloway Township resident

The Importance of Saving Farmland and Farmers

Farmland preservation is currently one of the most challenging policy issues in the State of New Jersey. With sprawl and development on the rise, farmland is disappearing at an average rate of 10,000 acres a year. Farmland, however, is an irreplaceable natural resource that contributes significantly to the economic and ecological value of a community. Farmers have been land stewards throughout most of history with agricultural uses contributing food and fiber, clean air, storm water management, ground water recharge, wildlife habitat, and valued open vistas. Agriculture contributes to the economy through the sale of produce, the purchase of equipment and other materials, the creation of jobs, and the influx of visitors to the County. Productive farmland is extremely beneficial to the County. It helps keep taxes down, increases property values, underlies the community's rural character, creates a sense of open space, and ensures residents access to an abundant supply of locally produced fresh foods and agricultural products. Additionally, a Cost of Community Services study completed by the American Farmland Trust indicated that agriculture, which does not require the same level of municipal services as residential uses, makes a positive contribution to municipal budgets. *(Agricultural Smart Growth Plan)*[1]

Diverse food and agricultural industries help make New Jersey a great place to live and work, and agricultural land provides the foundation for this sector of our economy. Despite its important benefits, farmland is in high demand as the potential location for new residential and commercial development, and is often viewed as "just another location for houses". (*New Jersey Farm Bureau*)[2] To address this problem, the New Jersey Farm Bureau places a high level of importance on maintaining agricultural uses of farmland by protecting the "land value of property assets for both land and structures". Even so, the real estate value of farmland and its related structures was $5.4 billion in 1997, while the value of crop and livestock production was only $697 million. (*1997 Agricultural Census*)[3]

New Jersey is already the most densely populated state in the nation. If we continue to lose our farms, where will our children and their families go to pick strawberries in the spring and pumpkins in the fall? Green pastures of grazing cows and fields of beautiful horses will vanish from the landscape forever if we let treasured farming landmarks and dwellings succumb to the pressures of development. *(Agricultural Smart Growth Plan)*[4]

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

Since 1996 Salem County and municipal leadership have participated in economic development conferences and collaborated with business groups and people interested in the future of the County. 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 *Salem County Master Plan*. The Growth Management Element of the *Salem 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.

A Description of the Farmland Preservation Program in Salem County

Salem County Agriculture Development Board

In 1983, the New Jersey State Legislature adopted the State Agriculture Retention and Development Act and created the State Agriculture Development Committee (SADC), which provides funding for farmland preservation programs, establishes farmland preservation policy statewide, and oversees program administration.

To preserve farmland in Salem County, the Salem County Board of Chosen Freeholders created the Salem County Agriculture Development Board (CADB) in 1990, the same year the County began their farmland preservation program. The Salem CADB is comprised of seven voting members and three ex-officio members, including the County Agriculture Agent, a representative of the County Planning Department, and the Salem County Resources and Conservation Service. By law, a simple majority of the voting members must be farmers, which is the case in Salem County. The members are appointed by the Board of Chosen Freeholders.

Salem County Farmland and Open Space Funding

In an attempt to preserve its agricultural heritage, Salem County initiated a number of innovative funding schemes aimed at permanently preserving farmland and expanding existing agricultural operations. 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 landowners 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 Board of Chosen Freeholders adopted a resolution for a bond sale to fund the ordinance. 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, including bond repayment, in the County. The funding helped further invigorate the preservation program and lead to the County's milestone 20,000th acre of preserved farmland in 2006.

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

To date, purchase of development rights (PDR) has been the major strategy of the Salem County Farmland Program. The Salem CADB utilizes the criteria and program guidelines adopted by the SADC as the basis in making its recommendations to the County Freeholders. These criteria include the requirements that a farm qualifies for farmland assessment and that the farm is located in the Agriculture Development Area. Farms are then ranked on the basis of their size,

soil quality, percent of tillable acres, a boundary and buffers criterion to protect the integrity of the individual application and/or project area, and the density of preserved farms (and farms enrolled in the 8-year program) within one-half mile. In addition to these criteria, the CADB also considers local commitment criterion examining zoning, the absence of growth leading infrastructure, consistency with municipal plans, active participation in the Agriculture Retention and Development Program, and/or the adoption of a Right-to-farm ordinance and other ordinances that support agriculture (See Appendix 6-1 for the CADB's ranking criterion worksheet). Finally, the CADB follows the SADC polices with regards to housing opportunities, division of the premises, and approval of exceptions. 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.

Salem County Agriculture Development Area

The Salem County Agriculture Development Board (CADB) developed the Salem County Agriculture Development Area (ADA) lines based on both statutory and county criteria. Four statutory and five county criteria helped to determine the ADA. The ADA is a designation citing land that has potential for long-term agricultural viability. This agricultural use would be preferred, but not exclusive. Within these requirements, the Salem CADB noted three exceptions. The criteria for land to be part of the ADA and exceptions to these criteria are listed below:

Statutory Criteria:

1. The land must be agriculturally productive or have future production potential. Also, zoning for the land must permit agriculture or permit it as a nonconforming use.
2. Suburban and/or commercial development must be reasonably non-existent in the proposed ADA area.
3. The land must comprise no greater than 90% "of the agricultural land mass of the County."
4. Any attributes deemed appropriate by the Board must also be incorporated.

County Criteria

1. The ADA must consist of a minimum 500 acres of contiguous land that is farmland assessed. (Contiguous means the properties must share at least a portion of a property line. However, public and utility right-of-ways should not be considered. For example, if two properties are separated by a public road, they are still considered contiguous.)
2. Soils within the ADA should be of class I and II as designated by the U.S. Department of Agriculture (U.S.D.A.) Soils Classification System.
3. ADA land should not be closer than 500 feet to existing accessible public sewer lines.
4. Borough, Town or City land shall not be eligible for inclusion, with the exception of Woodstown and Elmer Boroughs.
5. If land has been given final approval by a planning board for non-agricultural use, it may not be included in the ADA.

Exceptions

1. If there is a significant cluster of commercial farms that have been excluded from the ADA, some criteria that excluded these lands may be waived so that the land may be included within the ADA.
2. If the soil of a land is exceptionally agriculturally productive and that land has been excluded from the ADA based on other criteria, some of these criteria may be waived so that the land may be included.
3. If a landowner or landowners meet the eligibility to form an agricultural district but were excluded from the ADA, these owners may request reconsideration for inclusion.

Description of the Salem County ADA

The Salem County ADA was updated in September 2004 and is shown on the *Farmland Map* included in the *Maps* section of this Plan. Nearly two-thirds of Salem County has been designated by the Salem CADB as an Agricultural Development Area. Of this area, only Pittsgrove and Upper Pittsgrove Townships are completely within the ADA. The ADA also covers Elmer Borough which is located between Pittsgrove and Upper Pittsgrove Townships. Northwest of Pittsgrove, the ADA incorporates nearly all of Pilesgrove Township. A small portion of Pilesgrove, bordering Mannington and Carneys Point, is not designated within the County ADA. As it is located wholly within Pilesgrove Township, Woodstown Borough has also has been included within the ADA.

Moving south, the ADA extends into Alloway and Quinton Townships. There is a large forested area extending northwards from Lower Alloways Creek Township into Quinton and Alloway Townships, this area is excluded from the ADA as can be seen on the Farmland Project Areas Map. Lower Alloways Creek Township's entire northeastern region is incorporated into the County ADA, the lower wetlands and watershed lands are excluded from the ADA.

North along the Delaware River, the eastern half of Elsinboro Township is designated within the County ADA. Salem City, north of Elsinboro, is not included within the ADA. Pennsville Township, Penns Grove Borough and the majority of Oldmans Township are also not within the County ADA. Eastern portions Carneys Point and Oldmans Townships are included within the County ADA. With the support and encouragement of the municipality, the Salem CADB added land in Carneys Point as part of the ADA on August 25, 2004.

The land outside of Mannington Meadows in Mannington Township is part of the County's ADA. It should be noted that the land not designated ADA in Mannington, east of Salem City, contains highly fertile soils, but is designated as a "Regional Center" in the County's *Smart Growth Plan* and the *New Jersey State Development and Redevelopment Plan.*[5]

Some differences between the originally proposed ADA and the current ADA exist. In the original proposal, eastern Pittsgrove and more of Alloway were not included in the Agriculture Development Area. Notably, both Woodstown and Elmer Boroughs were excluded from the original proposal because of their classification as Boroughs. The western region of Salem County contains a much larger ADA in the proposed plan as opposed to the current one. The proposed plan had the ADA extend further into Oldmans Township where the Department of

Defense property begins. The ADA was increased in Mannington Township so that it bordered Mannington Meadows.

Farmland Preservation Strategies

"The SADC administers the Farmland Preservation Program. To date 1,227 farms covering 133,443 acres have been permanently preserved statewide. Salem County ranks second statewide in acreage of preserved farmland, with 17,957 acres preserved on 130 farms".
--New Jersey State Agricultural Development Committee, February 3, 2005

In 1981 the State of New Jersey created the Farmland Preservation Program through the Agriculture Retention and Development Act. The Farmland Preservation Program is designed to strengthen the agricultural industry and preserve important farmlands to enhance the economy and quality of life in the Garden State. The Right to Farm Act was passed by the New Jersey Legislature in 1983 and amended in 1998. This Act protects responsible commercial farmers from public and private nuisance actions and unduly restrictive municipal regulations.

The New Jersey State Agricultural Development Committee (SADC) administers the Farmland Preservation Program. In working with County Agricultural Development Boards (CADBs), municipal governments, nonprofit land trust organizations and landowners, the SADC has created several farmland preservation options meant to better meet the needs of both the farmer and community.

In 1999 the Garden State Preservation Trust Act established a stable source of funding for the preservation of farmland, parks, natural areas, and historic sites. The Garden State Preservation Trust is the financing authority and is run by a nine-member board that disburses the dedicated funds for use by the SADC and N.J. Green Acres, and the N.J. Historic Trust. To date, the Trust has amassed $2 billion to preserve land in New Jersey and is the largest such program in the United States to use public financing. Currently the SADC has no permanent or semi-permanent funding source which places the future of farmland preservation in jeopardy. For the goals of the SADC and various CADBs to be realized a permanent funding source must be determined. A description of farmland preservation programs and techniques follow.

1. County Easement Purchase

In this program, the landowner sells the development rights on his or her farmland to the County and the land is deed restricted for agriculture in perpetuity. The landowner receives a payment equal in value to the right to develop which is determined by calculating the difference between the market value of the land and the agricultural value of the land. Landowners apply to the Salem CADB and approved applications are then forwarded onto the SADC. Funding of 60-80 percent of the costs of purchasing development rights is provided by the SADC to approved farm applications. Over 15 farms were designated for SADC funding through the County Easement Purchasing Program in Salem County for Fiscal Year 2007. (*N.J. State Agriculture Development*

Committee website)[6] It should be noted that after such an agreement, the farmland still remains in *private* and not *public* hands.

2. County Planning Incentive Grants (PIG)

This program allows counties and/or municipalities to identify an area(s) of reasonably contiguous farmland (project area) that it seeks to preserve and to apply for State funding for all or any of the parcels in a project area in a single application. These farms and the preservation program to be implemented are described in a Farmland Preservation Plan Element, which must be adopted pursuant to the Municipal Land Use Law, (N.J.S.A 40:55D-28b(13)) or the County Planning Act, (N.J.S.A. 40:27-1 et seq).

Salem County Board of Chosen Freeholders and Planning Board adopted an Open Space and Farmland Preservation Plan, dated December 2006, in early 2007. This Update to that Plan represents Salem County's initial application to the SADC for Planning Incentive Grant funding.

While municipal cost sharing has not been a formalized requirement of the County's farmland preservation efforts (mainly through PDR), it has been an accepted practice, understood by both the County and the municipalities since the program began. The cost-share is based on a formula previously developed between the County and each municipality in the early 1990s and reexamined as a part of this Plan. This practice would continue with a County's PIG.

The County is transitioning from the County Easement Purchase program to the County PIG program since it is a more efficient program. The target area in the PIG program includes the farms that the County had previously received applications for in the Easement Purchase program. This was done to ensure that those farm owners that were interested in farmland preservation had the option of preservation through the PIG program.

Salem County currently accepts applications for farmland preservation on a rolling basis. As applications come in to the County, the farms are ranked and placed on a list according to that rank. As County and State funding become available, the CADB preserves farms in order of the list until the funding is fully spent.

3. Municipal Planning Incentive Grants (PIG)

Two municipalities in Salem County, Pilesgrove and Pittsgrove Townships, are enrolled in the municipal Planning Incentive Grant (PIG) program with the SADC for farmland preservation. Pittsgrove Township was approved for grant funding totaling $2,000,000 for fiscal year 2007. (*N.J. SADC website*) Since 2004 Pilesgrove Township has received funding from the SADC totaling $2.74 million for their PIG. (Salem County Open Space and Farmland Preservation Plan 2006)[7]. Both municipal PIG project areas are shown on the *Farmland Project Areas Map* included with this Plan. By statute, a municipal or county PIG project area must be located within the County's ADA. Municipalities that would like to establish a PIG program must also create an agriculture advisory committee, identify a dedicated funding source, create a comprehensive farmland preservation plan and a right to farm ordinance. In 2007, Salem County partnered with the Townships to preserve one farm in each municipality for a total of 293 acres,

with a second one pending in Pilesgrove Township.

Both municipalities are reapplying for the fiscal year 2008 program. In addition, Upper Pittsgrove and Alloway Township will also be applying for the program in 2008.

The Salem CADB has adopted a resolution establishing uniform procedures for municipalities to receive funding from Salem County when preserving a farm with a municipal Planning Incentive Grant. (*Appendix 6-2*) The guidelines establish a method in which municipalities and the County can work together on farmland projects and strive to ensure ongoing communication and coordination between boards. The Agricultural Advisory Committees are required to regularly communicate with the CADB and the program administrator by forwarding regular meeting minutes, Board policies and review of their Open Space/ Farmland Preservation Plans and municipal PIG applications.

4. Direct Easement Purchases

This program allows a landowner to apply directly to the SADC for the sale of development rights. Landowners applying to the State do not have to be within an ADA to make an application, but in almost all cases they are located in the County's ADA. These applications compete for funds with other direct easement purchase applications from the entire state. The program seeks priority farms that are strategically located and have good soil quality. In Salem County, the SADC looks for farms with a minimum of 96 acres. (*N.J. SADC website*) Applications not meeting the SADC criteria will still be considered for approval on a case-by-case basis. The State will pay up to 100% of the certified appraised value for a direct easement purchase. However, landowners accepting a lesser amount will improve their ranking and thus chance for funding. The end result of preserving agricultural land in perpetuity is the same as the traditional County Purchase of Development Rights program. In the 2007 fiscal year, the SADC plans to spend a minimum of $2,335,069 for farmland preservation in Salem County. (*N.J. SADC website*) Typically, the county does not contribute monetarily in the Direct Easement Program. A sample SADC Deed of Easement is found in Appendix 6-3.

5. Fee Simple Acquisition

In a fee simple acquisition, the entire property is purchased for certified market value, and the landowner retains no rights. After making such a purchase, the Salem CADB or SADC will deed restrict the property so that it is permanently preserved for agriculture and sell the restricted farm at auction to the highest bidder. This kind of purchase is effective in an emergency situation where a farm might otherwise be lost. Also, fee simple programs make farmland available to new farmers at a reduced cost. However, it is the most expensive preservation method and cannot be used often. The county has not yet used this method.

6. Cooperative/Nonprofit Projects

A cooperative project involves a partnership and/or funding from more than one agency or organization. This kind of project leverages county farmland preservation dollars and makes use of municipal open space trust funds or grants to non-profit organizations. These "hybrid"

projects are an opportunity to use traditional open space funds, where appropriate, to help preserve farm properties, especially where those properties are a mixture of cropland and woodland areas. The use of Green Acres funding, local open space trust funds, and nonprofit grant funds are becoming increasingly important to preserving agricultural landscapes. Nonprofits often have more flexibility to fill in the gaps between State, Federal and other sources of local funding as long as a project meets the organization's particular mission and the criteria of their individual funding sources. Also this means that nonprofits may not have to meet the same criteria as the State, for instance standards for monitoring may differ. Nonprofits also play an important role when important open space is contiguous to farmland, but would not qualify for funding under an existing farmland preservation program. One of the most active nonprofits in this area is the New Jersey Conservation Foundation (NJCF). The NJCF focuses its mission on both natural areas and farmland and thus is able to forge partnerships and provide funding where most farmland programs cannot. Most recently the NJCF has partnered with Pilesgrove Township to create a comprehensive plan and to purchase the easements on a farm in imminent threat of being lost to development. Others active in New Jersey include the Trust for Public Land (TPL), and the Natural Lands Trust (NLT). Natural Lands Trust has preserved more than 600 acres of the Burden Hill Preserve in Quinton Township.

7. Transfer of Development Rights (TDR)

The transfer of development rights is a growth management tool that transfers development rights from one location, the preservation or sending area, to an identified growth, or receiving, area. Because developers purchase these rights, the private market provides landowner compensation, making the use of public funds unnecessary. Oftentimes, the purchase of development rights from a sending area grants the developer the right to develop at a higher density elsewhere. This provides incentive for developers to use the TDR option, which is usually voluntary. The State Transfer of Development Rights Bank allocates grants to municipalities for the costs that accrue from maintaining such a program. Until 2004, this technique was only legally available in Burlington County. The Statewide Transfer of Development Rights Act of 2004 has expanded this power to all of New Jersey's municipalities and counties, the only state in the country to do so.

Thus far, Purchase of Development Rights (PDR) has comprised the main strategy in farmland preservation in Salem County and in many areas across the State. The limitations of this approach are directly related to public funding. As the State and local jurisdictions are looking at their own budgets with increased scrutiny, funding for open space and farmland is weighed against other public needs such as schools and services. Funding is thus dependent upon strong and continuous taxpayer support. Winning this support at the polls can be a challenge even when general public sentiment is favorable, as Salem County Freeholders experienced when the open space referendum was defeated in November 2006.

Whereas both strategies have their strengths and weaknesses, TDR and PDR should be viewed as vital and complimentary tools in the preservation of areas of scenic, cultural, environmental or agricultural value. While PDR often has the advantage of being easier to set up and administer than TDR programs, PDR requires a large amount of public funding and is unlikely to meet the

tremendous land preservation goals found in many municipalities, including Salem. In contrast, TDR programs, once established, use private market forces to redirect development to places where growth is desirable and appropriate. A community's preservation goals are essentially paid for by development and not reliant upon direct voter approval. In addition, the development rights are maintained on the tax roles through the TDR program instead of being extinguished as occurs with PDR. However, PDR has the advantage of being available to willing landowners when development rights are limited by environmental constraints and allows the State or locality to hand pick the properties to be preserved at a particular point in time and to fill in gaps, geographically, that will make for better farmland areas in the future. Setting up TDR programs can be highly controversial and politically charged as the designation of sending and receiving areas and the formula for converting development rights from one to the other are vital decisions.

In Salem County, several municipalities and groups of municipalities have explored the potential for TDR within their boundaries. Pittsgrove Township has examined land use in the township and has designated about 3,000 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 only if he or she owns both properties within the municipality.

Mannington Township has received grant funding for a pilot project to study and establish a TDR program in their community. They have completed a Farmland Preservation Plan and are actively moving forward to preserve sensitive and unique agricultural land in their community and targeting growth towards existing infrastructure and established community centers. These receiving areas, however, are highly limited in a Township comprised of less than 35 square miles and 1,500 residents, any proposed development is likely to drastically change the rural environment of the area. There may be no appropriate receiving area in a Township such as Mannington. In addition, a feasibility study regarding inter-municipal TDR between Alloway, Quinton, and Salem City has also been conducted.

In each of the above efforts, there are hurdles to the implementation of TDR that make it less likely to be successful. Successful TDR requires that there be disincentives to developing on-site in sending areas, while receiving areas are desirable places to live that permit densities that are attractive and economically feasible for developers. Many municipalities, especially those in the eastern and southern areas of the county, do not have the opportunities for an appropriate receiving area where higher densities, or the infrastructure to support them is available or appropriate. In addition, the County Master Plan proposes to maintain growth along the western, I-295 corridor while protecting the rural character of the central and eastern portions. When less then 12% of the County is located in the Smart Growth Corridor or in designated centers such as Salem City, Woodstown and Elmer, it will be difficult to simply shift development within one municipality, even where it is desirable to do so.

In Salem County, a TDR program will likely be more successful at the County level than at the municipal level. For this reason, the County and its municipalities have begun to explore the possibility of a county-wide TDR program for Salem County. Establishing TDR at the county

level has never been done in New Jersey and will require a tremendous amount of resources and political will, but successfully implementing such a program is the only feasible long-term solution if Salem County is to retain its rural character. The municipalities, with the County in the lead, will need to partner with the State, nonprofits and foundations interested in the preservation of open space and agriculture in Salem County. Preliminary discussions regarding the various strategies that could be used and potential partners have begun.

It is important that any program developed on the County level be direct in its efforts to coordinate a new TDR program with the existing PDR program. This coordination between the two programs should start during the planning phase of any TDR program and develop into an integral part of the administration of both. This critical coordination component would include ongoing cooperation with the municipalities, outreach to landowners, and continued GIS analysis to determine TDR "hot spots" and areas where PDR may be more appropriate. Using the two programs in tandem will be an important factor in ensuring the success of not just one program or the other, but of the overall goal for land preservation in Salem County.

8. Donation and Bargain Sale

This mechanism for preserving a farm involves a donation by the landowner. If the landowner donates a portion of the value of the development rights when an easement is sold, this is called a bargain sale. A bargain sale can result in substantial tax savings for the landowner and can stretch County farmland preservation funds. The landowner donation is a reduction in the amount of gain that is subject to the capital gains tax, and the landowner can take a tax deduction for the amount donated against his or her federal and state income taxes.

9. Installment Purchase

An Installment Purchase Agreement (IPA) is an innovative arrangement that allows Salem County to acquire development rights by providing biannual payments to the landowner for a period of time (typically 20 to 30 years). The property owner receives the purchase price over time as well as interest on the unpaid, negotiated balance.

IPAs provide important benefits to the buyer (County, State, or municipality) in that the smaller payments permit limited funding to be spread over a greater number of transactions, thus increasing the rate at which the County can acquire development rights before they are lost forever. Deferral of payment over time will permit the County to increase the overall number of purchases and is especially helpful for preservation of larger tracts and in those areas where rising easement prices make preservation in the future more prohibitive.

For the landowner, receiving the income from the sale in installments may provide financial management or tax incentives. Deferring receipt of the sale price may allow sellers to defer capital gains tax. During that deferment, they receive tax-exempt interest every six months on the full sale price of the easement. The agreement of sale will set forth the basic terms of the IPA, including a minimum interest rate. Once the seller enters into a sale agreement, that interest rate

is locked in as a minimum interest rate. Interest payments are made to the seller based on the rate contained in the sale agreement, or if the market rate increases between the time the offer is made and the day of closing, the rate based on the market immediately prior to closing.

In August 2007, the County Freeholders passed a resolution making the use of Installment Purchase Agreements the standard policy when the County acquires or is a partner in acquiring development rights (See Appendix 6-4 for copy of the resolution). At the time of this writing, a contract is out to bid for the financial services that will be needed for the County to begin the IPA program for the 2008 funding round. This does not mean that all partners are required to use IPAs, but when the County is a partner to such agreements, landowners will need to understand and agree to an IPA for the County's portion.

10. The 8-Year Farmland Preservation Program

There are two eight-year farmland preservation programs, the 8-Year Farmland Preservation Program and the Municipally Approved 8-Year Farmland Preservation Program. In entering either of these programs a farmer signs a contract that restricts the use of the land to agriculture and, in return, receives up to 50% cost sharing for soil and water conservation projects based on the total acres restricted. With the Municipally Approved Farmland Preservation Program, the municipality participates in the agreement. There are other benefits, in addition to the cost sharing benefits, which include protection against emergency energy or water restrictions, and eminent domain. For entrance into these programs and to qualify for the benefits, a farm must be in an ADA. Once enrolled, the farm is restricted to agricultural use for a period of eight years and can be viewed as a trial period for farmers not yet ready to commit to permanent preservation. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service.

At this time, there are 23 farmers with 2,140 acres, participating in the 8-Year Farmland Preservation Program, but no participants in the Municipally Approved 8-Year Farmland Program. According to Kris Alexander, Program Administrator for the Salem CADB, the 8-year program has not yet resulted in permanently preserved farmland in Salem County as a majority of the farmers have enrolled in the program for the irrigation funding it provides. When the irrigation project is completed, many farmers choose to terminate their contracts when the term is up and reapply when another project arises.

Program Coordination

Farmland Preservation efforts are most effective when coupled and coordinated with planning efforts on all fronts. This includes broader open space initiatives, historic and cultural resource preservation, and land use planning using broader smart growth principles. While the overall land use context in which Salem County farmland preservation program operates is discussed in detail in Section 2 of this report, more specific initiatives at the State and municipal level are addressed here.

SADC Strategic Targeting Project

Through the Strategic Targeting Project (STP), New Jersey has developed a more tactical approach to prioritizing farmland preservation investments, coordinated by the State Agriculture Development Committee (SADC).[10] The STP has three primary goals:

1. To coordinate farmland preservation / agricultural retention efforts with proactive planning initiatives;
2. To update / create maps used to target preservation efforts; and
3. To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.

Salem County's Farmland Preservation Program is consistent with the State's STP goals in that the County's preservation efforts have been coupled with the County's primary planning efforts, including the growth element of the master plan, and the efforts of many of the municipalities on the local level. The County Master Plan has been amended to include a joint Open Space and Farmland Preservation Plan (two volumes in one plan). This innovative approach permitted the County to address the assets and opportunities of each aspect, exploring the shared issues and complimentary strategies as part of one integrated, holistic, and public process. This process was innovative in its ability to highlight the links between open space and farmland as essential elements for smart growth. The county's designated centers continue to support farmland preservation because they understand the link between curbing development on the fringes and their own opportunities for redevelopment and revitalization.

New initiatives developed with this plan update, the implementation of Installment Purchase Agreements (IPAs) which will permit the County to better leverage its limited resources while still meeting the demand for PDR in the short term. For more long term results, the County has begun to explore the concept of TDR at the County level. Setting up a TDR program is a long term solution to meeting the County's land use and land preservation goals, but requires significant time, creativity, and resources to set up and administer. In the meantime, the leveraging of the county's PDR capabilities through IPA and seeking out new partners in addition to the municipalities and State, remain the County's most effective tools.

As part of the plan, the County has begun to develop the necessary mapping and databases that underlie and inform its preservation efforts, leading to a more effective and efficient outcome in the long term. Developing this mapping and data, primarily through GIS, allows the County to track its concentrations of preserved areas, evaluate its options, and focus its efforts on the highest quality farmland. With limited funding and resources available, preservation efforts cannot be haphazard; they must be undertaken in a methodical and concerted manner that draws on a variety of resources and supports complimentary initiatives for preservation of open space, environmentally sensitive areas, and historic and cultural resources. The Project Areas discussed later in this Plan demonstrate that the County understands that the preservation of large areas of contiguous, high quality soils is essential if these efforts are to support the industry as well as prevent the land from being developed in a sprawling and inefficient manner.

Salem County will continue to update the mapping and expand its databases in order to track the pattern of land and easement values, preserved areas and applications, assess the gaps and calculate the best target areas for its limited funds. Maps of the Salem County Agriculture

Development Area, Project Areas, Soils, and Pending and Preserved Farmland are included in the Mapping and Data Section of this plan. In addition, a listing of Preserved Farms and Target Farms are also located there.

Municipal Initiatives

An inventory and assessment of Salem County's open space and farmland preservation initiatives at the municipal level was undertaken as a part of the Open Space and Farmland Preservation Plan. The summary of these efforts can be found in the Land Use Planning Section of this report. In addition, the CADB intends for regular communications between municipalities and the Farmland Preservation Program to continue and work in concert with each other. Particular attention is paid to the municipal Agriculture Advisory Committees (AACs) for the Townships that have municipal PIG programs, currently (Pittsgrove and Pilesgrove).

Monitoring the Easements

The Salem CADB and staff monitor the farms preserved by the County on an annual basis to insure that the deed restrictions are being adhered to. Similarly, the SADC monitors all farms with state held easements. These on-site visits and contact with the farmer also provides an important opportunity for meeting with landowners. At this time, there have been no violations discovered. In the event of a violation, Salem County does not have a formal procedure to enforce the deed restrictions. However if a violation were to be found, the program coordinator would bring it to the attention of the CADB. If the violation was not rectified at that point it would be bought to the attention of the Board of Freeholders and, ultimately, to the State.

It should be noted that nonprofit organizations holding farmland easements (in the future) may be able to set different standards for complying with the easement restrictions. This may be perceived by landowners in the traditional easement purchase program as inequitable. This issue can be resolved if County staff participated in the monitoring of farms where the easement was purchased with farmland preservation funds directed to nonprofit grant organizations or through the Direct Easement Program.

Program Goals

Over the past two years, the Salem County farmland preservation program has tripled, both with the number of applications submitted and the number of owners expressing interest in the program. *The single greatest problem facing the Salem CADB* is a lack of sufficient funding to meet increasing demand.

Based upon the history of the County's farmland preservation program, the trend towards increasing land values and rising interest in the farmland preservation program, the Salem CADB projects that following acreages could be preserved:

13,000 acres in five years, *and* **26,000 acres in ten years**.

The above goals represent numbers or factors derived from the history of the farmland program in Salem County and the rising interest among farmland owners to preserve their land. The costs of preserving land will vary depending on a number of factors including the location of farms to be preserved. Additionally, the County program is directly tied to the amount of State funding that is available and the success of Salem County applications in this highly competitive process.

The ten-year target of 26,000 acres represents slightly less than 20% of the 130,835 acres of farm assessed land in Salem County. It represents greater than 25% of the 96,238 acres of farmland in the County. Combining this ten-year goal with the land slated to be preserved in the County in 2007, this projected number (48,488 acres) represents half of the productive farmland in Salem County.

Because the CADB recognizes the contribution that agriculture makes to the quality of life in Salem County, the Board believes that a goal of preserving the greatest number of productive farms possible is prudent public policy. The Board recognizes:

- Farmland is an irreplaceable natural resource;
- Salem County agriculture provides a local source of food and fiber;
- Agriculture makes a significant contribution to the economy and many groups are working to ensure a sustained contribution based on agricultural viability;
- Farming, due to a lower demand for municipal services, makes a positive fiscal contribution, even with farmland assessment;
- Agriculture and agricultural land is important in maintaining the County's cultural heritage and quality of life;
- Agricultural lands maintain the open rural landscape and provide the environmental benefits associated with this open land;
- Farmland preservation staff is necessary to educate residents and farmers, process preservation applications and access additional grant 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.

Consequently, the Salem CADB seeks to preserve all productive farms in the County where the farmer is interested in participating in the program and where the land is currently in agricultural production or has a strong potential for sustained agricultural production in the future. The Salem

CADB supports the development and promotion of municipal agricultural advisory committees.

To reach this ambitious goal additional funding for the purchase of development rights and staff time devoted to the farmland preservation program in Salem County will be needed.

Accordingly, the Salem CADB seeks to maintain the present allocation and potentially, as appropriate, increase funding from the Salem County Open Space and Farmland Preservation Trust Fund. The Salem CADB also seeks to identify and utilize additional funding sources and utilize preservation techniques and strategies that will enable it to reach beyond its current financial resources to achieve this vision.

Project Areas

In accordance with the State's Strategic Targeting Project, the Salem CADB has identified three main project areas in the County for farmland preservation. Designation of these project areas does not preclude the County from funding farms outside of these target areas, but it provides a focus for the Salem CADB to prioritize and promote farmland preservation in the County. ***Any farm located within the Salem County ADA is eligible for preservation, regardless of whether it is located within an identified project area.*** These project areas are shown on the *Farmland Project Areas Maps.*

This map includes not only the County project areas, but it also includes the four municipal planning incentive grant project areas that have been approved by Salem County and the proposed target farms list for 2008. ***Salem County fully supports the establishment of municipal planning incentive grants (PIG) for farmland preservation.*** Establishment of local priority areas for farmland preservation will leverage state, county, and municipal funds and help accelerate farmland preservation in Salem County. The *Farmland Project Area Map* also includes the Agriculture Development Area (ADA) for Salem County.

Cohansey - Pole Tavern - Pine Tavern Agricultural Project Area

The first of these project areas extends from Cumberland County through Salem County to Gloucester County and includes portions of Quinton, Alloway, Pittsgrove and Upper Pittsgrove Townships. This project area is denoted on the map as the "*Cohansey-Pole Tavern – Pine Tavern*" project. 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.

This project area is a total of 35,983 acres. More than twenty five percent (25%) of the land in this project area is already in farmland preservation or pending final settlement. Another 8% is targeted for preservation in the near future. Sixty eight percent of the soils on the target farms are Prime soils, another 27% are Soils of Statewide Importance, and another 2.5% are Soils of Unique importance. Only 6% of the soils or less than 200 acres are not considered important agricultural soils.

Mannington Meadows - Seven Stars - Algonkin Lake Agricultural Project Area

The second project area is centered in the mid-section of the County and incorporates portions of Mannington and Pilesgrove Townships. From Mannington Meadows northwards to Oldmans Creek to the border of Upper Pittsgrove, this project area is identified as the *"Mannington Meadows – Seven Stars – Algonkin Lake"* project. This project area includes one of the three municipal Planning Incentive Grant (PIG) project areas in Pilesgrove Township. The Township has received $2.74 million in matching funds from the SADC for these three projects. This area also borders high priority farmland in South Harrison Township in Gloucester County and is facing some of the highest development pressure in the County extending southwards from Gloucester County. This project includes a large concentration of prime farmland soils and farmland soils of statewide importance. Mannington Township has recently completed a Farmland Preservation Plan which includes a proposal that Salem County expand their ADA to include farmland west of Route 540 in the Township. With 19,976 acres, this project area is the smallest of the three. Nearly thirty three percent (33%) of the land is either preserved or targeted for preservation. Seventy percent (70%) of the target farms (15% of the project area) are comprised of Prime Soils. Another nine percent (8.7%) are Soils of Statewide importance.

Maskells Mill - Hagerville - Mannington Meadows Agricultural Project Area

The final project area 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. This target area is shown on the map as the *"Maskells Mill – Hagerville – Mannington Meadows"* project. The land along the Bayshore has a more limited potential for development due to the wetlands and marshlands that exist within this ecosystem. This project area is a total of 24,465.5 acres. Nearly twenty percent (20%) of the land in this project area is in farmland preservation with an additional eight percent (8%) targeted for preservation. Fifty two percent (52%) of the target farms soils in this project area are prime soils, while another 35% are soils of Statewide Importance. Soils not considered Prime comprise a mere 4% or 80 acres of the target farms.

Target Farms

Theoretically, each of the farms within the three Project Areas is considered a potential target farm for preservation in the big picture. In practical terms, the farmland preservation program is a voluntary program that needs to target specific farms for the upcoming funding rounds and in accordance with State legislation. At the time of this plan update, the County has chosen to utilize its existing applications as the list of Target Farms (See **Appendix 6-6** for the County's 2008 List of Target Farms). There are currently **175 applications** comprising 11,382 acres that have been submitted to the program. Of these, **applications for 173 parcels representing 6,949** acres are located within the County's Project Areas and are included on the Target Farms list. This represents less than one third (31%) of the program goals of 26,000 acres over ten years.

It is fully expected that the Target Farms list will be updated on a regular basis (annual at the least) to include new applications and changes in status to existing applications. The CADB strongly believes that there is a backlog of farmers who are willing to apply, but have not done so due to the uncertainty of funding in recent months. It is also believed that a small percentage of the existing applicants may withdraw due to the new County policy of using only Installment Purchase Agreements for County acquisitions. Finally, it is understood that only farms that meet the State's minimum standards will be eligible for the State cost share and each application will be evaluated and ranked prior to any approvals. An updated Target Farm List will be provided each year to reflect all of these changes and submitted with the Planning Incentive Grant application.

Funding

The CADB has set ambitious goals for farmland preservation in Salem County over the next ten years. *Funding is the single most critical limiting factor in reaching the County's goals, followed by limited staffing resources.* Reaching these goals will require new, creative approaches to expanding funding sources and leveraging funds.

Table 6-1 shows a preliminary cost estimates for the County's one, five and ten year program goals of 2,600 acres, 13,000 acres and 26,000 acres. It is a challenge to predict future land values, but for purposes of this plan the county has used an average cost per acre of $8,000 with a 3% increase per year. The cost of purchasing the development rights in recent years has ranged from $4,500 to $15,000 per acre. Based on the average cost of easements purchased in the County in 2006 and 2007, the average cost per acre was approximately $8,000, an increase of nearly 55% over the average cost for 2005/2006 and more than double the average cost per acre in the year 2000. This value varies by location, as farmland in the northern portion of the County is under greater pressure of development and therefore has a higher value. While the housing market has noticeably cooled there has been no indication that values have decreased at this time and these averages likely represent a temporary plateau in appraised values.

Table 6-1 Multi-year Cost Estimate

Year	Acres	Estimated Cost Per Acre	Estimated Cost
1	2,600	$8,000	$20,800,000
2	2,600	$8,000	$20,800,000
3	2,600	$8,240	$21,424,000
4	2,600	$8,487	$22,066,720
5	2,600	$8,742	$22,728,722
6	2,600	$9,004	$23,410,583
7	2,600	$9,274	$24,112,901
8	2,600	$9,552	$24,836,288
9	2,600	$9,839	$25,581,376
10	2,600	$10,134	$26,348,818
Total	**26,000**		**$232,109,407**

Open Space and Farmland Preservation Trust

The County's dedicated tax accrues approximately $800,000 per year. A large portion of this is used for payment on the principal and interest of the debt resulting from the 9 million dollar bond sale in August of 2004. The bond is to be paid out over 20 years and as of October 2006, the County had bonded $7,590,890.58. Remaining funds after the bond repayment are directed to the farmland and open space preservation programs. In 2008, this base amount is estimated to be $300,000.

Though the November 2006 ballot question asking voters to approve an increase of two cents for the dedicated tax for land preservation rejected by County voters, Freeholder Director Lee Ware confirmed the Freeholders commitment to open space and farmland preservation and pledged continued support for land conservation in Salem County.

The failure of the 2006 Open Space and Farmland Preservation referendum to garner voter support only proves that greater outreach and more creative approaches are needed if the County is going to meet its farmland preservation goals. Such strategies must include a countywide TDR program and installment purchases, but the need for increased funding will remain. The Freeholders may revisit the referendum in 2008 or 2009, but only with a more targeted and cooperative effort to "get out the word" on the importance of open space and farmland preservation.

Installment Purchases

The Salem CADB supports the use of innovative funding tools to purchase and preserve farmland in the County. This includes the use of installment purchases. In August 2007, the County Freeholders passed a resolution making the use of Installment Purchase Agreements the standard policy when the County acquires or is a partner in acquiring development rights *(See **Appendix 6-4** for copy of the resolution)*. The County has retained a Financial Advisory Services consultant to develop the framework needed for this specialized area of financial management. The IPA process will be in place for all preservation applications, including municipal PIG applications, in the 2008 funding round. This will affect all County applications funded in 2008 and beyond. This does not change how municipalities utilize their own funding, but landowners submitting to the municipal PIGs with a County cost share, must understand and agree to County funding being provided as an IPA.

This will permit the County to participate in the preservation of a greater number of farms in the near term, while paying for them over time. As development pressure currently exists and is causing easement prices to rise, this also allows the County to preserve farms at a less expensive rate.

Municipal Cost-Share

Since the inception of the County's direct easement purchase program, the Townships have been willing to participate in the preservation of lands in their jurisdiction through a minimal

cost-sharing. The proportion of the cost-sharing has varied by municipality, with a minimum of 1% requested by the County since the early 1990s. Two municipalities, Pittsgrove and Pilesgrove, volunteered to increase their contribution in order to increase the ranking of farm applications in these townships.

The CADB also supports the efforts of local municipalities to provide matching funds for farmland preservation, such as is being done in Pilesgrove and Pittsgrove Townships through the use of the municipal PIG program through the SADC. Pilesgrove and Pittsgrove have established Planning Incentive Grant (PIG) project areas in their communities and have dedicated matching funds to purchase the targeted farms within these project areas. Pittsgrove is planning to establish a second PIG project area in their community to help leverage their funds with county and state funding to expand their farmland preservation efforts. Two additional municipalities, Alloway and Upper Pittsgrove, will be establishing project areas and submitting Planning Incentive Grant applications for the first time. The County reviews and funds these areas concurrently with its own Planning Incentive Grant program and using the same ranking and criteria. Currently, there is a standing policy that the County will contribute a maximum of $500,000 to each municipal PIG, when funding to meet that level is available. With two additional municipalities participating in the PIG, the County will be reexamining this policy to assess a practical funding level that will provide a degree of predictable and practical support to the planning efforts at the local level.

Leveraging County Funding

The Salem CADB also notes that there will be increasing potential for leveraging County dollars by cost sharing with N.J. Green Acres, and other state and federal agencies, as well as nonprofit organizations. New Jersey Conservation Foundation has received a $1 million matching grant from the SADC for the preservation of farmland in Salem County through the SADC's nonprofit grant program. These are opportunities for Salem CADB to expand their preservation program and leverage limited County funds.

Where funding from outside sources does become available, either through landowner donation or third-party contribution, the County will cost-share the remaining amount with a Township according to the agreed upon percentage. For example: A farm easement purchase price is established at $10,000 per acre. Assuming a cost-share of $6,000 from the SADC, the remaining unfunded portion is $4,000. A non-profit organization agrees to contribute $1,000 per acre, and a private corporation provides an additional $1,000, leaving the unfunded portion to $2,000. Under the proposed County policy, the Township's contribution percentage will be based on the unfunded amount *after* other sources, or $100 per acre (5% of $2000).

Table 6-2 summarizes the Funding Plan that would be necessary for the preservation of the entire 26,000 acres over the next 10 years. The plan assumes a level of cost share from each partner and that there will be sufficient funding to implement the program, as desired. The Plan does not obligate the County to the stated goals if there are insufficient funds to do so. Salem County typically pays approximately 20% to 25% of the cost of an easement (with the State paying the remaining share). As this cost per acre increases, the County may need to pay more per acre based upon the state's sliding scale for cost-share on farmland preservation

projects. The Plan assumes a 60% cost-share by the State, up to a 5% cost share with the municipalities, and a 5% contribution by outside sources.

Table 6-2 Multi-year Funding Plan for 1, 5 and 10 Year Goals

Year	Acres Cumulative	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	2,600	$364,000	$6,916,000	$12,480,000	$1,040,000	$20,800,000
2	5,200	$364,000	$6,916,000	$12,480,000	$1,040,000	$20,800,000
3	7,800	$374,920	$7,123,480	$12,854,400	$1,071,200	$21,424,000
4	10,400	$386,168	$7,337,184	$13,240,032	$1,103,336	$22,066,720
5	13,000	$397,753	$7,557,300	$13,637,233	$1,136,436	$22,728,722
6	15,600	$409,685	$7,784,019	$14,046,350	$1,170,529	$23,410,583
7	18,200	$421,976	$8,017,539	$14,467,740	$1,205,645	$24,112,901
8	20,800	$434,635	$8,258,066	$14,901,773	$1,241,814	$24,836,288
9	23,400	$447,674	$8,505,808	$15,348,826	$1,279,068	$25,581,376
10	26,000	$461,104	$8,760,982	$15,809,291	$1,317,440	$26,348,818

Eligibility, Ranking and County Policies

The Salem CADB utilizes the criteria and program guidelines adopted by the SADC as the basis in making its recommendations on farmland applications. 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, 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 criterion examining 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. *(See Appendix 6-1 for the Salem CADB Ranking Criteria spreadsheet*). 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.

In addition, the CADB follows the SADC policies regarding the approval of housing opportunities and the division of premises. Agricultural labor housing may be applied for at any point and needs to be approved by both the SADC and the CADB. The CADB needs to determine the potential impact of any new agricultural labor housing on the farming operations prior to approval. If the landowner wants to make any changes to the excepted areas including adding agricultural labor housing, an application must be made to the CADB and SADC. The CADB allows house replacement in the event that the house needs replacement. In order for this to occur the CADB needs to approve the new plans and adopt a resolution. The resolution would be sent to the SADC for their approval. Farmers interested in preserving their farms are able to request a Residual dwelling site opportunity (RDSO.) RDSOs allow the farmer to request limited future construction of a residential unit for agricultural purposes on

permanently preserved farms in order to accommodate agricultural flexibility in the future. RDSOs are only allocated at a density not to exceed one unit per hundred acres, including existing and proposed dwellings. The procedure that needs to be followed to exercise a RDSO differs depending on the original date of preservation. Farms preserved prior to January 15, 1994 have to follow one procedure while farms preserved since then have another set of procedures to follow. Farms preserved in an eight year program are not eligible for RDSO. Generally, the applicant would need to apply directly to the CADB. If the CADB chooses to approve a RDSO request, a copy of the completed application and the CADBs reasons for granting approval of the request would be forwarded to the SADC. The SADC is the final agency to issue approvals. Finally, a landowner can request a division of a permanently preserved farm but needs to receive the joint approval of the CADB and the SADC in writing after an in-depth review of the application. Again, the CADB needs to review and approve the request prior to sending the request to the SADC. SADC may grant final approval after its review.

Exceptions are reviewed by the CADB, who provides recommendations. Each exception is a unique situation that is taken on its own merits and needs to be considered with an open mind and common sense. In general, severable exceptions are encouraged if the farm has some non-agricultural activity on it already, such as beauty shop or welder, or if there is no home on the farm. Severable exceptions are not encouraged to be used for speculating on future additional housing lots. Severable exceptions are encouraged in situations that call for a potential for future subdivision off of the preserved farmland, such as any non-agricultural activity that can stand on its own and that would like to opportunity to grow in size. Non-severable exceptions are typically encouraged for agricultural related activities that are primarily incidental to the farming operation, such as a farmhouse. There are currently no County policies regarding agricultural labor housing, house replacement or residual dwelling site opportunity allocation. Once again, the CADB would handle each of these requests on a case by case basis.

Farmland Preservation Staff

Staff resources are limited in Salem County. Currently, there is one person working with the Salem CADB as the Program Administrator. This individual is responsible for farmland preservation program administration, outreach, assistance to farmers in making applications, and monitoring easements through annual inspections. This individual is also responsible for administering the right-to-farm program and receives assistance from the County Extension Office on right-to-farm issues. Legal support is provided through the County's solicitor on an as-needed basis.

The Program Administrator processes all applications, either manually or with some assistance from the State. The County's GIS capabilities are very limited. Currently GIS is available to a handful of staff, with no advanced experience and does not include the Farmland Preservation Program office. However expanding the skills of existing staff and retaining a part time GIS consultant in the upcoming year is a priority for the County in order to expand its GIS capabilities. A GIS technician from the Planning Board will be available to assist in the processing of farmland preservation applications, as well as the development of a database in the future. As part of the plan update, the County has begun to develop and maintain a

database of existing preserved farms, target farms, and farmland applications.

Limiting Factors

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.

Funding--- Funding is and will continue to be the most limiting factor in the County's efforts to preserve its way of life and rural character. The demand for preservation far outweighs the available funding resources and thus severely limits the continued use and success of PDR as a tool. Improving this scenario in the future relies upon the County voter's support to raise their taxes and increase the dedicated tax. This additional source would be further leveraged through bonding, as in 2002, but also through the use of IPAs. After County voters shot down an opportunity to raise the dedicated tax in 2006, there is understandable concern for putting the issue on the ballot a second time. The State's contribution to this effort has been sustained for another year following the voters support in November 2007, but future funding remains uncertain.

Obviously, the County Freeholders and CADB are correct in their desire to initiate new partnerships and implement innovative leveraging techniques, such as installment purchase agreements, and complementary land use tools, such as TDR, to reach its preservation goals.

Staffing- Farmland preservation staff provides the necessary information to farmers and to others interested in farmland preservation, as well as administering the program itself. With nearly 175 applications awaiting funding, 189 annual inspections, monthly CADB meetings, in

addition to right to farm questions and other customer service oriented duties, the Farmland Preservation Program Administrator balances a great many responsibilities. As the number of applications and inquiries has almost tripled over the past three years, additional technical and administrative support will become necessary if the program is to keep up with the demand and continue to foster the growth and achievements of the CADB preservation goals. In addition, the ongoing search for new and creative funding sources, and more poignantly the new use of IPAs, means that funding mechanisms are becoming increasingly complex, requiring more time for administration.

While current staffing level does "get the job done", it is not adequate for the long-term needs of a vital and growing program. The County already has plans to draw on staff resources from the Planning Board and outside consultants to assist in the expansion of GIS and database capabilities. Increased use of technology will make the current process more efficient and free up existing staff time for other priorities. One particular area of the program that could benefit from additional staffing is the area of outreach, especially as new programs and funding mechanisms are developed. While there is no lack of applications and interest in the preservation program, if the County is to be successful in any future efforts for a new dedicated tax through referendum, additional efforts for education and outreach will be needed in concert with the CADB, Open Space Advisory Committee and others.

[1] New Jersey Department of Agriculture. Agricultural Smart Growth Plan. November 2003.

[2] New Jersey Farm Bureau. This Week in Farm Bureau (Vol. XLII, No. 32). August 28, 2004

[3] United States Department of Agriculture, National Agricultural Statistics Service. 1997 Agricultural Census.

[4] NJDA Ibid.

[5] Salem County. Growth Management and Economic Development Element, Master Plan. 1999.

[6] New Jersey State Planning Commission. The New Jersey State Development and Redevelopment Plan. Trenton, NJ: March 1, 2001.

[7] New Jersey Department of Agriculture. New Jersey State Agriculture Development Committee. *http://www.state.nj.us/agriculture/sadc.htm*. Accessed July 2006.

[8] Salem County Farmland Preservation Plan. December 2006: Richard A. Alaimo Association of Engineers, Christopher Warren, July 20, 2006. Pilesgrove Township.

[9] New Jersey Department of Agriculture. New Jersey Department of Agriculture. Strategic Targeting Project, Preliminary Report. March 2003.

VII. Activities Supporting the Agriculture Industry

"New Jersey earned its reputation as the Garden State because its soil and climate make it one of the most productive farming areas in the world. The state ranks in the top 10 in production of bedding and garden plants, cut flowers, foliage plants, potted plants, and bulbs; it supplies 20 percent of the nation's blueberry crop and 10 percent of the cranberry crop. Farmland is important to the state's environmental sustainability as well as to its image. It recharges our groundwater, provides habitat for wildlife, and protects our soil. Sustaining agriculture in the state is an effective way to sustain both our environmental systems and our identity."
-- Living With the Future in Mind: Goals and Indicators for New Jersey's Quality of Life, 2004

While Salem County has been successful in its farmland preservation efforts, 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, and generate local markets for locally grown products are issues that impact the ability of farmers to remain in business. Preserving the land is not enough to preserve farming in New Jersey.

Farming and Salem County are linked by history, location, geology, climate, and citizen support. The actions of the County Government clearly point towards a desire to create an economic and social environment that supports and nurtures the County's agricultural character and economy. Within this framework, the County's farmers also have the benefit of assistance and support from numerous state, county and local agencies dedicated to the continued growth of agriculture. These include efforts for economic development at the State level, as well as SADC's Farm Link Program, Rutgers University facilities and Rutgers Cooperative Extension.

The SADC's Farm Link Program is a resource and referral center for new farmers, as well as established farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate planning and farm transfer plans.[1] New Jersey is just one of several states across the country that has a Farm Link program. Others in 5the Northeast include Pennsylvania and New York. The program is linked with the National Farm Transition Network, whose goal is to support efforts that foster the next generation of farmers and ranchers. According to its website, the Farm Link Resource Center focuses on:

- New farmers looking for land and opportunities to gain experience and get started;
- Established farmers looking for land to expand;
- Farmers and landowners looking to lease, sell, or make some land available for farming;

[1] www.state.nj.us/agriculture/sadc/farmlink

- Retiring farmers who would like to ensure their land stays in agricultural production, but have no family members who want to continue to farm;
- Farmers looking to fill farm manager or apprenticeship positions, or to mentor a new farmer;
- Non-profit organizations, municipalities, and counties looking for farmers for farmland they have bought and preserved; and
- Farmers working on intergenerational farm transfers.

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 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. Farm Link plays a vital link in assisting new farmers or those interested in getting into farming to get started by providing a way for them to network with experienced farmers. 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. In addition, such awards as the "Young Farmer of the Year" bestowed by the State Department of Agriculture provides recognition for the successes of young and new farmers and provides an opportunity to highlight the challenges of the farming industry today, including soil and resource conservation practices.

In regards to education and research, Rutgers University, the School of Environmental and Biological Sciences (formerly Cook College) and its association of programs are a primary source of information and coordination in the Garden State. Farmland owners need to share successful technologies and strategies. The Rutgers Agriculture Experiment Station (RAES) provides a full range of research and publications distributed through programs such as 4-H and Cooperative Extension (RCRE). Publications include: Farm Management and Safety, Pest Management, Plant and Animal Agriculture. An arm of the RAES, the Food Innovation Center's (FIC) mission is to "*stimulate and support sustainable economic growth and prosperity to the food and agricultural industries in the New Jersey region by providing businesses with innovative research, customized practical solutions, resources for business incubation, and a trusted source for information and guidance*".[2]

Currently the FIC is constructing a 23,000 sq. ft food business incubator facility in Bridgeton, NJ, in nearby Cumberland County, which is expected to be completed during the summer of 2008. This facility is being designed for use by farmers and cooperatives, startup food companies, existing small and mid-sized food companies, and retail and foodservice establishments who will be assisted from concept to commercialization, and be able to have new product prototypes tested and evaluated, and to literally have their products produced in a state-of-the-art food processing facility that will meet the regulatory standards of local, state and federal (both FDA and USDA) agencies. This type of facility could create new opportunities for Salem County farmers seeking to develop new products or simply new markets for their existing commodities as specialized processing may be able to be done in the region. An example shared

[2] www.fire.rutgers.edu

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.

Through the Rutgers Cooperative Extension (RCRE) Program research conducted at the University level and best practices in the full range of the business of food and agriculture can be conveyed to farmers across the State. The RCRE provides a wide variety of programs for natural resource conservation and management, described more in-depth in the Natural Resources Section. RCRE representatives work closely with the Salem County Agriculture Board and directly with Salem County farmers to offer the latest best management practices.

The State is also a strong leader on the marketing and public relations front. Major efforts by the N.J. Department of Agriculture (N.J. DOA) are directed at increasing the demand for New Jersey grown produce through branding, agri-tourism, farm direct sales programs and farm markets. The N.J. DOA Economic Development Strategies for 2006 include all of these activities. (*N.J. DOA 2006 Economic Development Strategies*)[3] N.J. DOA is committed to promoting agri-tourism through the New Jersey Office of Travel and Tourism, through the Jersey Fresh website, the distribution of printed materials and advertisement. Salem County farms with appropriate activities as well as County farmers markets and 'u-pick' farms can benefit from this promotion by listing their activities with the State and "getting out the word" to potential customers.

N.J. DOA's Jersey Fresh and Jersey Grown labels program is undergoing strengthening and promotion. The department will continue to increase the Jersey Fresh Hospitality Industry Program. The program works closely with the industry to include many elements that strengthen the marketing of Jersey Fresh produce to hotel, restaurant, educational, and the institutional food service industries. The program will continue to strengthen the appeal of the Jersey Fresh brand to supermarket chains and all other retailers, increase use of the Jersey Fresh brand name and discourage the use of the "Locally Grown" product claim. The department will also continue to promote New Jersey grown organic products as distinct from, and of higher value, than competing products by establishing the Jersey Organic brand. (*N.J. DOA 2006 Economic Development Strategies*)

Apparently, these efforts are paying off as an October 2007 press release from the Department of Agriculture announced that New Jersey farmers saw their cash receipts rise for the third straight year in 2006, with a six percent (6%) increase over 2005. The data, derived from the National Agricultural Statistics Service (NASS), showed a rise of 56% increase for sweet corn and a 36% increase for peppers. However, tomatoes and dairy both saw a decrease in the 20% range.[4]

Some Counties have built upon the State's promotion with their own buy fresh campaigns. "Buy Hunterdon" and "Cumberland Grown" represent past and present efforts to increase awareness and support for local homegrown products, farmers markets, roadside stands, and farmland preservation efforts. This could be something as simple as a brochure or poster that could be

---

[3] New Jersey Department of Agriculture. 2006 Economic Development Strategies *http://www.nj.gov/agriculture/conventions/2006/06ecostrat.pdf.* Accessed June 2006.
[4] DOA website, Economic Indicators for New Jersey Farms Continue Upward Trend

distributed and linked to the County's website, as well as those of the Chamber of Commerce and other agriculture/economic development related agencies.

Community Support

Farmers markets began to rise in popularity in the 1990s, paralleling an increased interest in organics and fresh foods. Farmers markets bring the food into nearby population centers, where consumers can meet farmers and buy a wide variety of local products. The national movement towards buying local stems from consumer demand to know where and who their food is coming from and the belief that locally grown foods are safer, fresher, and tastier, as well as being healthy for the local economy. As part of this trend, farmers markets have seen tremendous growth over the past twenty years. By 2004 there were 3,617 across the U.S. and 68 in New Jersey.[5] Three years later, the number in New Jersey has risen to 96, an increase of 41%.[6] Farmers markets also represent a good opportunity for farmers to better understand the direct sales customers and the types of products they demand. The production of "value-added" products can help farmers add to their "bottom line".

"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."[7]

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, 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.

---

[5] www.ams.usda.gov/statesummaries/NJ

[6] DOA, press release Economic Indicators for New Jersey Farms Continue Upward Trend

[7] *Excerpts from http://en.wikipedia.org/wiki/Community-supported_agriculture).*

Salem County has a large number of roadside stands, but currently no CSAs. There are two community farmers markets, meaning there is substantial room for growth and opportunity, especially in other boroughs and centers, such as Penns Grove, Elmer or Woodstown. Existing farmers markets include Cowtown in Pilesgrove, and the Salem City Farmers Market. Cowtown operates two days per week year-round. The Salem City Farmers Market lines the sidewalks of Broad Street on Thursdays throughout the summer, but may consider expanding to Saturdays. Also, a new indoors farmers market has opened in the fall of 2007 in Salem City. This market currently operates Thursday through Sunday. These are listed on the NJ DOA website and could be linked to the County website, as well. Maintaining and publishing this list not only promotes use of the markets to the public, but could increase the opportunities for additional communities looking to start new farmers markets or to increase farmer participation in existing ones. New communities interested in starting farmers markets can receive assistance from the NJ DOA, by talking to communities with established markets, or such organizations as the Food Trust, based in Philadelphia.

Agri-tourism in Salem County

Salem County has ideal features and a rich setting to cultivate a successful tourism industry comprised of a variety of agri-tourism, ecotourism, and heritage tourism opportunities. 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.

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; and educational experiences such as winery tours or agriculture-related exhibits. All of these provide farmers with additional opportunities to generate income and to connect with consumers. Agri-tourism in Salem County consists of opportunities for visitors to "pick-your-own vegetables/fruits" or observe the packaging and production of soybeans.

A framework of information, facilities and programs is necessary to promote tourism and package all of the County's assets together to inform and attract a wide audience. Agri-tourism should be promoted as but one of many sources for recreation and entertainment available within the County. 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.

Tourism is a high priority for the Salem County Economic Development Office. Efforts to build tourism infrastructure, gather the basic data and services available as well as the plethora of historic, environmental and agricultural assets, and create new promotion material are underway.

A proposed Scenic Byway that connects the rural character of Salem and Cumberland Counties to the shoreline of Cape May is currently being proposed by the State DOT. Scenic roadways draw tourists interested in a wide array of scenic, cultural, historic and natural landscapes. The program was initiated in 1992 to help recognize, preserve and enhance distinctive and unique corridors throughout the United States. This recognition can help to build and support the services of local economies by bringing new visitors that stimulate new and existing businesses. Such attention can also lead to new educational opportunities for existing residents and visitors alike, again highlighting the relation and role of agriculture to the history of Salem County. Grant funding is available for planning and managing designated corridors, an important aspect of balancing the positive and negative impacts of tourism on a community.
Municipalities and farmers also need information regarding their roles and liabilities with agri-tourism. An influx of visitors to farm communities can have detrimental impacts on the farmer and the community if not properly managed and planned for. Safety and the liability that comes with visitors' exposure to farm animals and large equipment on a working farm must be taken into account. Education and information on these impacts is a necessary part of encouraging the industry. Lancaster County, Pennsylvania for example, has developed a model ordinance to both assist Townships and farmers meet these new demands, while keeping it safe for everyone. Meanwhile, the state has developed a how-to manual to help educate farmers and local governments to expand support for agri-tourism and the agriculture industry.[8] These publications are should be considered vital counterparts to the flexible land use regulations and right-to-farm ordinances now promoted by the County and State in that they assist farmers expand their income generating potential and manage conflicts.

Market Trends and Location

The market for agricultural products has become increasingly complex, with consumers demanding a wider variety of specialty items, the rise of the organic sector and a greater awareness and demand for foods grown closer to home. According to a recent Rutgers Agricultural Experiment Station newsletter, there are six primary trends in the industry today: Innovation, International Flavors, Authenticity, Organic, Simplicity, and Convenience.[9]
The Food Innovation Center presents a significant opportunity for local farmers to stay better informed about potential markets and expand their capacity to develop specialized products. An example brought up at the public meetings was that of a local farmer who developed a new fruit cider, but had to transport the fruits to the Carolina's for processing because of the availability of specialized processing and packaging. Another article, this time by the Associated Press highlighted how an FIC is assisting a Hunterdon County farmer to expand his business in the sale of gourmet goat meat and goat meat products.[10] Not only are new products being innovated, but this farmer is taking advantage of another growing segment of the market: the demand for authentic ethnic ingredients and foods.

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

[8] *Pennsylvania Township News, September 2007*
[9] Rutgers Agriculture Experiment Station. http://www.njaes.rutgers.edu
[10] www.goatworldnj.com

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*)

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 such practices will allow farmers to preserve the integrity of soil and water resources while realizing profit on their efforts. These practices will also sustain farming in New Jersey.

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.

One way to lower transportation costs is take advantage of the growing "buy local" movement, a movement gaining support in the Greater Philadelphia region. National efforts of FoodRoutes USA and more local efforts of such organizations as the White Dog Café Foundation and its Fair Food Project are winning over consumers and increasing awareness of the benefits of buying local.[11] They also assist local farmers to connect with local businesses, restaurants, and institutions. The Foundation's activities include the Fair Food Farmstand in the Reading Terminal Market, connecting local chefs and farmers, and publication of the Philadelphia Local Food Guide. The Food Trust is a similar organization whose mission is to ensure all have access to affordable and healthy foods, runs the Headhouse Market, Philadelphia's largest open air market, as well as Camden, New Jersey and assists local communities to start up their own farmers market.

Businesses and Infrastructure

Farming, like most industries, benefits from a cluster of support businesses, services and markets that help to ensure the success of all. A list of suppliers, services, processors and distributors serving Salem County farmers is included in Appendix 3-1. While the list concentrates on businesses existing within the region, those within the County are separated from those outside of it. On the supply side, there is a wide variety of suppliers of fuel, feed, seed, fertilizers, and equipment. These are primarily located within the Boroughs of Elmer and Woodstown. When asked in the public forums, farmers did not name a pressing need for any particular supply or service to be more conveniently located or that was not readily available within the County. This however, was quite different on the processing and distribution side. A quick glance at the list provides one primary observation: there are no food processors in Salem County, despite its proximity to such ample and well producing farmland. The reasons for this are unclear, but the

[11] Excerpts from www.foodroutes.org and www.whitedogcafefoundation.org. Accessed October 2007.

conclusions a recent N.J. Department of Labor report reached may shed some light on the situation.[12] The report stated that unlike the Camden and Vineland/Millville/Bridgeton Labor Areas, Salem County is at a disadvantage due to its distance from the Philadelphia and Atlantic City, despite its location along the I-295, New Jersey Turnpike, and Route 40.

However, processors in the region are not always able to use local products. Anecdotally, discussion at the public meetings discussed local produce processors with one of the largest flash freezing facilities on the East Coast. The operation imports vegetables from outside of the county and the country because these are less expensive and have greater year round availability than local farmers can provide.

Feedback received during the public meetings suggest that Salem County farmers are willing and able to develop specialized and value-added products, and to sell directly to buyers at local and regional markets. Such opportunities are continuously thought out and acted upon. The Vineland Produce Auction has offered significant opportunity for this type of distribution to Southern Jersey farmers. Though not located in Salem County, the Auction has drawn produce farmers from all over who have found this operation to be, at least in 2007, a cost effective and profitable manner of selling their crops. There is concern, however, that these efforts on the part of individual farmers could never have the ability to lift and support the success of the industry as a whole in the County. A substantial boost could best be achieved by an ethanol or bio-diesel plant. A Farm Bureau feasibility study stated the feasibility of an ethanol plant in New Jersey and possibly Salem County. Discussions regarding this possibility in Salem County have concluded, though the opportunity for a location in Southern New Jersey remains. The plant would bolster demand for crops used to create fuels as well as spur the creation of complimentary support businesses that would be compatible with Salem County industry.

Salem County has also made efforts to draw and sustain economic development through the development of infrastructure and distribution such as port and rail. There are currently three active rail lines providing freight service in Salem County: the County owned Secondary Line that runs 18.6 miles from Swedesboro, Gloucester County through Alloway Junction and Woodstown to the Port of Salem in Salem City; the Cumberland and Maurice River Branch line passes marginally through the northeast corner of Pittsgrove Township; and the Penns Grove Secondary Line, which runs southward from Woodbury in Gloucester County to Deepwater in Pennsville Township. (*Salem County Traffic and Transportation Report*)[13]

The City of Salem Municipal Port Authority owns the only port facilities in Salem County. Leased to the Southern Jersey Port Corporation, the Port supplies and supports businesses in Salem County including Mannington Mills, Anchor Glass, and the South Jersey Farmer's Exchange. Food products are among the principal cargo shipped through the Port of Salem Terminal.[14]

The Port is centrally located and easily accessible not only from the Delaware Bay, but also the

---

[12] New Jersey Department of Labor and Workforce Development, *Employment and the Economy: Southern New Jersey Region. September 2007*.
[13] Salem County Planning Board. *Salem County Traffic and Transportation Report*. 2001.
[14] South Jersey Port Corporation. www.southjerseyport.com. Accessed November 2007.

Chesapeake and Delaware Canal. The 22 acre complex consists of warehousing and floating barge which serves as a dock for domestic and international bulk cargo vessels. The County's Secondary Track serves the Port and provide connections to the CSX/Norfolk Southern. The Port is a designated Foreign Trade Zone and therefore is excluded from US Customs regulations, which greatly reduces shipping and importing costs. (*Salem County Traffic and Transportation Report*) Salem County was able to access Federal and State funding to upgrade the conditions of the Salem County "short line", making it a more time and cost effective mode of transportation, thus contributing to greater success of both the Port and the vitality and economic development of local businesses, including farmers.

County and municipal economic development officials can promote businesses that support the agricultural production industry as well as those related to agri-tourism and visitor-related businesses. Economic development efforts at the County level could focus on bringing new processors into the County into areas such as the County's new Gateway Business Park in Oldmans Township and continue discussions regarding potential ethanol plant in Southern New Jersey. The Salem County Chamber of Commerce has the ability to promote commercial, industrial and agricultural growth. Efforts could be made to ensure continued representation of the agriculture industry on each of these boards and the Salem County Chamber of Commerce could consider an agriculture committee.

Other agencies involved in economic development in the region and could provide considerable direction and promotion of Salem County include the Southern New Jersey Development Council (SNJDC), which 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. As of 2006, Salem County has 7 economic development areas located within its borders.

Certainly the municipal zoning and permitting processes could also be retooled to become friendlier to farming activities. For example, municipalities may want to reevaluate the permitting process for farm stands, possibly allowing for temporary permits acknowledging the seasonal use of such stands. Height restrictions on silos should also be looked at. A municipality reassessing its fee schedule may want to offer some leniency regarding fence permits for farms. A community that aims to preserve its farms and farmers may have regulations that make it difficult for the farm and farmer to succeed. Taking a fresh look at these regulations, through the eyes of the farmer, will assist the community in preserving its agricultural character.

1. www.state.nj.us/agriculture/sadc/farmlink
2. www.foodinnovation.rutgers.edu
3. New Jersey Department of Agriculture. 2006 Economic Development Strategies *http://www.nj.gov/agriculture/conventions/2006/06ecostrat.pdf.* Accessed June 2006.
4 DOA website, Economic Indicators for New Jersey Farms Continue Upward Trend
5. www.ams.usda.gov/statesummaries/NJ
6 DOA, press release Economic Indicators for New Jersey Farms Continue Upward Trend
7 Excerpts from http://en.wikipedia.org/wiki/Community-supported_agriculture).
8. *Pennsylvania Township News, September 2007*
9. www.foodinnovation.rutgers.edu
10. www.goatworldnj.com

11. Excerpts from www.foodroutes.org and www.whitedogcafefoundation.org. Accessed October 2007.
12. New Jersey Department of Labor and Workforce Development, *Employment and the Economy: Southern New Jersey Region. September 2007*.
13 Salem County Planning Board. *Salem County Traffic and Transportation Report*. 2001.
14 South Jersey Port Corporation. www.southjerseyport.com. Accessed November 2007.

VIII. NATURAL RESOURCE CONSERVATION

A number of local organizations exist to support agriculture through natural resource conservation. Among these are the Cumberland-Salem Soil Conservation District, and Rutgers Cooperative Research and Extension of Salem County. In addition, the USDA Farm Service Agency and the USDA Natural Resources Conservation Service provide financial and technical assistance to Salem County farmers through a wide variety of programs. In addition, the US Forest Stewardship Program is an additional source of preservation for forested lands on active farm properties that may not qualify under the other programs. All of these organizations play a key role in keeping Salem County agriculture a viable and economically sound industry.

Farm viability is dependent upon farm operators keeping current on the most productive and economically sound techniques and procedures that also protect the natural resources needed for sustainability. In Salem County, a major source of this information comes from the Rutgers Cooperative Research and Extension (RCRE) of Salem County. The RCRE provides education programs for farmers and farm employees. Assistance and training are available in marketing, business management, fertility, pest control, alternative crops, variety selection, and the maintenance of environmental quality. The available programs offer an individual farm operator the opportunity to gain the latest information on topics such as crop selection, crop protection, and utilization of mechanization and marketing techniques. RCRE also offers Salem County farmers timely information on plastic mulch recycling, and how to dispose of used farm tires.

The Cumberland-Salem Conservation District provides assistance with agricultural conservation planning, including the development of conservation management plans using best management practices (BMPs) for soil erosion and sediment control, water quality improvement, and non-point source pollution control. The Conservation District can also help farmers secure water use allocations, better manage irrigation water and stormwater and provides guidance concerning the application of organic materials (animal waste, leave, grass clippings, food processing waste, and sludge) on agricultural lands.

Conservation is vital to farm viability, and there are a variety of conservation programs available to Salem County farmers, including the SADC, NJDEP, and the NRCS. The State Agricultural Development Committee provides cost-sharing grants to landowners in the permanent or eight-year preservation programs to fund approved soil and water conservation projects (See Section VI for discussion of its use in Salem County). These projects not only protect soil and water resources, but increase productivity and profitability for the farmer. Projects include terrace systems; diversions; water impoundment reservoirs; irrigation systems; sediment retention, erosion or water control systems; drainage systems; animal waste control facilities; and land

shaping and grading.

The NJ DEP offers a Landowner Incentive Program (LIP) that encourages the establishment of native grassland habitat. The LIP provides private landowners with financial and technical assistance. It is a cost-share program where applicants are required to provide a minimum of 25 percent of the project's total cost. Projects must be maintained for at least five years with documented measurable results. Eligibility for funds includes private landowners as well as individuals, non-profit organizations and corporations with a documented long-term lease on private property (possessing a minimum of five years remaining on their lease agreement). In addition, applicants will be required to implement a project as outlined in the management agreement. Applicants must also be willing to sign a project agreement and management plan with the Division of Fish and Wildlife.

The USDA Farm Service Agency and Natural Resources Conservation Service offers assistance through the Environmental Quality Incentives Program (EQIP), Wildlife Habitat Incentives Program (WHIP), the Wetland Reserve Program, and the Conservation Reserve Enhancement Program (CREP). These programs assist farmers to install conservation practices, establish wildlife habitat, and adopt best management practices. EQUIP began in 1997 and has since entered into 117,625 contracts to help farmers advance stewardship on their farms. These efforts concentrate on improving water quality, conserving ground and surface water, reducing soil erosion from cropland and forestland, improving riparian and aquatic areas, improving air quality and addressing wildlife issues. Any farm engaged in livestock or agricultural production is eligible for EQUIP. This is a program that provides cost-share and incentive payments to the farmers. In addition, the Environmental Quality Incentives Program helps livestock farmers address animal waste management o their farms. EQIP also offers assistance with energy conservation planning and practices.

WHIP encourages the creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal and local significance. WHIP began in 1998 enrolling more than 2.3 million acres into this program. Persons who are interested in entering a cost-sharing agreement with the U.S. Department of Agriculture to develop a wildlife habitat may file an application at any time. Any cost-sharing that is awarded is under an agreement that is normally five to ten years in duration dependent on the project, though greater cost-share assistance to landowners who enter into agreements of 15 years or more. CREP is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat and safeguard ground and surface waters. This program addresses high priority conservation issues of local and national significance such as impacts to water supplies, loss of critical habitat for threatened and endangered species, soil erosion and reduced habitat for fish populations. CREP requires a 10- to 15-year commitment to keep lands out of agricultural production. Payments are rewarded to participants who offer eligible land. A federal annual rental rate, including an USDA Farm Service Agency state committee determined maintenance incentive payment, is offered plus a cost-share of up to 50 percent of the eligible costs to install the practice. The program also generally offers a sign-up incentive for participants. Land must meet physically and legally capable of being cropped in a normal manner.

Both the FSA and NRCS do extensive outreach to "get the word out" to farmers about program details and deadlines. These programs have been utilized in Salem County by a number of farmers. The applications are straight forward and value of the programs is known throughout the farming community. Unfortunately, funding is limited and is not enough to accept all interested farmers into the programs. Due to the limited available funding, monitoring visits are not used as an opportunity to discuss natural resource conservation programs.

The US Forest Stewardship Program is an additional source of preservation for forested lands on active farm properties that may not qualify under other programs. The United States Forest Service sponsors the Forest Stewardship Program. This program supports landowners whose property has a woodland management plan that recognizes and manages the wetlands, wildlife, aesthetics, soil and water in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their woodland management plan. In New Jersey, the state farmland assessment 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. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time.

In Salem County there are 6,987 acres of farmland currently enrolled in the U.S. Forest Service Forest Stewardship program. (Salem County Farmland Preservation Plan 2006)[5] In 2006, 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.

Water Resources

The Salem River Watershed is the largest watershed in Salem County covering 115 square miles and 13 of the County's 15 municipalities. Salem County contains 5 aquifers that supply ground water for domestic and industrial users. Two major aquifers provide water in excess of 500 gallons per minute: (1) the Potomac-Raritan-Magothy (PRM), which outcrops in the northwestern portion of the County, and (2) the Cohansey Sands, which outcrops over most of the eastern area of the County. Three minor aquifers supply water between 100 and 500 gallons per minute: (1) the Mount Laurel and Wenonah Sands, which outcrop northeast from Salem City, (2) the Vincetown Sands, which outcrops northeast from Lower Alloways Creek, and (3) the Kirkwood Sands, which outcrops west from Woodstown. (*Salem County Smart Growth Plan*)

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. 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.

The County has encountered problems with water supply for drinking, agricultural use and recreation. 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.

Fresh, as opposed to saline, water for irrigation and household water use primarily originates from groundwater aquifers. 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. Development on aquifer recharge sites prevents rainwater from seeping into the soil to replenish these underground pools. Key aquifer recharge sites need to remain undeveloped to protect freshwater quality and quantity.

For Salem County's farmers, access to water is critical. The amount of land that requires irrigation has increased by more than a third (37%) over the ten years. Water allocation is a serious issue for farmers throughout the County. Some farmers irrigate their crops with water pumped from surface water bodies. 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. This is particularly pertinent as news of the current droughts in Alabama, Florida and Georgia are a constant reminder of potential conflicts.

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.

Salem County's Open Space Preservation Plan (Volume 1 of this Plan) discusses a three pronged approach to land preservation. One of these strategies is to surround each waterway with a buffer of natural vegetation. Implementation of this plan could include zoning strategies at the municipal level to better protect and preserve the adjacent to the County's waterways and encourage better infiltration of stormwater runoff.

Strategies for conservation that does not adversely or create an unbalanced impact on the farm community should include new approaches to evaluating development decisions based on water access so that 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.

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. Such methods can be part of the outreach programs already in place by the RCRE and others. 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.

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."

Waste Management Planning & Recycling

As with any industry, agriculture produces waste. This waste can be animal waste, plastic mulch, tires, etc. but it needs to be planned for and managed. Unmanaged animal wasted can have devastating effects on the quality of ground and surface waters by introducing unwanted microorganisms into natural systems. Animal waste left unmanaged can cause disease among the farm animals. The proper handling of animal waste is a necessary part of farming and is an example of being responsible with the environment.

Concentrated Animal Feeding Operations (CAFOs) are farms with more than one thousand slaughter or feeder cattle, seven hundred dairy cattle, two thousand five hundred swine, five hundred horses or other animal populations. Animal Feeding Operations (AFOs) are farms with more than three hundred slaughter or feeder cattle, two hundred dairy cattle, seven hundred fifty swine, one hundred fifty horses or other animal populations and which discharge pollutants directly to state waterways either through manmade devices, as a result of water passing through the facility, or having direct contact with confined animals. Since both CAFOs and AFOs have the potential to severely increase pollution in ground and surface waters, as well as soil contamination, via the introduction of the bacteria, fecal coliform, a known contaminant from animal farming operations, proper standards and management are imperative. CAFO standards and the administration of permits are under the NJDEPs jurisdiction. The NJDEP has adopted a general permit for managing and regulating CAFOs and is administered under the authority of the Water Pollution Control Act. The New Jersey Department of Agriculture is currently proposing new rules to assist farmers in the development and implementation of an animal waste management program for AFOs and self certification plans. When those rules are adopted, the administration and enforcement of those rules will be the responsibility of NJDA. Both the NJDEP and the NJDA will require development and implementation of comprehensive waste management plans utilizing animal waste standards. These plans will emphasize the use of cost effective voluntary measures, limiting the need for permits.

Recycling the non-animal wastes from farming is not just an example of good environmental stewardship, but may also save the farmer money through creative reuse, such as using leaves and grass clippings to mulch and fertilize farm fields. This performs a necessary function on the farm, while saving on solid waste disposal costs. On a whole, recycling saves natural resources and precious space in landfills. Cumberland County Improvement Authority offers a number of opportunities to farmers for recycling standard farm waste. The Authority runs a nursery and greenhouse film collection site. The site collects plastic film coverings from greenhouses which have to be replaced often and shrink wrap used to wrap supplies while shipping or storing. Since this program was so successful (any farm in New Jersey can use this facility) the Authority has expanded to offer the free recycling of pesticide containers. These programs help the farming community help the environment. The Salem County CADB encourages the use of the Cumberland County Improvement Authority facility.

Energy Conservation

With energy prices continuing to rise and traditional energy sources becoming scarce people in all sectors are looking to energy conservation techniques and alternative sources of energy to move to. Though there is no formal policy the Salem County CADB encourages alternative sources of energy as long as the alternative source of energy does not negatively impact the farming operation. Salem County is proud to have a farm that is energized entirely on solar power. That particular farmer has made herself available to other farmers in the CADB to answer questions, help with grant applications and explore other alternative energy sources. With this farm, the solar panels are located only on the barn roof, thereby not impacting the agricultural operation at all. Though Salem County does not have any wind energy generation windmills or turbines on any farm yet, if they were to be proposed the CADB would work to ensure that the agricultural operation was not negatively impacted. Perhaps this could be achieved by placing the windmill or turbine on an existing farm building. The CADB would

review it on its individual merits and work with the farmer to meet the goals of both the farmer and the CADB.

IX. AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

"It is the express intention of this act to establish as the policy of this State the protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and sometimes conflicting interests of all lawful activities in New Jersey."

--Right to Farm Act 4:1C-2 e

While land preservation is vital for maintaining a sufficient base of land suitable for farming, sustaining Salem County's strong agricultural base requires support on many fronts. The *2003 Agricultural Smart Growth Plan for New Jersey* identified several factors that are necessary for farming to be sustainable over time. In addition to maintaining a land base, the report specified:

- Positive and supportive public policy: This includes legal protection, priority in decisions on taxation, regulations and financial incentives, municipal land use and other regulation, and rural economic development programs.
- Access to well-trained and educated farm operators and employees: This includes farmer risk management education, labor education including worker safety, agricultural leadership training, and secondary school and college agricultural education.
- Public understanding and acceptance that agriculture is a business.

The farmland preservation activities of Salem County are an aggressive and positive effort to maintain a base of suitable land for farming. The designation of much of the County as an Agricultural Development Area (188 square miles of the County are located within the ADA, more than half of the County) points towards the willingness of the County's governing body to look favorably upon maintaining farmland. When viewed in the light of reduced tax revenue from farm assessed land, the willingness of the County to maintain farmland is a strong indicator of support for agriculture. Salem County communities have added additional support by enacting local dedicated taxes for farmland and open space preservation, establishing their own farmland preservation plans and programs, as well as adopting Right to Farm Ordinances to protect farmers from nuisance suits that might arise through encroaching development.

Right-to-Farm

The loss of farmland and the increase in development around remaining farms can result in

conflicts between farmers and their neighbors. These conflicts may stem from a misunderstanding of what typical or responsible farming practices may entail. They may involve governmental constraints or private nuisance complaints and actions.

To insure farmers the ability to continue accepted agricultural operations, the Right-to-Farm Act was enacted by the State Legislature in 1983 and strengthened in 1998. The Act provides "protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey." (*SADC Right to Farm Program*)[1] The creation of this legislation led to the birth of the State Agricultural Development Committee (SADC) and eighteen County Agricultural Development Boards (CADB's). These boards implement the Right to Farm Act on both the State and local levels. Salem County has its own CADB.

The SADC works to maximize protections for commercial farmers under the Right-to-Farm Act by developing Agricultural Management Practices, tracking right-to-farm cases, participating in conflict resolution, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. In order to qualify for Right-To-Farm protection a farm "must be operated in conformance with federal and state laws, agricultural management practices recommended by the SADC or site specific agricultural management practices; must not be a direct threat to public health and safety; and must be located in an area where agriculture was a permitted use under municipal zoning ordinances; or must have been operating as of December 31, 1997." (*SADC Right to Farm Program*)

All right-to-farm complaints or issues that are brought before the Salem CADB are handled first with fact-finding and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants. If a complaint is formally filed with the Salem CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the Act for right-to-farm protection. The SADC will also provide assistance to the farmer in making the farm operation eligible for this protection. Once the complaint is returned to the Salem CADB from the SADC, additional fact finding and technical review occurs and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the Salem CADB will make a determination as to whether the agricultural activity is protected by the Right-To-Farm Act or whether changes to the operation will be required. If the issue is not resolved by the conclusion of the Salem CADB, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Office of Administrative Law.

Municipalities can limit the number of right-to-farm complaints and encourage farming as an industry by:

- Adopting comprehensive right-to-farm ordinances as outlined by the SADC.
- Making agriculture a permitted use in all appropriate zones.
- Requiring notification of homeowners purchasing a home in a new subdivision when active agriculture occurs on adjacent property.

The following table contains a list of the municipalities within Salem County with information as to whether the municipality contains a Right to Farm ordinance. Nine of the fifteen municipalities in Salem County have established a Right to Farm ordinance. If the municipality has such an ordinance, details of the ordinance are provided. In a strong show of support, nine of Salem County's fifteen municipalities passed Right-to Farm Acts based on the original 1983 legislation and intent. Of the remaining six municipalities, five are boroughs and designated centers in the County, whose support for agriculture is shown in other ways. While each ordinance listed is generally consistent with the intent of the SADC model ordinance (*see Appendix 9-1*), none has been updated to wholly comply with the more recent developments regarding mediation, mandatory disclosure, or new definitions contained therein. Salem County municipalities may benefit from reexamining their Right-to Farm ordinances to ensure that these ordinances cannot be strengthened to support the new avenues and trends that the industry is taking. Agri-tourism, for example, may not be permitted in many of the existing ordinances and therefore would deter farmers from taking advantage of this emerging opportunity. The Salem CADB encourages all municipalities to adopt the Right to Farm ordinance and to update their existing ordinances to be consistent with the SADC model ordinance.

Municipalities have also individually shown their support for the industry through varying land use and planning techniques. In addition to Right-to-farm ordinances, municipalities can ensure that uses associated with agriculture are permitted on farmland assessed property allowing farmers to expand their abilities to experiment and develop new products, provide tourism opportunities, and/or provide housing for labor. Agriculture could be a permitted use in open space cluster developments as long as planned appropriately through proper siting and buffers. Agricultural buffers can minimize the conflicts before they arise by separating agricultural uses from surrounding properties. These are tools that could be used more effectively throughout the County.

Municipality	Code #	Features of Right to Farm Ordinance
Alloway Township	75-49	The Township extends the right to farm on all lands zoned as general purpose agriculture confined by the regulations existing for poultry and turkey farms and "the keeping of farm animals, manure, or fertilizer." Six separate agricultural activities are acknowledged by the ordinance and may be conducted by the landowner at any time. The "Right to Farm" ordinance recognizes noises, orders and fumes existent in the agricultural industry excluding the use of carbide guns before sunrise and after sunset.
Carneys Point Township		All land, regardless of zoning may be farmed by the landowner and subject only to the restrictions on intensive fowl and livestock farms. The ordinance recognizes six separate agricultural practices, including grazing, that may be conducted day and night on all days. Whatever nuisance that these practices cause are allowed due to the benefits farming provides for society in general.
Elmer Borough		No Right to Farm Ordinance in place
Elsinboro Township	81-5	The "Right to Farm" ordinance permits farming on all lands regardless of zoning and subject only to the restrictions previously set forth on fowl and livestock farming. Six separate agricultural activities are recognized by the ordinance. These activities may be conducted at any day during any time. This "Right to Farm" ordinance recognizes the noises, odors and fumes existent and common in the agricultural industry.
Lower Alloways Creek Township	5.33	Regardless of zoning, all landowners have a right to farm their land. The municipality recognizes six separate agricultural activities including the raising of livestock. All such recognized agricultural activities may be conducted at any day during any time.
Mannington Township	70-46	Regardless of zoning, farming is permitted everywhere and subject only to restrictions existent on fowl and swine farms. The ordinance acknowledges six agricultural practices which may be conducted at all times from which any noise, odors, dust or fumes caused by these practices is permitted. Both the surface application of liquid manure and use of carbide guns after sundown and before sunrise do not count as an accepted agricultural practice.

Municipality	Code #	Right to Farm Ordinance
Oldmans Township		The Township describes the right to farm as a natural right and thus permitted regardless of zoning. In the ordinance, Oldmans recognizes six separate agricultural practices including grazing that are allowed at all times at any day during which any noise, odors, dust or fumes caused by these practices is permitted. However, intensive fowl or livestock farms are subject to State and Town sanitary and health codes. In addition, use in the industrial zone may not be allowed if it is determined that the industry would adversely affect the environment.
Penns Grove Brough		No Right to Farm Ordinance in place
Pennsville Township		No Right to Farm Ordinance in place
Pilesgrove Township	145-40 G	All land, regardless of zoning, may be farmed by the owner and subject only to the restrictions on fowl and livestock farming. The ordinance recognizes six separate agricultural activities that may be conducted at any hour of any day. The "Right to Farm" includes the noises, odors and fumes existent in the agricultural industry.
Pittsgrove Township	60-3	The Township recognizes farming as a natural right and thus allowed on all land regardless of zoning. However, the right to farm only applies for parcels of land greater or equal to five acres. The ordinance recognizes six separate agricultural practices. These practices may be conducted twenty-four hours a day, every day. The noise, odors, dust and fumes caused by these practices are permitted by the ordinance.
Quinton Township		No Right to Farm Ordinance in place
Salem City		No Right to Farm Ordinance in place
Upper Pittsgrove Township	3.15.1	Farming is permitted on all land and confined only by existing regulations for fowl and swine farms as well as Township Health and Sanitary codes. The ordinance acknowledges six separate agricultural activities while explicitly prohibiting storage or land application of sludge. The "Right to Farm" ordinance recognizes the noises, odors and fumes existent in the agricultural industry. All developers must notify prospective property purchasers of Upper Pittsgrove's right to farm ordinance.
Woodstown Borough		No Right to Farm Ordinance in place

Other Strategies

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.

"We want to create new and innovative projects to retain the agricultural economy in the Delaware Bayshore region, which is an NJCF project area," said Greg Romano, NJCF Assistant Director and Statewide Director of Land Acquisition. "The farming culture in this area is under intense residential development pressure and we want to help keep farmers farming. We think that working together we can help farmers resist the temptation of selling their land for development purposes. This will help complement NJCF's land preservation efforts funded by a $1 million grant from the State Agriculture Development Committee." This matching grant was awarded to the NJCF under the SADC's nonprofit grant program.

The viability of farming in New Jersey is impacted by many issues including government regulation, development pressures and the economics of the marketplace. "TARP has identified the major problems facing agriculture and we are evaluating steps that could enhance agricultural profitability," said Don Kirchhoffer, NJCF Project Manager. "One of the strategies being evaluated is the potential for creating an Agricultural Enterprise District, which would create benefits similar to those of Urban Enterprise Zones." (*New Jersey Conservation Foundation*)[2]

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.

Though the program is at a conceptual stage, the TARP has initiated taking the pilot program to the next step and asked the three counties to lend their support to creating an exploratory committee comprised of two representatives of each board in each county. The purpose of this committee will be to further develop the details and discuss the challenges of implementing this innovative strategy. At its November meeting, the Salem County CADB voted to give its support to the exploratory committee (See Appendix 9-2 for Resolution). The Salem County Agriculture Board and Cumberland County CADB and CAB have also given similar support.

POTENTIAL BENEFITS OF AGRICULTURAL ENTERPRISE DISTRICT

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

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 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 or 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 *Appendix* for a summary of the survey and results.)

The manifestation of the residents' support for agricultural and its place in the history of Salem County is best seen at the Salem County Fair. First held in 1888 the fair is organized by the Salem County Fair Association, a private organization dedicated to the promotion of agriculture in Salem County. The Salem County Board of Agriculture, Grange, 4-H, Future Farmers of America, The New Jersey Wool Sheep Breeder Association and the Holstein Association are members of the Fair Association. In addition, numerous civic and service organizations assist the Fair Association with this annual event. The fair is a celebration of Salem County agriculture and the lifestyle that accompanies farming.

[1] New Jersey Department of Agriculture. New Jersey State Agricultural Development Committee. "Right to Farm Program." *http://www.state.nj.us/agriculture/sadc/rtfprogram.htm.* Accessed July 2006.

[2] New Jersey Conservation Foundation. New Jersey Conservation March 2006. *http://www.njconservation.org/html/newsletter/march06.pdf.* Accessed June 2006.

X. ACTION PLAN

Salem County will benefit from comprehensive long-range farmland preservation planning. This document offers a series of strategies to meet the goals set forth in the *Farmland Preservation Plan*. The following recommendations for action have been gathered through the planning process and public outreach. Some of these items are more immediate, others will require preparation and planning in order to implement.

Within One Year

Adopt the *Salem County Farmland Preservation Plan* as an amended element of the County's *Master Plan*.

Apply to the State Agriculture Development Committee's Planning Incentive Program to make the County eligible for farmland preservation grants.

The Salem CADB, with assistance from the Salem County Treasurer's Office, should continue to document how dedicated tax revenue can be invested and/or leveraged to maximize purchasing power.

Meet with local municipalities, nonprofit organizations and state management agencies to share the Farmland Project Areas Map and to identify shared initiatives.

Apply for funding annually from the SADC for consideration of eligible projects.

Work with the Salem County Open Space Advisory Committee and N.J. Green Acres to identify potential "hybrid" projects to match farmland funding with open space funds.

☐ Develop a framework for installment purchase agreement, including the legal, financial and policies framework needed for implementation on County applications.

Maintain and update a County database of applications, preserved farmland and target farms for increased communication and coordination.

Within Three Years

Review and prioritize the properties highlighted in the Farmland Preservation Plan. Visit properties and decide the strategies and funding sources to pursue.

Establish a series of workshops to provide landowners with information on innovative preservation strategies, including the use of installment purchases, to preserve farmland in Salem County.

Continue to provide educational forums to provide information on landowner incentive programs for farmland preservation and habitat conservation.

Update the *Farmland Preservation Plan* annually to ensure compliance with the SADC guidelines.

Within Five-Years

Apply each year to the SADC as part of the PIG program.

Convene regular meetings / workshops with groups directly associated with local land use issues, such as The Nature Conservancy and New Jersey Conservation Foundation, to discuss partnership opportunities for farmland preservation in Salem County.

Host a Land Preservation Education Forum whereby farmland owners can learn about possible tax benefits associated with land preservation.

Set up a forum for continued dialogue regarding regional farmland preservation projects with neighboring county agencies.

Host public awareness workshops whereby conservation partners, county agencies and state entities may discuss funding options.

Have a system in place to review the *Farmland Preservation Plan* yearly to update property information to submit to SADC relative to approved grants.

Lobby elected state officials to make changes in the current system for assessing farmland to ensure greater equity for farmers.

Install more signs at specific locations to inform the public about Salem County's significant role in the industrial / agricultural development of the region.

Bibliography

Chapter Heading Photographs courtesy of Morris Land Conservancy

Association of New Jersey Environmental Commissions. http://www.anjec.org/pdfs/SG_Ordinances. Accessed October 2007.

Barber, John W. and Henry Howe. Historical Collections of the State of New Jersey. S. Tuttle. New York: 1844

Carney, Leo H. New York Times 1987 *http://query.nytimes.com/gst/fullpage.html* Accessed June 2006.

Food Routes. http://www.foodroutes.org. Accessed October 2007.

Goat World. http://www.goatworldnj.com. Accessed October 2007.

Green, Marci D. "What is the Municipality's Role in Farm Regulation?" New Jersey Municipalities. Jan. 2006: 60-65

New Jersey Association of County Tax Boards, Welcome to the NJACTB. *http://www./njactb.org.* Accessed March 2006.

New Jersey Conservation Foundation, New Jersey Conservation. March 2006. *http://www.njconservation.org/html/newsletter/march06.pdf.* Accessed June 2006.

New Jersey Department of Agriculture. Agricultural Smart Growth Plan. November 2003.

New Jersey Department of Agriculture, Agricultural Smart Growth Tool Kit "Planning for Agriculture. *http://www.state.nj.us/agriculture/toolkit.htm.* Accessed June 2006.

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

New Jersey Department of Agriculture. New Jersey State Agriculture Development Committee. *http://www.state.nj.us/agriculture/sadc.htm*. Accessed July 2006.

New Jersey Department of Agriculture. New Jersey State Agricultural Development Committee. "Farm Link Program." *http://www.state.nj.us/agriculture/sadc/farmlinkprogram.htm.* Accessed September

2007.

New Jersey Department of Agriculture. New Jersey State Agricultural Development Committee. "Right to Farm Program." *http://www.state.nj.us/agriculture/sadc/rtfprogram.htm.* Accessed July 2006.

New Jersey Department of Agriculture. New Jersey State Agriculture Development Committee. Strategic Targeting Project, Preliminary Report. March 2003.

New Jersey Department of Agriculture. Report of the Agriculture Transition Policy Group. Published January 10, 2006. *http://www.state.nj.us/governor/home/pdf/agriculture.pdf.* Accessed June 2006.

New Jersey Department of Environmental Protection. Land Use/Land Cover. 2002. Accessed October 2007.

New Jersey Department of Labor and Workforce Development, Employment and the Economy: Southern New Jersey Region. September 2007.

New Jersey Farm Bureau, *This Week in Farm Bureau* (Vol. XLII, No. 32). August 28, 2004

New Jersey Geological Survey. Physiographic Provinces of New Jersey. 2003.

New Jersey State Planning Commission. The New Jersey State Development and Redevelopment Plan. Trenton, NJ: March 1, 2001.

New Jersey Sustainable State Institute. "Living With the Future in Mind: Goals and Indicators for New Jersey's Quality of Life 3rd Edition 2004" *http://www.njssi.net/gi/.* Accessed June 2006.

New Jersey Sustainable State Institute. Living With the Future in Mind: Goals and Indicators for New Jersey's Quality of Life 3rd Edition 2004. "Protected Natural Resources". *http://www.njssi.net/gi/resources/ind35.php*. Accessed June 2006.

Pennsylvania Township News, "Agrilture and Tourism Mix to Create a Healthy Economy". September 2007

Prudential Realty. New Jersey. 2005 HomExpert Market Report. *http://www.prufoxroach.com/aboutus/press_releases/Prudential_NJ.pdf.* Accessed June 2006.

Rutgers Agriculture Experiment Station. http://www.njaes.rutgers.edu. Accessed October 2007.

Rutgers Food Innovation Center. www.fire.rutgers.edu and www.foodinnovation.rutgers.edu. Accessed October 2007.

Salem County. Growth Management and Economic Development Element, Master Plan. 1999.

Salem County. Memo to New Jersey Office of Smart Growth regarding Cross Acceptance. Analysis conducted by Melvin Kernan Development Strategies, Inc. February 28,2007

Salem County. Natural Resource Inventory. January 2006.

Salem County. Open Space and Farmland Preservation Plan, Volumes 1 and 2. December 2006.

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.

Salem County. Traffic and Transportation Report. 2001.

Salem County. Welcome to Salem County. *http://www.salemcountynj.gov/about.html* Accessed June 2006- October 2007.

Salem County. Welcome to Salem County. Salem County Agriculture Development Board. *http://www.salemcountynj.go*v. Accessed July 2006.

South Jersey Port Corporation. http://www.southjerseyport.com. Accessed November 2007.

Stansfield, Charles A., Jr. A Geography of New Jersey: The City in the Garden. New Brunswick, NJ: Rutgers University Press, 1998

United States Department of Agriculture, Agricultural Marketing Service. State Marketing Profiles. Updated December 2005. *http://www.ams..usda.gov/statesummaries/NJ*.

United States Department of Agriculture, Economic Research Service. U.S. Agricultural Sector Aggregate Indicators. Published February 2006. *http://www.ers.usda.gov/publications/oce061/oce20061e.pdf.*

United States Department of Agriculture, National Agricultural Statistics Service. 1997 Agricultural Census.

United States Department of Agriculture: National Agricultural Statistic Service, 1998 Census of Agriculture.

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

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.

United States Department of Agriculture, Natural Resources Conservation Service. Soil Survey: Salem County, New Jersey. 1969. *http://soildatamart.nrcs.usda.gov/.* Accessed June 2006.

United States Department of Commerce, Bureau of Economic Analysis: Regional Economic Account. *http://www.bea.gov/bea/regional.reis/action.cfm.* Accessed June 2006.

U.S. Department of Commerce, National Climatic Data Center: NOAA Satellite and Information Service. *http://www.ncdc.noaa.gov/oa/ncdc.html* Last updated May, 27 2005. Accessed June 2006.

U.S. Department of the Interior. National Park Service. "Southern New Jersey and the Delaware Bay". *http://www.cr.nps.gov/history/online_books/nj2/chap1.htm* Last modified March 14, 2005. Accessed June 2006.

White Dog Community Enterprises. http://www.whitedogcafefoundation.org. Accessed September 2007.

Maps

a. Farmland Soils

b. Farmland Map: Regional Context

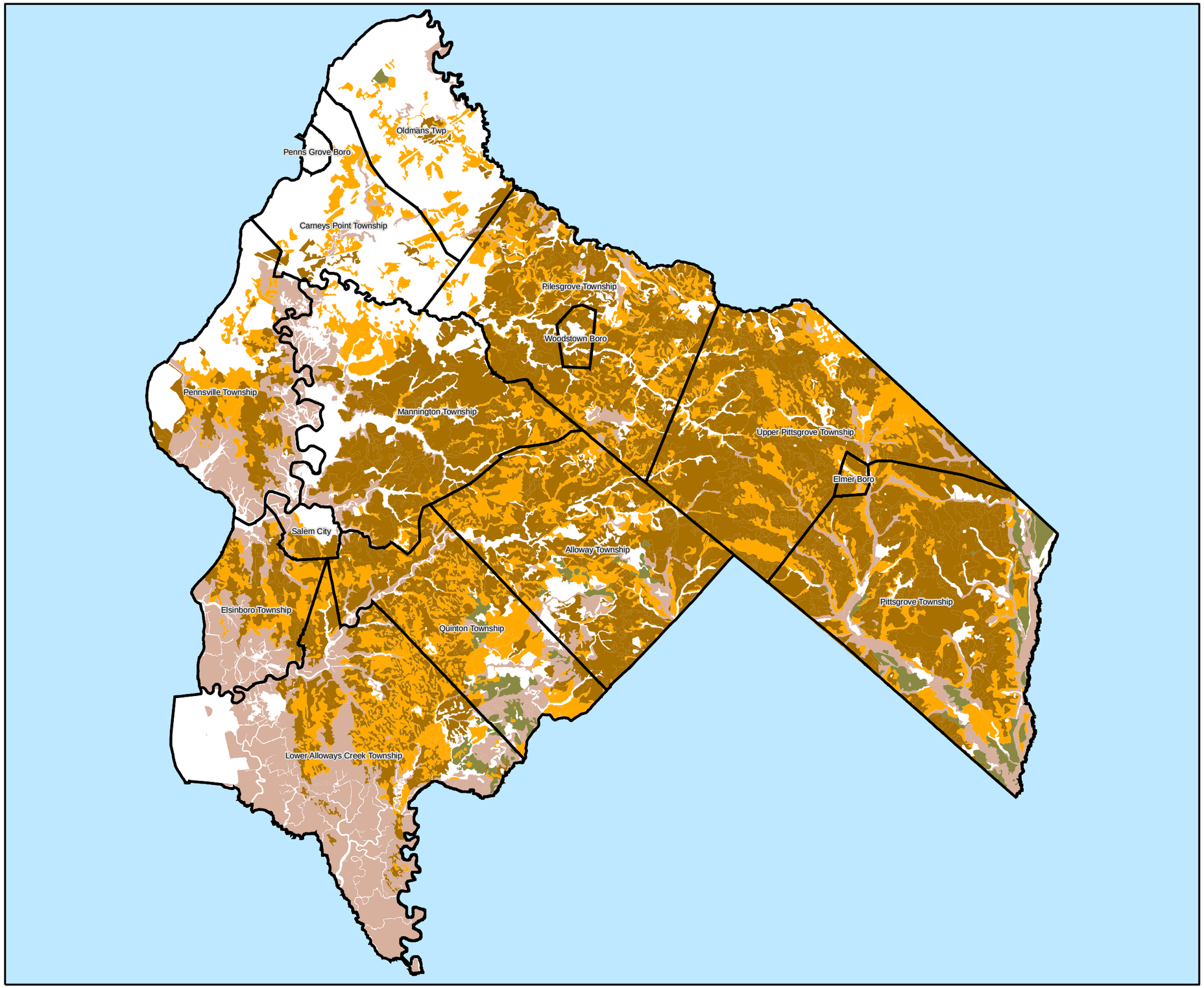
c. Farmland Map: Preserved Farms by Preservation Type (Updated)
(See Appendix 5-1 for corresponding Key and List)

d. Farmland Project Areas and Target Farms (3)
(See Appendix 6-6 for corresponding List)

e. Municipal Zoning in ADA

f. Sewer and Water Service Areas

Farmland Soils



Legend

- All Areas are Prime Farmland
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Farmland of Local Importance

N

1 0 1 2 3 4
Miles

Data Sources:
Salem County Planning Board
Consultant's Analysis

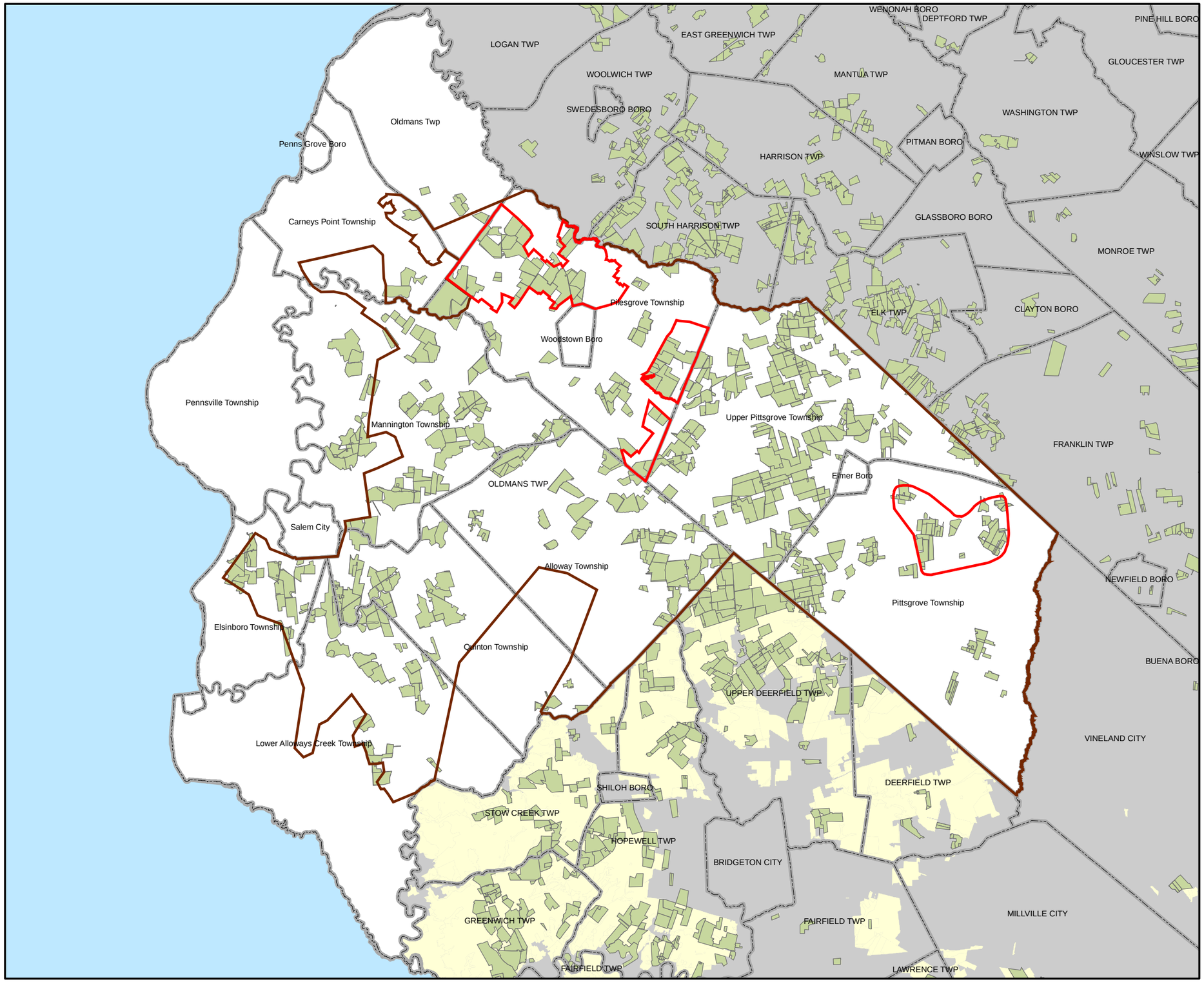
Farmland Soils

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 19, 2007

Salem County Preserved Farmland: Regional Context



Legend

- Preserved Farmland & Farmland Pending Preservation
- Salem County ADA
- Cumberland County ADA
- Municipal PIG Areas in Salem County
- Salem County
- Municipal Boundaries

N

0 1 2 3 4
Miles

Data Sources:
Salem County Planning Board
Consultant's Analysis

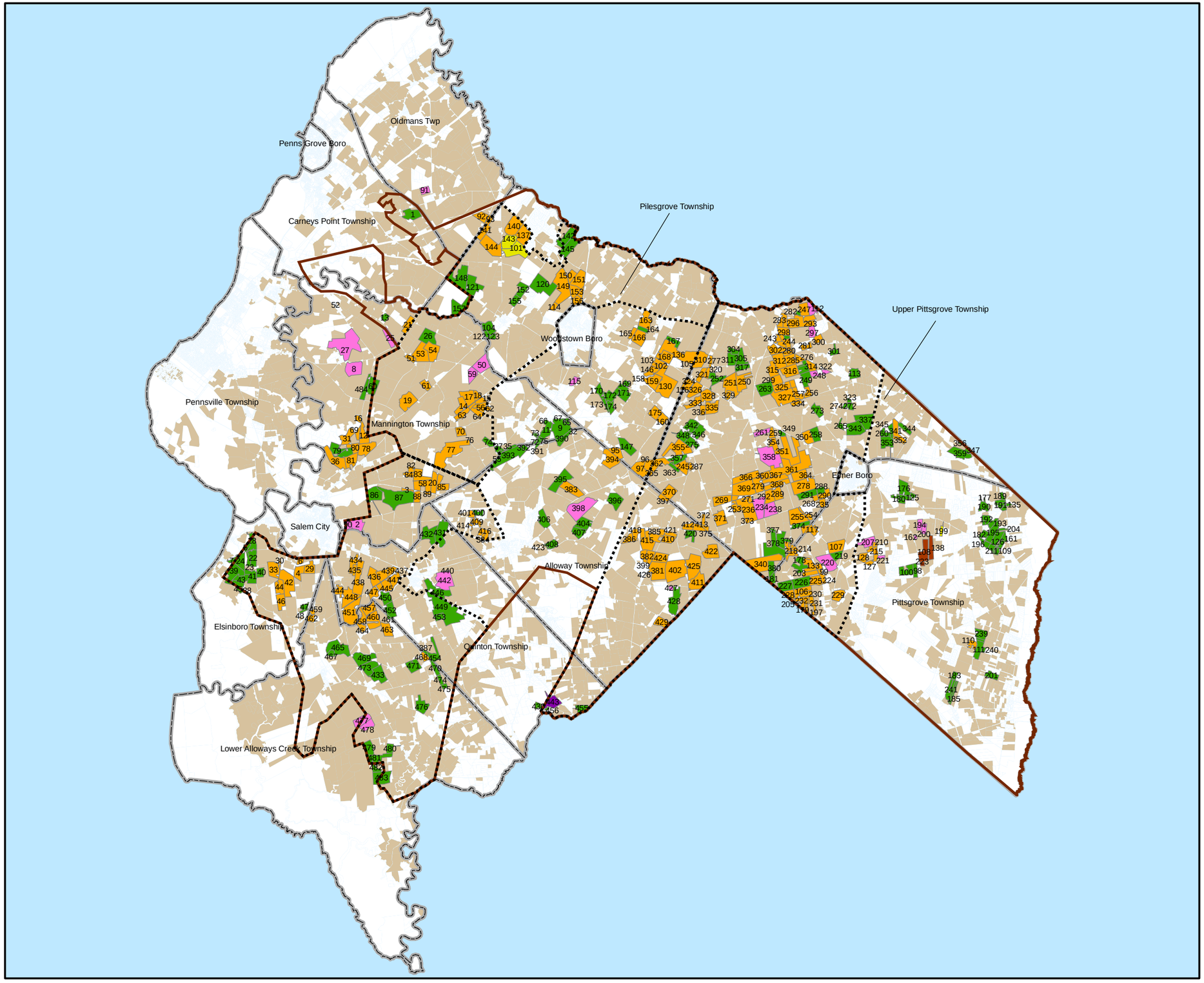
Preserved Farmland:
Regional Context

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 19, 2007

Salem County Preserved Farmland



Legend

- Salem County ADA
- Farm Project Areas
- Municipal Boundaries
- Farm Assessed Property (Class 3A & 3 B)

Preservation Type

- County Easement Purchase
- SADC
- PIG
- 8 Year Program
- NPG/8 Year Program
- Pending Preservation

N

0 1 2 3 4
Miles

Data Sources:
Salem County Planning Board
Consultant's Analysis

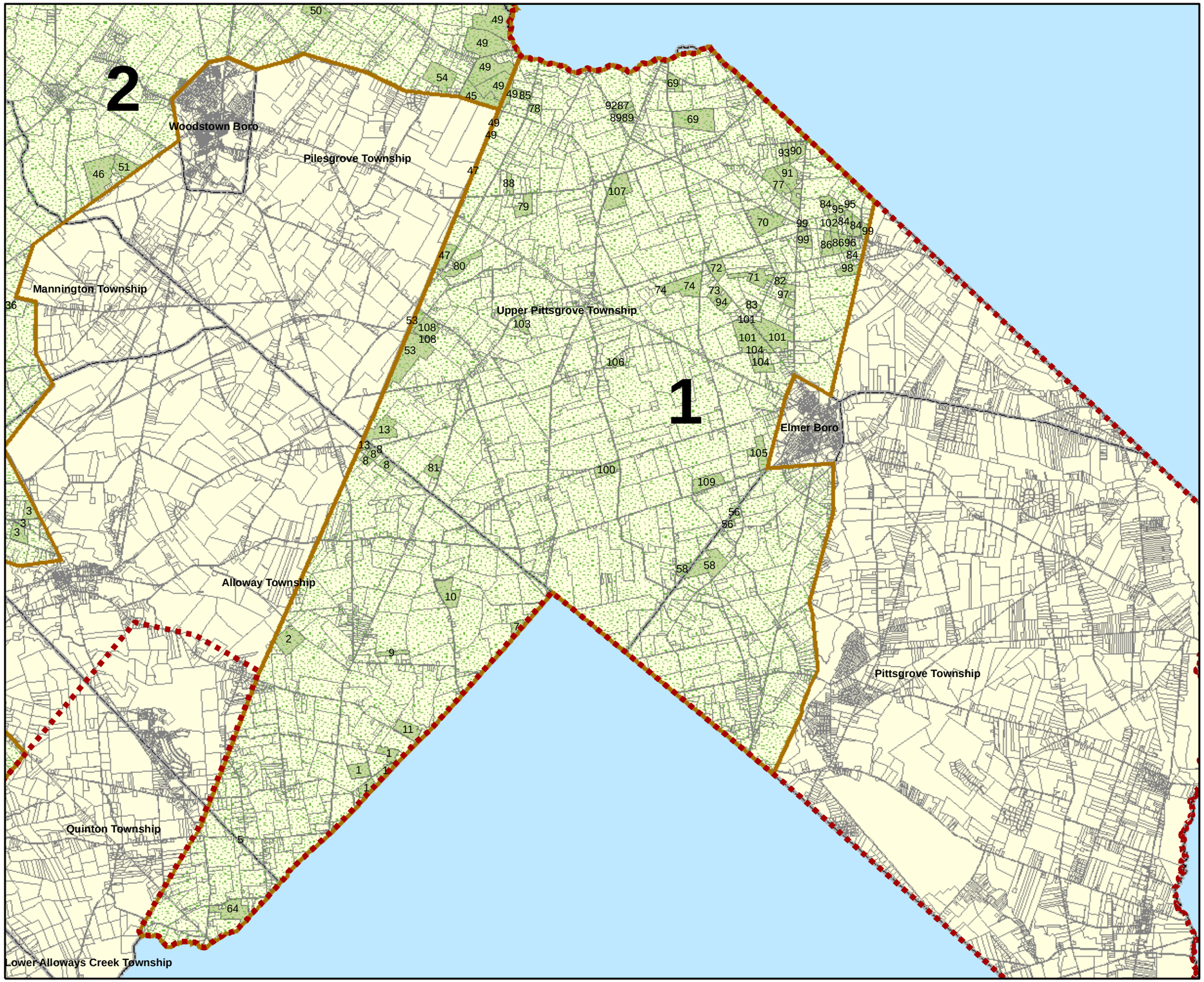
Preserved Farmland

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
October 24, 2007

Target Farms: Farm Project Area #1



Legend

- Target Farms
- Farm Project Areas
- Farm Project Area #1 Cohansey to Pole Tavern to Pine Tavern
- Salem County ADA

N

7,000 0 7,000
Feet

Data Sources:
Salem County Planning Board
Consultant's Analysis

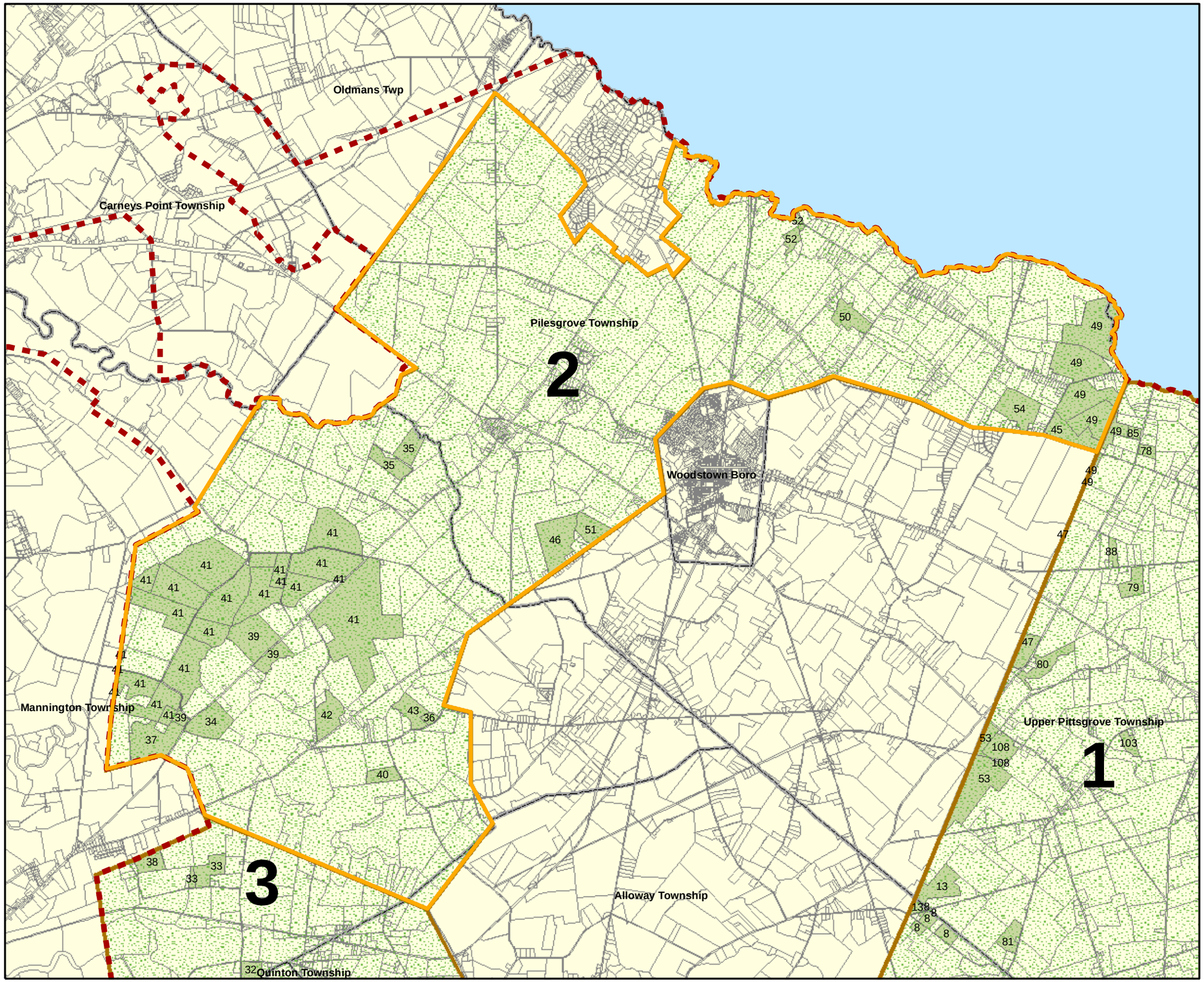
Target Farms

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 2, 2007; March 26, 2008

Target Farms: Farm Project Area #2



Legend

- Target Farms
- Farm Project Areas
- Farm Project Area #2 Mannington Meadows - Seven Stars - Algonkin Lake
- Salem County ADA

N

6,000
Feet

Data Sources:
Salem County Planning Board
Consultant's Analysis

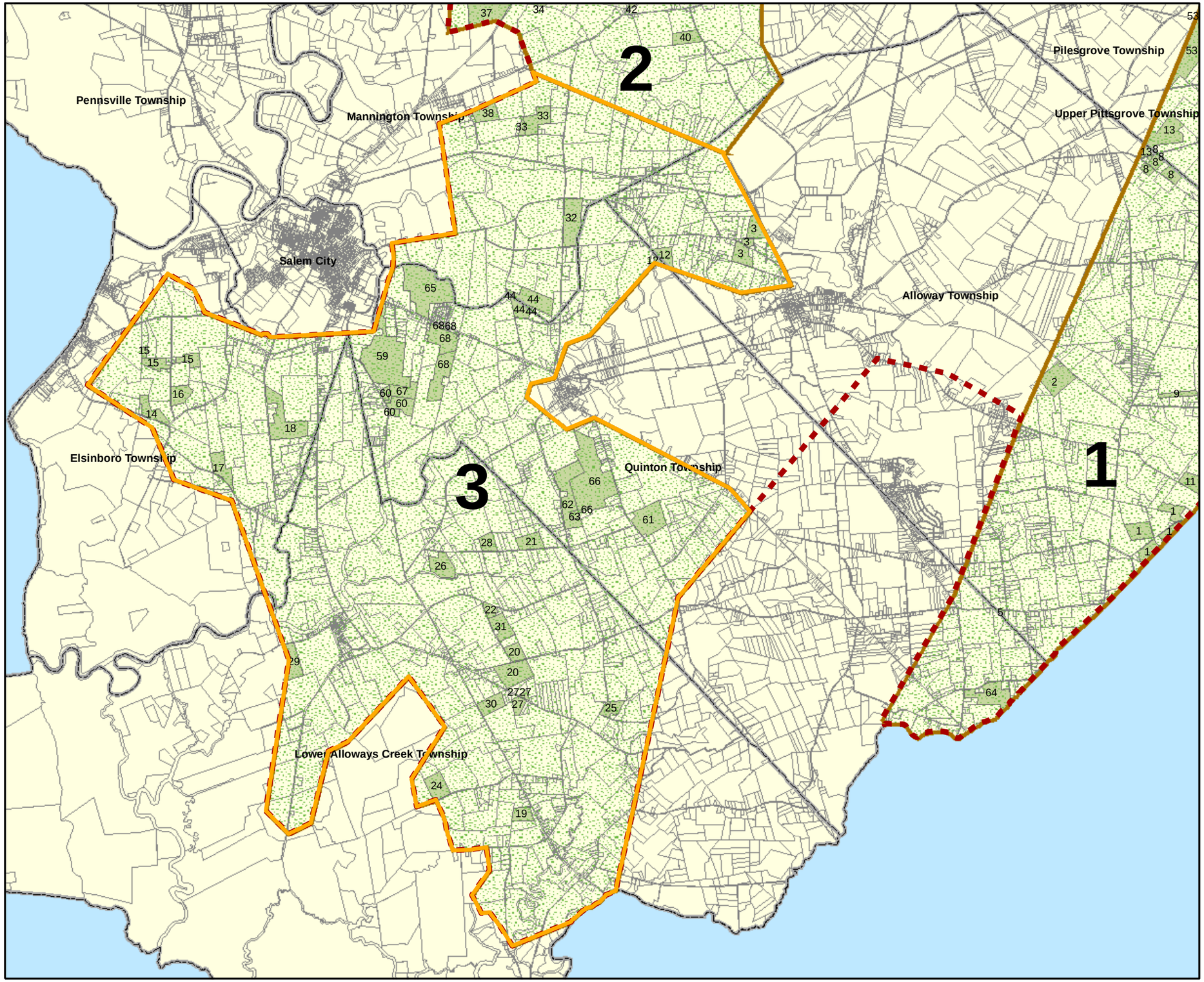
Target Farms

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 2, 2007; March 26, 2008

Target Farms: Farm Project Area #3



Legend

- Target Farms
- Farm Project Areas
- Farm Project Area #3 Maskells Mill - Hagerville - Mannington Meadows
- Salem County ADA

N

6,000
Feet

Data Sources:
Salem County Planning Board
Consultant's Analysis

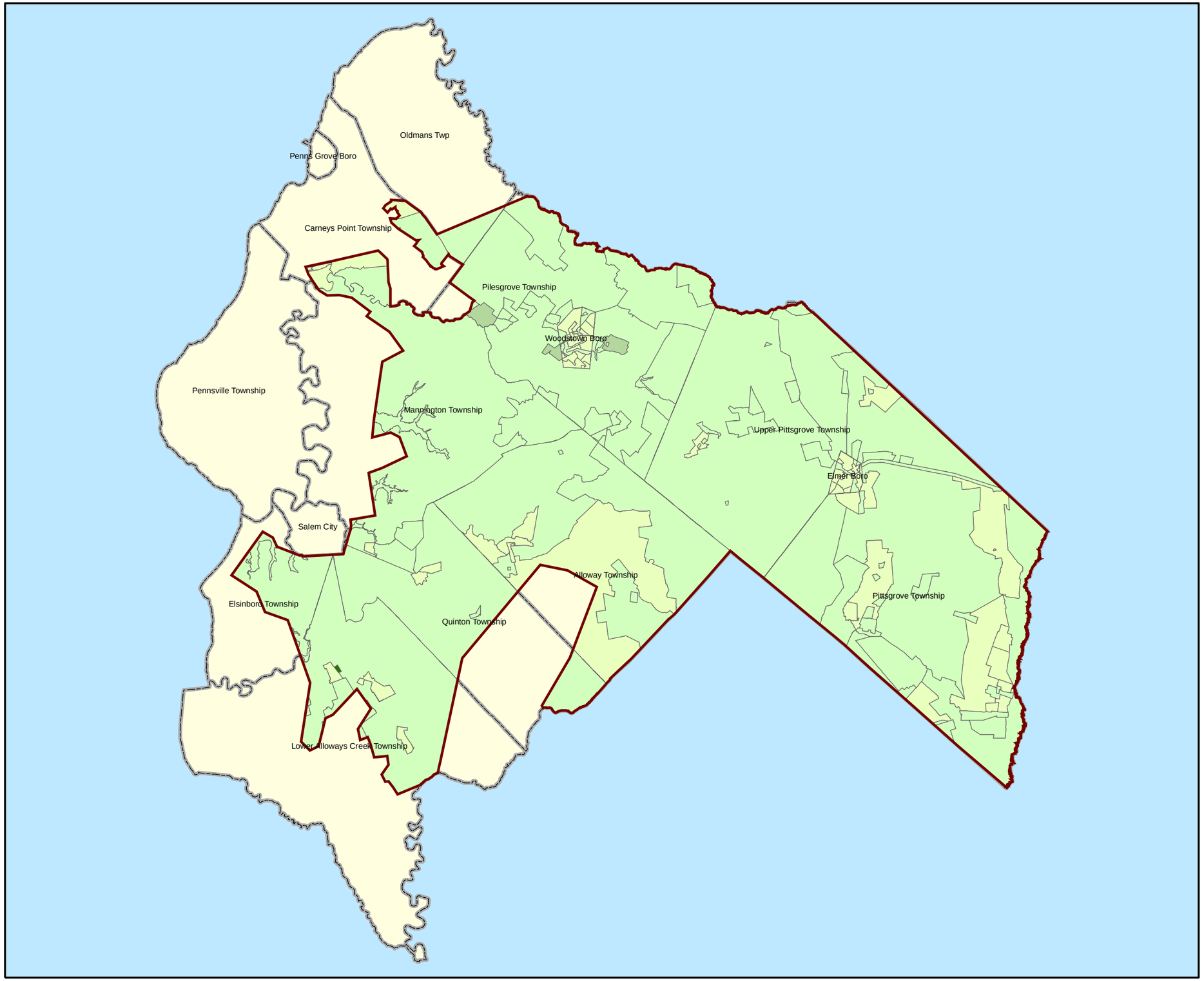
Target Farms

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
November 2, 2007; March 26, 2008

General Zoning in Salem County ADA



Legend

- Municipal Boundaries
- ADA Boundary

Permitted Density

- <1 acre
- >=1 <=5 acres
- >5 <=10 acres
- >10 acres

N

0 1 2 3 4
Miles

Data Sources:
Salem County Planning Board
Consultant's Analysis

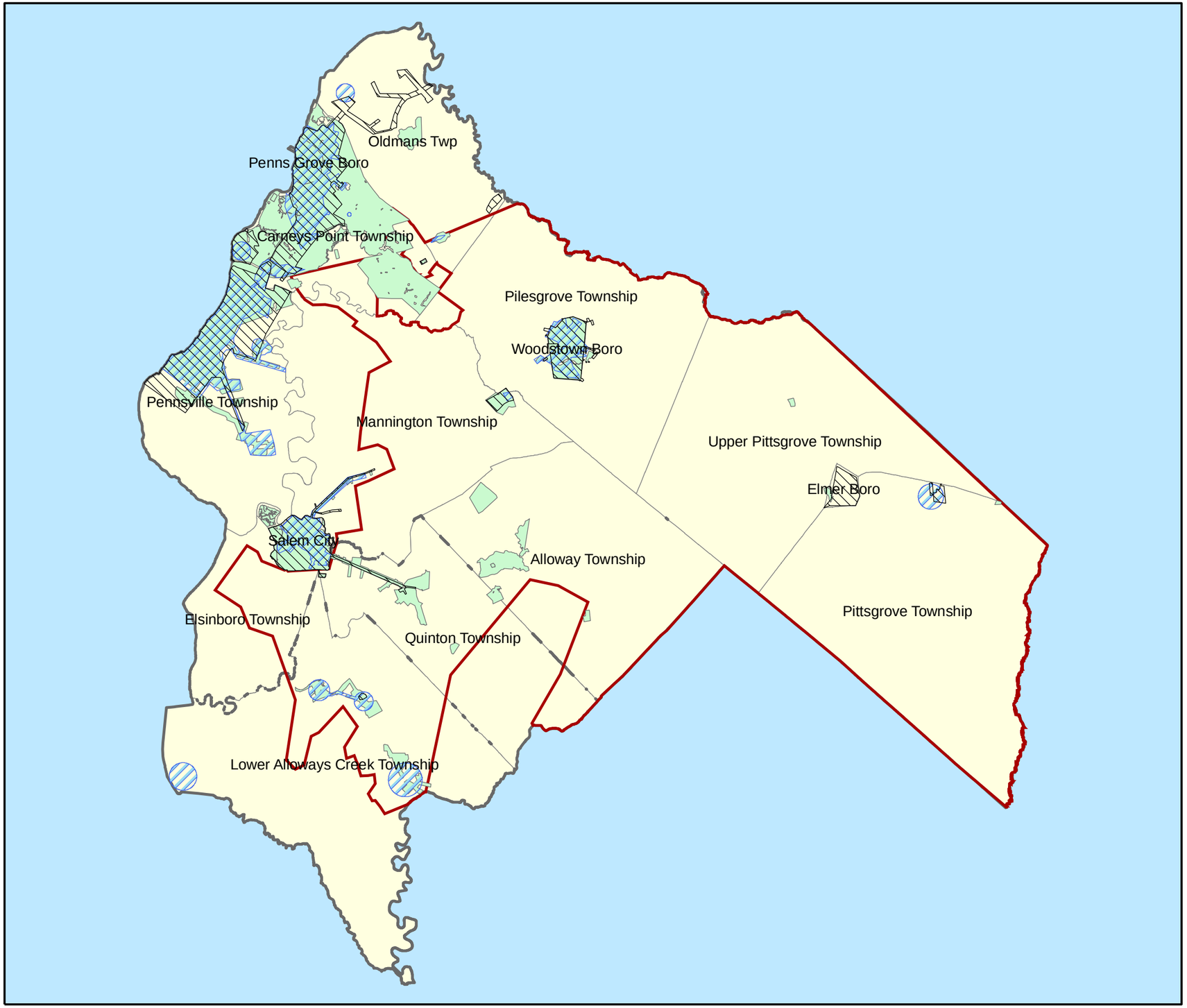
General Zoning in
Salem County ADA

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
October 24, 2007

Sewer and Water Service Areas



Legend

- Municipal Boundaries
- Sewer Service
- NJ SSA
- Water Service Areas
- ADA Boundary

N

0 1 2 3 4
Miles

Data Sources:
Salem County Planning Board
Consultant's Analysis

Sewer and Water Service Areas

Salem County, New Jersey

Prepared by:
Nanci Sarcinello, MA
for
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

Date:
October 24, 2007

Appendix

2-1 Soils Tables
3-1 Support Services (Suppliers, Processors, Distributors)
4-1 Municipal Zoning in ADA Inventory
5-1 Preserved Farmland Properties
6-1 Salem CADB Ranking Criteria
6-2 Salem CADB PIG Guidelines for Municipalities
6-4 Salem County IPA Resolution
6-6 Target Farms List
9-1 SADC Model Right-to-Farm Ordinance
9-2 CADB Resolution Supporting a TARP Agricultural Enterprise District Exploratory Commitee
12-1 2006 Salem County Open Space and Farmland Preservation Survey Results
12-2 April 26, 2006: Farmland Public Hearing: Invitation, Agenda, Meeting Notes
12-2 November 29, 2006: Public Hearing on Draft Open Space and Farmland Preservation Plan: Advertisement, Announcement, Agenda, Handouts, Notes
12-3 2006 Salem County Resolution and Farmland Preservation Open Space Trust Fund Levy Ballot Question
12-4 Letter to Municipalities regarding Target Farms List and Public Meetings

	Acreage and Proportionate Extent of the Soils		
	Salem County New Jersey		
Symbol	Unit Name	Acres	Percent
AdkB	Adelphia sandy loam, 2 to 5 percent slopes	188	*
AhmB	Alloway sandy loam, 2 to 5 percent slopes	524	0.2
AhpB	Alloway loam, 2 to 5 percent slopes	5,996	2.7
AhpC	Alloway loam, 5 to 10 percent slopes	889	0.4
AhrA	Alloway silt loam, 0 to 2 percent slopes	2,692	1.2
AhrB	Alloway silt loam, 2 to 5 percent slopes	3,068	1.4
ApbAv	Appoquinimink-Broadkill complex, 0 to 1 percent slopes, very frequently flooded	4,343	1.9
AucB	Aura loamy sand, 0 to 5 percent slopes	187	*
AugB	Aura sandy loam, 2 to 5 percent slopes	5,073	2.3
AugC	Aura sandy loam, 5 to 10 percent slopes	272	0.1
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	2,702	1.2
AuhC	Aura gravelly sandy loam, 5 to 10 percent slopes	142	*
AupA	Aura loam, 0 to 2 percent slopes	1,356	0.6
AupB	Aura loam, 2 to 5 percent slopes	3,993	1.8
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	589	0.3
ChsAt	Chicone silt loam, 0 to 1 percent slopes, frequently flooded	4,462	2
ChtA	Chillum silt loam, 0 to 2 percent slopes	395	0.2
ChtB	Chillum silt loam, 2 to 5 percent slopes	11,388	5.1
DocB	Downer loamy sand, 0 to 5 percent slopes	6,202	2.8
DocC	Downer loamy sand, 5 to 10 percent slopes	359	0.2
DoeA	Downer sandy loam, 0 to 2 percent slopes	756	0.3
DoeB	Downer sandy loam, 2 to 5 percent slopes	704	0.3
DopB	Downer-Galestown complex, 0 to 5 percent slopes	10,420	4.7
DouB	Downer-Urban land complex, 0 to 5 percent slopes	1,366	0.6
EveB	Evesboro sand, 0 to 5 percent slopes	4,376	2
EveC	Evesboro sand, 5 to 10 percent slopes	1,347	0.6
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	370	0.2
FodB	Fort Mott loamy sand, 0 to 5 percent slopes	2,129	1
GabB	Galestown sand, 0 to 5 percent slopes	3,774	1.7
GamB	Galloway loamy sand, 0 to 5 percent slopes	531	0.2
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	4,916	2.2
HboA	Hammonton sandy loam, 0 to 2 percent slopes	60	*
HbrB	Hammonton-Urban land complex, 0 to 2 percent slopes	728	0.3
KeoC	Keyport loam, 5 to 10 percent slopes	24	*
MakAt	Manahawkin muck, 0 to 1 percent slopes, frequently flooded	5,332	2.4
MamnAv	Mannington-Nanticoke complex, 0 to 1 percent slopes, very frequently flooded	5,970	2.7
MasB	Marlton silt loam, 2 to 5 percent slopes	377	0.2
MasC	Marlton silt loam, 5 to 10 percent slopes	800	0.4
MbrA	Matapeake silt loam, 0 to 2 percent slopes	2,809	1.3
MbrB	Matapeake silt loam, 2 to 5 percent slopes	3,823	1.7
MbrC	Matapeake silt loam, 5 to 10 percent slopes	505	0.2
MbuA	Mattapex silt loam, 0 to 2 percent slopes	5,429	2.4
MbuB	Mattapex silt loam, 2 to 5 percent slopes	7,404	3.3
MbxB	Mattapex-Urban land complex, 0 to 5 percent slopes	726	0.3

MutA	Muttontown sandy loam, 0 to 2 percent slopes	2,236	1
Symbol	Unit Name	Acres	Percent
OTKA	Othello and Fallsington soils, 0 to 2 percent slopes	8,064	3.6
OTMA	Othello, Fallsington, and Trussum soils, 0 to 2 percent slopes	18,380	8.2
PEEAR	Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	11,715	5.3
PHG	Pits, sand and gravel	621	0.3
PHM	Pits, clay	5	*
SacA	Sassafras sandy loam, 0 to 2 percent slopes	1,271	0.6
SacB	Sassafras sandy loam, 2 to 5 percent slopes	8,699	3.9
SacC	Sassafras sandy loam, 5 to 10 percent slopes	980	0.4
SafA	Sassafras loam, 0 to 2 percent slopes	64	*
SanA	Sassafras-Woodstown complex, 0 to 2 percent slopes	222	*
ShnA	Sharptown silt loam, 0 to 2 percent slopes	872	0.4
ShnB	Sharptown silt loam, 2 to 5 percent slopes	4,426	2
SwtB	Swedesboro loamy sand, 0 to 5 percent slopes	2,123	1
SwtC	Swedesboro loamy sand, 5 to 10 percent slopes	1,208	0.5
TrkAv	Transquaking mucky peat, 0 to 1 percent slopes, very frequently flooded	13,574	6.1
UddfB	Udorthents, dredged fine material, 0 to 8 percent slopes	6,804	3
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	12	*
UdsB	Udorthents, sandy substratum, 0 to 8 percent slopes	683	0.3
UR	Urban land	1,829	0.8
WATER	Water	10,381	4.7
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	9,435	4.2
Total		223,100	100
* Less than 0.1 percent.			
Source:			
USDA Nataural Resources Conservation Services			
Tabular Data Version 1/20/2006			

	Prime and Other Important Farmlands	
	Salem County, New Jersey	
Symbol	Unit Name	Farmland Classification
AdkB	Adelphia sandy loam, 2 to 5 percent slopes	All areas are prime farmland
AhmB	Alloway sandy loam, 2 to 5 percent slopes	All areas are prime farmland
AhpB	Alloway loam, 2 to 5 percent slopes	All areas are prime farmland
AhrA	Alloway silt loam, 0 to 2 percent slopes	All areas are prime farmland
AhrB	Alloway silt loam, 2 to 5 percent slopes	All areas are prime farmland
AucB	Aura loamy sand, 0 to 5 percent slopes	All areas are prime farmland
AugB	Aura sandy loam, 2 to 5 percent slopes	All areas are prime farmland
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	All areas are prime farmland
AupA	Aura loam, 0 to 2 percent slopes	All areas are prime farmland
AupB	Aura loam, 2 to 5 percent slopes	All areas are prime farmland
ChtA	Chillum silt loam, 0 to 2 percent slopes	All areas are prime farmland
ChtB	Chillum silt loam, 2 to 5 percent slopes	All areas are prime farmland
DoeA	Downer sandy loam, 0 to 2 percent slopes	All areas are prime farmland
DoeB	Downer sandy loam, 2 to 5 percent slopes	All areas are prime farmland
HboA	Hammonton sandy loam, 0 to 2 percent slopes	All areas are prime farmland
MasB	Marlton silt loam, 2 to 5 percent slopes	All areas are prime farmland
MbrA	Matapeake silt loam, 0 to 2 percent slopes	All areas are prime farmland
MbrB	Matapeake silt loam, 2 to 5 percent slopes	All areas are prime farmland
MbuA	Mattapex silt loam, 0 to 2 percent slopes	All areas are prime farmland
MbuB	Mattapex silt loam, 2 to 5 percent slopes	All areas are prime farmland
MutA	Muttontown sandy loam, 0 to 2 percent slopes	All areas are prime farmland
SacA	Sassafras sandy loam, 0 to 2 percent slopes	All areas are prime farmland
SacB	Sassafras sandy loam, 2 to 5 percent slopes	All areas are prime farmland
SafA	Sassafras loam, 0 to 2 percent slopes	All areas are prime farmland
SanA	Sassafras-Woodstown complex, 0 to 2 percent slopes	All areas are prime farmland
ShnA	Sharptown silt loam, 0 to 2 percent slopes	All areas are prime farmland
ShnB	Sharptown silt loam, 2 to 5 percent slopes	All areas are prime farmland
SwtB	Swedesboro loamy sand, 0 to 5 percent slopes	All areas are prime farmland
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	All areas are prime farmland
AugC	Aura sandy loam, 5 to 10 percent slopes	Farmland of statewide importance
AuhC	Aura gravelly sandy loam, 5 to 10 percent slopes	Farmland of statewide importance
DocB	Downer loamy sand, 0 to 5 percent slopes	Farmland of statewide importance
DocC	Downer loamy sand, 5 to 10 percent slopes	Farmland of statewide importance
FodB	Fort Mott loamy sand, 0 to 5 percent slopes	Farmland of statewide importance
GamB	Galloway loamy sand, 0 to 5 percent slopes	Farmland of statewide importance
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	Farmland of statewide importance
KeoC	Keyport loam, 5 to 10 percent slopes	Farmland of statewide importance
MasC	Marlton silt loam, 5 to 10 percent slopes	Farmland of statewide importance
MbrC	Matapeake silt loam, 5 to 10 percent slopes	Farmland of statewide importance
OTKA	Othello and Fallsington soils, 0 to 2 percent slopes	Farmland of statewide importance
OTMA	Othello, Fallsington, and Trussum soils, 0 to 2 percent slopes	Farmland of statewide importance
SacC	Sassafras sandy loam, 5 to 10 percent slopes	Farmland of statewide importance
ApbAv	Appoquinimink-Broadkill complex, 0 to 1 percent slopes	Farmland of unique importance
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes	Farmland of unique importance
GabB	Galestown sand, 0 to 5 percent slopes	Farmland of unique importance
MakAt	Manahawkin muck, 0 to 1 percent slopes	Farmland of unique importance
TrkAv	Transquaking mucky peat, 0 to 1 percent slopes	Farmland of unique importance
	USDA Natural Resources Conservation Service - 1/20/2006	

APPENDIX 3-1
SUPPORT SERVICES

SUPPLIERS

Salem County

Alloway Village Hardware & Feed (Alloway)	Equipment, Feed
Bishop Farms (Elmer)	Lime, Equipment
Coleman's Irrigation (Elmer)	Irrigation
Coleman's Feed & Lime (Elmer)	Feed, Pesticides
Fred Harz & Son (Elmer)	Equipment, Feed
Helena Chemical Co. (Woodstown)	Fertilizer, Pesticides, Seed
Joe Richardson	Fuel
Lee Tractor Company (Elmer)	Equipment
Leslie G. Fogg, Inc. (Salem)	Equipment
Owen Supply (Woodstown)	Equipment
Pole Tavern Equipment (Elmer)	Equipment
Roork's Farm Supply (Elmer)	Equipment, Fertilizer, Pesticides, Seed
Ross Fogg Fuel Oil Co. (Carneys Point)	Fuel
Schalick Mills (Elmer)	Feed, Supplies
South Jersey Farmers Exchange (Woodstown)	Fertilizer, Plastic, Seed
Tractor Supply (Pilesgrove)	Equipment, Feed,
Woodstown Ice and Coal (Woodstown)	Feed, Hardware
Woodstown Farm Supply (Woodstown)	Feed

Regional

Adamo Feed Co, Inc. (Vineland)	Feed
Brooks	Feed, Hay
Dare's Feed & Pet Store (Bridgeton)	Feed
Farm-Rite (Shiloh)	Equipment
Flemington Farm Equipment Co.	Equipment
GrowMark (Swedesboro)	Fertilizer, Pesticides, Seed
Leslie G. Fogg, Inc. (Bridgeton)	Equipment
United Agri Products (Malaga)	Fertilizer, Pesticides, Seed

APPENDIX 3-1
SUPPORT SERVICES

PROCESSORS/DISTRIBUTORS

Salem County
There are no processors in Salem County at this time.

Regional
Albert's Organic Warehouse (Becket)
B & B Poultry Co. (Norma)
Casella Brothers & Sons Inc. (Swedesboro)
Cumberland Dairy (Rosenhayn/Bridgeton)
F & S Produce (Rosenhayn)
Gloucester County Packing Co. (Woodbury)
Grasso Foods (Swedesboro)
Johanna Foods, Inc. (Flemington)
Perdue Farms, Inc. (Bridgeton)
Seabrook Brothers & Sons, Inc. (Seabrook, NJ)
Vineland Produce Auction (Vineland)
Vineland Kosher Poultry, Inc. (Vineland)
Violet (Williamstown)

APPENDIX 4-1
MUNICIPAL ZONING IN ADA

Municipality	Zoning	Area (Sq Ft)	Acres in District	Min Lot Size	Category
Alloway	A	278848201.01	6401.47	1	MED
Alloway	C	1921515.05	44.11	12000	SM
Alloway	HR	14249933.66	327.13	12000	SM
Alloway	LR	265550357.37	6096.20	40000	SM
Alloway	MR	7121047.53	163.48	18000	SM
Alloway	P	145962.20	3.35	12000	SM
Alloway	RR	289603649.72	6648.39	2	MED
Alloway Total			19684.14		
Carneys Point	A	35103421.98	805.86	1	MED
Carneys Point	BP	32008558.82	734.82	2	MED
Carneys Point	GC	1778629.47	40.83	15000	SM
Carneys Point	LC	26833086.80	616.00	5000	SM
Carneys Point	LI	1272234.63	29.21	5	MED
Carneys Point	LR	9378318.10	215.30	15000	SM
Carneys Point	RR	72868.05	1.67	22000	SM
Carneys Point Total			2443.69		
Elmer	C/LI	580732.62	13.33	20000	SM
Elmer	CONS	4575378.12	105.04	1	MED
Elmer	GB	1141092.08	26.20	12000	SM
Elmer	HB	498035.92	11.43	30000	SM
Elmer	LC	476776.43	10.95	12000	SM
Elmer	LI	426561.92	9.79	1	MED
Elmer	LM	3483296.27	79.97	20000	SM
Elmer	LR-1	1874242.96	43.03	30000	SM
Elmer	LR-2	1302518.66	29.90	30000	SM
Elmer	MR	11123507.80	255.36	12000	SM
Elmer Total			584.99		
Elsinboro	CONS	16437144.11	377.35	50000	MED
Elsinboro	RR-A	124713483.43	2863.03	5	MED
Elsinboro Total			3240.38		MED
Lower Alloways Creek	AR	431623755.07	9908.72	1.5	MED
Lower Alloways Creek	C	664422.76	15.25	25	LRG
Lower Alloways Creek	V	19030297.27	436.88	8500	SM
Lower Alloways Creek	WETLANDS	17832945.55	409.39	5	MED
Lower Alloways Creek Total			10770.24		
Mannington	A	560044422.74	12856.80	60000	MED
Mannington	CONS	27755231.00	637.17	5	MED
Mannington	CR	1033.47	0.02	60000	MED
Mannington	MR	38820.41	0.89	25000	SM
Mannington	RR	78653304.07	1805.63	2	MED
Mannington Total			15300.52		
Oldmans	AR	37399388.52	858.57	2	MED
Oldmans Total			858.57		
Pilesgrove	AR	342732306.68	7868.06	2	MED
Pilesgrove	CC	3931139.21	90.25	1	MED
Pilesgrove	HC	23641602.07	542.74	10	MED
Pilesgrove	LM	1914955.22	43.96	5	MED
Pilesgrove	PPE	8866169.22	203.54	2	MED
Pilesgrove	RR	358943651.14	8240.22	2	MED
Pilesgrove	SR	204096519.21	4685.42	1	MED
Pilesgrove	VN	6062117.13	139.17	0.5	SM
Pilesgrove Total			21813.34		

APPENDIX 4-1
MUNICIPAL ZONING IN ADA

Municipality	Zoning	Area (Sq Ft)	Acres in District	Min Lot Size	Category
Pittsgrove	AG	137181695.75	3149.26	3	MED
Pittsgrove	CI	5004621.42	114.89	2	MED
Pittsgrove	CONS	179165959.02	4113.08	5	MED
Pittsgrove	HC/40	14226089.80	326.59	2	MED
Pittsgrove	HC/56	9370747.99	215.12	2	MED
Pittsgrove	IND	14210681.63	326.23	3	MED
Pittsgrove	INS	65898812.03	1512.83	2	MED
Pittsgrove	NC	10176637.44	233.62	1	MED
Pittsgrove	R-15	15871493.95	364.36	15000	SM
Pittsgrove	R-15A	2595182.77	59.58	15000	SM
Pittsgrove	R-20	20218321.50	464.15	20000	SM
Pittsgrove	R-40	239201439.21	5491.30	40000	SM
Pittsgrove	R-60	44083537.79	1012.02	60000	MED
Pittsgrove	RR	515931260.43	11844.19	2	MED
Pittsgrove Total			29227.22		
Quinton	LIO	32387063.75	743.51	5	MED
Quinton	M	1279640.42	29.38	5	MED
Quinton	PBR	397073679.17	9115.56	1	MED
Quinton	R-1	3631534.10	83.37	15000	SM
Quinton	R-2	2470085.45	56.71	8000	SM
Quinton	VR	3537836.67	81.22	6500	SM
Quinton Total			10109.73		
Upper Pittsgrove	A	711935502.78	16343.81	3	MED
Upper Pittsgrove	B	5285542.53	121.34	3	MED
Upper Pittsgrove	HB	41102134.43	943.58	3	MED
Upper Pittsgrove	LR	175044618.03	4018.47	2	MED
Upper Pittsgrove	LR-A	149929432.85	3441.91	2	MED
Upper Pittsgrove	P	11216366.33	257.49	3	MED
Upper Pittsgrove	VB	4161561.97	95.54	3	MED
Upper Pittsgrove	VR	23907277.28	548.84	30000	SM
Upper Pittsgrove Total			25770.97		
Woodstown	C1	624950.85	14.35		SM
Woodstown	C2	108745.47	2.50	25000	SM
Woodstown	C3	1305591.44	29.97	25000	SM
Woodstown	CONS	5811107.72	133.41	5	MED
Woodstown	HD	933740.79	21.44		SM
Woodstown	LC	930321.45	21.36	6000	SM
Woodstown	LI	2686662.85	61.68	3	MED
Woodstown	R1	673864.43	15.47	5	MED
Woodstown	R2	2553550.55	58.62	6000	SM
Woodstown	R3	3854058.10	88.48	6000	SM
Woodstown	R4	8566526.15	196.66	6800	SM
Woodstown	R5	4380925.46	100.57	8000	SM
Woodstown	R6	7762285.94	178.20	12000	SM
Woodstown	R7	4282086.81	98.30	18000	SM
Woodstown	SI	580128.28	13.32	1	MED
Woodstown Total			1034.31		

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
1		Carneys Point	231	4	SADC FS	82.16	SASSI, C & A	125 N PENNSVILLE-AUBURN R
2	3	Mannington	59	6.01	8YR	70.38	BATTIATO, F	QUAKER NECK RD
3	3	Mannington	53	31	Cty EP	13.19	ROBINSON, S	ACTON STATION RD
4	3	Elsinboro	34	7	Cty EP	58.10	VENGENOCK, H ET AL	WALNUT STREET RD
5	3	Elsinboro	4	3	SADC EP	13.38	COLES INC	FT ELFSBORG-SALEM RD
6	3	Elsinboro	33	3	Cty EP	19.96	VENGENOCK, H ET AL	AMWELLBURY RD
7	3	Elsinboro	28	1.03	SADC EP	12.34	ROBBINS, J& C WILLIAMS	FT ELFSBORG-SALEM RD
8		Mannington	34	6	8YR	112.98	CATALANO, C; J,J VANDOVER	MARSHALLTOWN RD
9		Mannington	12	6	SADC EP	143.87	DOAK, J & C	470 ALLOWAY WOODSTOWN RD
10		Mannington	12	5	SADC EP	0.06	DOAK, J & C	MANNINGTON-YORKETOWN RD
11		Mannington	14	11	SADC EP	72.66	BARBARA, E L & L J	ALLOWAY-WOODSTOWN RD
12		Mannington	38	4	Cty EP	70.35	CULVER, D & S	116 POINTERS AUBURN RD
13		Mannington	2	8	SADC	23.12	CATALANO, JF JR	HAINES NECK RD
14	2	Mannington	21	16	Cty EP	60.58	EMEL, R D& I	741 ROUTE 45
15	2	Mannington	20	9	Cty EP	25.93	EMEL, R D & I	ROUTE 45
16		Mannington	50	11	Cty EP	17.27	CULVER, D& S	POINTERS-AUBURN RD
17	2	Mannington	21	15	Cty EP	84.61	EMEL, R D & I E	ROUTE 45
18	2	Mannington	21	14	Cty EP	27.25	EMEL, R D & I M	ROUTE 45
19	2	Mannington	23	13	Cty EP	119.17	BATTIATO, F & J	KINGS HWY
20	3	Mannington	45	7	Cty EP	62.30	DOLBOW, W SR	DOLBOW RD
21		Mannington	2	12	Cty EP	57.83	CATALANO, J JR	509 POINTERS AUBURN RD
22	3	Elsinboro	28	23	SADC EP	60.11	COLES INC	FT ELFSBORG-SALEM RD
23	3	Elsinboro	28	21	SADC EP	20.93	COLES, INC	FT ELFSBORG-SALEM RD
24	3	Elsinboro	28	10	SADC EP	71.18	ROBBINS, J & C WILLIAMS	532 FT ELFSBORG-SALEM RD
25		Mannington	25	13	8YR	70.94	FOGG, C R JR	429 POINTERS AUBURN RD
26	2	Mannington	4	16	SADC EP	101.84	CATALANO, J & K	68 BLACK RD
27		Mannington	28	20	8YR	277.56	CATALANO, C,J ,J VANDOVER	MARSHALLTOWN RD
28	3	Elsinboro	4	4	SADC EP	55.92	COLES INC	489 FT ELFSBORG-SALEM RD
29	3	Elsinboro	34	5	Cty EP	56.30	VENGENOCK, H ET AL	197 SALEM-H BRIDGE RD
30	3	Elsinboro	31	17	Cty EP	7.20	WARE, L A	85 AMWELLBURY RD
31		Mannington	50	8	Cty EP	72.38	HANCOCK, W C III	130-130A HARRIS RD
32		Mannington	11	3	SADC EP	0.64	DOAK, J E & C L	PIERSON ROAD
33	3	Elsinboro	29	5	Cty EP	84.93	WARE, L A	85 AMWELLBURY RD
34		Mannington	50	18	Cty EP	10.08	HANCOCK, WC III	HARRIS RD
35		Mannington	15	3	SADC FS	22.38	RADIANT HOLDINGS/RANA F LLC	115 HACKETT RD
36		Mannington	50	32	Cty EP	117.23	HANCOCK, W C JR	OLD KINGS HIGHWAY
37	2	Mannington	15	4.01	SADC EP	21.53	PARUSZEWSKI, J L	60 OECHSLE RD
38	3	Elsinboro	39	13	SADC EP	16.05	SEDDON, W & V	337 FT ELFSBORG-H BRIDGE
39	3	Elsinboro	28	9.01	SADC EP	115.25	WEBER, JJR & K	349 FT ELFSBORG-HANCKS B
40	3	Elsinboro	29	3	SADC EP	35.65	SANFLIPPO, L JR	75 FEATHERBED LANE
41	3	Elsinboro	28	25	SADC EP	65.16	SANFLIPPO, L JR	FEATHERBED LANE
42	3	Elsinboro	31	18	Cty EP	147.68	WARE, C & L R	AMWELLBURY RD
43	3	Elsinboro	28	26.02	SADC EP	47.23	YURICK, A II + N BARD	FT ELFSBORG-H BRIDGE RD
44	3	Elsinboro	31	21	Cty EP	62.73	WARE, L A	AMWELLBURY RD
45	3	Elsinboro	28	26	SADC EP	29.82	YURICK, A + E	FT ELFSBORG-HANCKS BRG RD
46	3	Elsinboro	31	22	Cty EP	62.08	SHUMAN, B & J & J SR	130 AMWELLBURY RD
47	3	Elsinboro	34	17	SADC EP	21.37	GRAEFF, E JR + K	50 HAGERSVILLE RD
48	3	Elsinboro	34	20	SADC EP	8.07	GRAEFF, E H & K L	HAGERSVILLE RD
49	3	Elsinboro	35	5	Cty EP	0.13	HAINES, S C & R L	HAGERSVILLE RD
50	2	Mannington	5	4	8YR	100.39	MOORE, JJ + L A	HAINES NECK RD
51	2	Mannington	24	14	Cty EP	25.89	MYERS, H	HAINES NECK RD
52		Mannington	26	20	8YR	0.49		
53	2	Mannington	4	6	Cty EP	119.34	MYERS, H	HAINES NECK RD
54	2	Mannington	4	7	Cty EP	104.00	MYERS, E C	HAINES NECK RD
55	2	Mannington	15	1	SADC FS	2.56	RADIANT HOLDINGS/RANA LLC	134 MCKILLIP RD

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
56	2	Mannington	20	18	Cty EP	45.60	KROLL, E Z	181 COMPROMISE RD
57	2	Mannington	20	8	Cty EP	11.89	EMEL, R D & I E	768+770 ROUTE 45
58	3	Mannington	45	16	Cty EP	90.46	ROBINSON, S	240 ACTON STATION RD
59	2	Mannington	21	8	8YR	55.20	MOORE, J + L	576 HAINES NECK RD
60	2	Mannington	24	3	SADC EP	80.55	WRIGHT, G B	POINTERS AUBURN RD
61	2	Mannington	23	11	Cty EP	40.56	HANCOCK, W C + M D	KINGS HWY
62	2	Mannington	19	6	Cty EP	10.88	KROLL, E Z	COMPROMISE RD
63	2	Mannington	20	7	Cty EP	46.45	EMEL, R D & I E	ROUTE 45
64	2	Mannington	20	21	Cty EP	35.45	KROLL, EZ	COMPROMISE RD
65		Mannington	12	2	SADC EP	9.20	DOAK, JE & C L	PIERSON RD
66		Mannington	14	19	SADC EP	0.46	BARBARA, E L & L J	ALLOWAY-WOODSTOWN RD
67		Mannington	9	18	SADC EP	0.07	DOAK, JE & CL	MANNINGTON-YORKETOWN RD
68		Mannington	12	1	SADC EP	5.02	DOAK, J E & C L	MANNINGTON YORKETOWN RD
69		Mannington	50	13	Cty EP	22.81	CULVER, DA & S H	POINTERS-AUBURN RD
70	2	Mannington	40	6.01	Cty EP	43.25	MYERS, C	SWEDES BRIDGE ROAD
71		Mannington	14	7	SADC EP	3.69	BARBARA, E L & L J	MITCHELL RD
72		Mannington	15	14	SADC EP	9.85	BARBARA, E L & L J	MITCHELL RD
73		Mannington	14	10	SADC EP	8.41	BARBARA, E L & LJ	MITCHELL RD
74	2	Mannington	18	8	SADC EP	34.23	PARUSZEWSKI, J L	OECHSLE RD
75		Mannington	15	16	SADC EP	9.07	BARBARA, EL & L J	MITCHELL & BARBER RDS
76	2	Mannington	18	11	Cty EP	0.20	MYERS FAMILY IRREV TRUST	SWEDES BRIDGE RD
77	2	Mannington	40	6.03	Cty EP	242.33	MYERS FAMILY IRREV TRUST	SWEDES BRIDGE RD
78		Mannington	38	3	Cty EP	94.93	CULVER, D & SU H	KINGS HWY
79		Mannington	50	33	SADC EP	111.28	WRIGHT, GB & RH	HARRIS RD
80		Mannington	50	19	Cty EP	32.48	WHITAKER, J E	HARRIS RD
81		Mannington	50	20	Cty EP	74.67	HANCOCK, WC JR	POINTERS-AUBURN RD
82	3	Mannington	47	14	Cty EP	18.52	GRISCOM, A J JR	285-289 ACTON STATION RD
83	3	Mannington	45	17	Cty EP	72.07	GRISCOM, GS, RC, DA & JK	ACTON STATION RD
84	3	Mannington	47	15	Cty EP	22.64	GRISCOM, A J JR	ACTON STATION RD
85	3	Mannington	42	5	Cty EP	67.32	DOLBOW, WM SR	82 DOLBOW RD
86	3	Mannington	53	35	SADC EP	105.54	WEIGEL, A & M	522 QUAKER NECK RD
87	3	Mannington	53	36	SADC FS	240.09	PETERSON, R C	466 QUAKER NECK RD
88	3	Mannington	45	13	Cty EP	36.62	ROBINSON, S	ACTON STATION RD
89	3	Mannington	45	10	Cty EP	6.04	ROBINSON, S	DOLBOW RD
90	3	Mannington	59	6	8YR	27.63	JENKINS, DA + CZ	633 QUAKER NECK RD
91		Oldmans	42	17	8YR	32.81	PARK, JS + YM	STRAUGHNS MILL RD
92		Oldmans	22	10	Cty EP	52.18	DUBOIS HR & JB	84 POINTERS-AUBURN RD
93		Oldmans	21	2	Cty EP	12.44	DU BOIS, HR & JB	POINTERS-AUBURN RD
94		Oldmans	21	1	Cty EP	3.12	DU BOIS, HR & JB	109 POINTERS-AUBURN RD
95		Pilesgrove	90	13	Cty EP	54.41	PRICKETT, DM FAMILY LP	693 YORKETOWN RD
96		Pilesgrove	92	1	Cty EP	41.45	WILLIAMS, L	ALLOWAY-DARETOWN RD
97		Pilesgrove	92	2	Cty EP	93.83	WILLIAMS, AG	377 COMMISSIONERS PIKE
98		Pittsgrove	902	4	SADC EP	30.13	WOJCULEWSKI, JF SR & AL	180 UPPER NECK RD
99	1	Pittsgrove	1303	13	Cty EP	17.10	DU BOIS R L	GREENVILLE RD
100		Pittsgrove	902	36.01	SADC EP	65.68	WOJCULEWSKI, J SR + A	MCKISHEN RD
101	2	Pilesgrove	21	10	PENDING	130.83	BYRNES, EL	SHARPTOWN-AUBURN RD
102		Pilesgrove	81	1	Cty EP	31.70	MYERS FAMILY IRREV TRUST	ROUTE 40
103		Pilesgrove	81	3	Cty EP	16.40	MYERS FAMILY IRREVTRUST	220 AVIS MILL RD
104	2	Pilesgrove	45	6	SADCEP	64.79	DIGREGORIO, JS	KINGS HWY
105	1	Pilesgrove	43	16	Cty EP	6.44	SICKLER, R M + SJ	GLASSBORO RD
106	1	Pittsgrove	1404	6	Cty EP	55.96	GARRISON, SA & JS	980 BURLINGTON RD
107	1	Pittsgrove	1203	49	Cty EP	95.75	EACHUS, EV	122 PALATINE RD
108		Pittsgrove	801	43	PIG	84.92	PAULAITIS, C E JR	496 LAWRENCE CORNER RD
109		Pittsgrove	301	28	SADC EP	17.31	WEGNER, HG	WILLOW GROVE RD
110		Pittsgrove	2004	33	Cty EP	31.44	CRYSTAL, S+ I	CRYSTAL RD
111		Pittsgrove	2003	2	SADC EP	57.42	PARVIN, JW + P L	712 ALVINE RD
112	1	Upper Pittsgrove	24	5	8YR	44.10	CASSADAY JR, G W	DILKS RD
113	1	Upper Pittsgrove	18	11	SADC EP	49.58	HUMPHREYS, C W & JA	RICHWOOD RD
114	2	Pilesgrove	26	6	Cty EP	23.74	PETTIT, E S	AUBURN RD
115		Pilesgrove	73	11	8YR	29.43	HERDMAN, B	67 EAST LAKE RD
116		Pilesgrove	81	8	Cty EP	15.26	SICKLER, R M + S J	ROUTE 40 REAR

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
117	1	Pittsgrove	1301	1	Cty EP	41.16	EACHUS, VI & W	115 EFT RD
118	1	Pittsgrove	1201	8.02	Cty EP	4.81	EACHUS, V & W	EFT RD
119	1	Pittsgrove	1405	32	Cty EP	8.03	GARRISON, DC + LE	
120	2	Pilesgrove	26	2	SADC FS	172.58	HARRIS, H G	AUBURN RD
121	2	Pilesgrove	24	8	SADC EP	119.75	SASSO, V & R DELEA	2 JILL RD
122	2	Pilesgrove	45	6.01	SADCEP	14.23	DIGREGORIO, JS + C A	1013 KINGS HWY
123	2	Pilesgrove	61	2	SADCEP	16.17	DIGREGORIO, J S	KINGS HWY
124		Pittsgrove	2003	3	SADC EP	10.80	PARVIN, J W + P L	
125		Pittsgrove	1001	12	SADC EP	21.34	DUBOIS, R C + ML	WILLOW GROVE RD
126		Pittsgrove	301	31	SADC EP	57.03	WEGNER, HG	794 WILLOW GROVE RD
127		Pittsgrove	1102	34	Cty EP	16.78	GARRISON, GW-TRUST & M	SHEEP PEN RD
128		Pittsgrove	1102	37	Cty EP	36.15	GARRISON, GW-TRUST & M	70 SHEEP PEN RD
129	1	Pittsgrove	1401	2.02	Cty EP	4.64	HARRIS, EW + M	BURLINGTON RD
130		Pilesgrove	81	4	Cty EP	206.79	EACHUS, M & MARGERY	48B + C RENTER RD
131		Pittsgrove	201	49	SADC EP	14.77	WALKER BROS	FORK BRIDGE RD
132		Pittsgrove	104	63	SADC EP	11.21	DUBOIS, R C + ML	WILLOW GROVE RD
133	1	Pittsgrove	1402	2	Cty EP	64.11	DU BOIS R L	71 RATTLESNAKE LANE
134	1	Pittsgrove	1302	6	Cty EP	4.14	DU BOIS RL	RATTLESNAKE LANE
135		Pittsgrove	401	62	SADC EP	7.40	WALKER BROS	FORK BRIDGE RD
136	1	Pilesgrove	43	7	Cty EP	203.70	WADDINGTON, MG	260 AVIS MILL RD
137	2	Pilesgrove	21	4	Cty EP	111.12	CATALANO, S J + AF	AUBURN RD
138		Pittsgrove	801	39	PIG	55.09	PAULAITIS JR, CE	HOLDCRAFT RD
139	1	Pittsgrove	1303	12	Cty EP	8.61	DU BOIS H JR & S	GREENVILLE RD
140	2	Pilesgrove	21	3	Cty EP	123.12	CATALANO, SA J + A F	440 AUBURN RD
141	2	Pilesgrove	22	7	Cty EP	62.47	DUBOIS, H ET AL	856 POINTERS-AUBURN RD
142	2	Pilesgrove	8	5	SADCEP	71.73	TOMARCHIO,I & J CASTELLINI, TRUSTEE	1402B KINGS HWY
143	2	Pilesgrove	21	9	PENDING	89.32	BYRNES, EL	230A SHARPTOWN-AUBURN RD
144	2	Pilesgrove	22	3	Cty EP	149.63	DU BOIS, MJ ESTATE OF	187A-C SHARPTN-AUBURN RD
145	2	Pilesgrove	8	7	SADCEP	129.05	TOMARCHIO,I & J CASTELLINI, TRUSTEE	POINT AIRY RD
146		Pilesgrove	81	3.01	Cty EP	27.13	WARE, I C + J D	13 RENTER RD
147		Pilesgrove	91	18	SADC EP	90.17	HARKER, R C SR	726A+B YORKETOWN RD
148	2	Pilesgrove	23	3	SADC EP	157.13	SASSO, VI& R DELEA	HARDING HIGHWAY & JILL RD
149	2	Pilesgrove	26	3	Cty EP	201.44	CLOVERVALE DAIRY FARMS INC	152 AUBURN RD
150	2	Pilesgrove	27	3	Cty EP	39.94	CLOVERVALE DAIRY FARMS INC	AUBURN RD
151	2	Pilesgrove	27	4	Cty EP	98.57	CLOVERVALE DAIRY FARMS INC	327 SWEDESBORO RD
152	2	Pilesgrove	25	5	SADC FS	57.01	HARRIS, H G	KINGS HIGHWAY
153	2	Pilesgrove	27	5	Cty EP	50.76	CLOVERVALE DAIRY FARMS INC	AUBURN RD
154	2	Pilesgrove	27	6	Cty EP	20.72	CLOVERVALE DAIRY FARMS INC	SWEDESBORO RD
155	2	Pilesgrove	25	8	SADC FS	38.45	HARRIS, H G	KINGS HIGHWAY
156	2	Pilesgrove	27	7	Cty EP	39.17	PETTIT, ES & V M	AUBURN RD
157	2	Pilesgrove	45	2	SADC EP	100.20	DIGREGORIO, RS	724 ROUTE 40
158		Pilesgrove	81	11	Cty EP	19.27	MOSLEY, D & B	AVIS MILL RD
159		Pilesgrove	81	12	Cty EP	91.40	MOSLEY, D & BARBARA	28 RENTER RD
160		Pilesgrove	87	3	Cty EP	45.72	MYERS, HM	WOODSTOWN-DARETOWN RD
161		Pittsgrove	301	29	SADC EP	22.31	WEGNER, H G	WILLOW GROVE RD
162		Pittsgrove	801	47	8YR	5.35	OLBRICH, C + ED	LAWRENCE CORNER RD
163		Pilesgrove	41	1	Cty EP	89.37	MILLER, T C	25 STEWART RD
164		Pilesgrove	41	3.02	SADC EP	22.04	CLARK, R K & L A	66 STEWART RD
165		Pilesgrove	40	14	Cty EP	25.95	MILLER, TC	27 STEWART RD
166		Pilesgrove	41	4	Cty EP	85.48	MILLER, T C	27 STEWART RD
167		Pilesgrove	43	6	SADC EP	36.61	WADDINGTON, R G & B M	AVIS MILL RD
168		Pilesgrove	43	9	Cty EP	76.41	MYERS, H	1339 ROUTE 40
169		Pilesgrove	79	32	SADC EP	16.38	R M SICKLER SONS FARMS, LLC	309 WOODSTOWN-DARETOWN RD
170		Pilesgrove	76	1	SADC EP	39.45	GOFORTH, AD JR + J N	YORKETOWN RD
171		Pilesgrove	84	4	SADC EP	78.28	R M SICKLER SONS FARMS, LLC	309 WOODSTOWN-DARETOWN RD
172		Pilesgrove	84	3	SADC EP	67.60	GOFORTH, A D JR	YORKETOWN RD
173		Pilesgrove	76	3	SADC EP	18.67	SEAYRS, P	YORKETOWN RD
174		Pilesgrove	84	7	SADC EP	36.28	SEAYRS, P	854 YORKETOWN RD

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
175		Pilesgrove	87	2	Cty EP	58.53	MYERS, H M	WOODSTOWN-DARETOWN RD
176		Pittsgrove	103	31.01	SADC EP	72.26	DUBOIS, RC + ML	WILLOW GROVE RD
177		Pittsgrove	201	53	SADC EP	2.82	WALKER BROS,S + E	LANGLEY RD NORTH
178	1	Pittsgrove	1402	1	SADC EP	73.37	PERRY, RG + E E	19 RATTLESNAKE LANE
179	1	Pittsgrove	1405	25	Cty EP	21.30	GARRISON, DC + L E	OLIVET RD
180		Pittsgrove	1001	10	SADC EP	29.07	DUBOIS, R C + ML	WILLOW GROVE RD
181	1	Pittsgrove	1401	9	SADC EP	27.95	DUBOIS, H + STEVE	145 GRIERS LANE
182		Pittsgrove	301	34	SADC EP	29.39	WEGNER, HG + C V	WILLOW GROVE RD
183		Pittsgrove	2001	28	SADC EP	20.28	PARVIN, JW & P L	510 ALMOND RD
184	1	Pittsgrove	1202	2	Cty EP	0.46	BROOKS, RL & JD	BURLINGTON RD
185		Pittsgrove	2701	36	SADC EP	19.22	PARVIN, JW + PL	ALMOND RD
186		Pittsgrove	301	2	SADC EP	11.73	WALKER BROS	PORCHTOWN RD
187		Pittsgrove	201	56	SADC EP	1.84	WALKER BROTHERS	LANGLEY RD NORTH
188		Pittsgrove	1002	1	SADC EP	3.00	DUBOIS, RC + ML	BUCK RD
189		Pittsgrove	201	50	SADC EP	17.84	WALKER BROS	FORK BRIDGE RD
190		Pittsgrove	201	85	SADC EP	39.57	WALKER BROS,S+ E	440 LANGLEY RD
191		Pittsgrove	201	88	SADC EP	18.51	WALKER BROS	105-109 PORCHTOWN RD
192		Pittsgrove	203	5	SADC EP	31.79	WALKER BROS	PORCHTOWN RD
193		Pittsgrove	301	38	SADC EP	25.76	WALKER BROS	PORCHTOWN RD
194		Pittsgrove	1002	16	8YR	30.15	OLBRICH, C + E	HUGHES RD
195		Pittsgrove	301	32	SADC EP	68.27	WALKER, EH ET AL	WILLOW GROVE RD
196		Pittsgrove	304	55	SADC EP	18.17	WALKER, EH ET ALS	WILLOW GROVE RD
197	1	Pittsgrove	1405	23	Cty EP	17.63	PARKELL, L G	GREENVILLE RD
198		Pittsgrove	203	7	SADC EP	6.84	WALKER BROS	PORCHTOWN RD
199		Pittsgrove	801	34	PENDING	16.47	TAMAGNI III, H	457 WILLOW GROVE RD
200		Pittsgrove	1002	15	8YR	24.97	OLBRICH, C+ E	HUGHES RD
201		Pittsgrove	2101	52	SADC FS	40.05	PITTSGROVE FARMS, LLC	CROW POND RD
202	1	Pittsgrove	1301	1.01	SADC EP	0.13	POOLE, E E JR & E	BURLINGTON RD
203	1	Pittsgrove	1402	6	Cty EP	37.01	DU BOIS H D JR & STEVEN	GRIERS LANE
204		Pittsgrove	301	11	SADC EP	9.45	WEGNER, H G	FORK BRIDGE RD
205	1	Pittsgrove	1406	1	Cty EP	4.95	GARRISON, D C + L	BURLINGTON RD
206	1	Pittsgrove	1405	31	Cty EP	3.60	GARRISON, DC & L E	
207		Pittsgrove	1102	43	8YR	64.70	LESTER, JM & D B	920 LOWER MILL RD
208		Pittsgrove	304	53	SADC EP	9.90	WEGNER H G + CV	WILLOW GROVE RD
209		Pittsgrove	1102	34.03	Cty EP	4.78	GARRISON, GW-TRUST & M	SHEEP PEN RD
210		Pittsgrove	1102	34.04	Cty EP	7.43	GARRISON, G W-TRUST & M	SHEEP PEN RD
211		Pittsgrove	304	56	SADC EP	19.68	WEGNER, HG	WILLOW GROVE RD
212		Pittsgrove	1102	34.05	Cty EP	14.82	GARRISON, G W-TRUST & M	SHEEP PEN RD
213		Pittsgrove	304	57	SADC EP	5.32	WEGNER, H G	WILLOW GROVE RD
214	1	Pittsgrove	1301	9	Cty EP	13.96	HARRIS, E W & MARIE	POLE RD
215		Pittsgrove	1102	34.02	Cty EP	18.52	GARRISON, GW-TRUST & M	SHEEP PEN RD
216		Pittsgrove	304	58	SADC EP	4.86	WEGNER, HG	WILLOW GROVE RD
217		Pittsgrove	304	59	SADC EP	11.91	WEGNER, H G	WILLOW GROVE RD
218	1	Pittsgrove	1401	2	Cty EP	26.43	HARRIS, E W & M	POLE RD
219	1	Pittsgrove	1203	48	SADC EP	39.91	EACHUS, EV	PALATINE RD
220	1	Pittsgrove	1303	4	8YR	114.39	HLUCHY, R	PALATINE RD
221		Pittsgrove	1102	34.01	Cty EP	14.59	GARRISON, GW-TRUST & M	SHEEP PEN RD
222		Pittsgrove	1102	23	8YR	11.34	LICKFIELD, R F JR	1161-1167 CENTERTON RD
223		Pittsgrove	801	42	PIG	10.50	PAULAITIS, C E JR + C	524 LAWRENCE CORNER RD
224	1	Pittsgrove	1304	25	Cty EP	24.19	DU BOIS HD JR & SJ	GREENVILLE RD
225	1	Pittsgrove	1404	2	Cty EP	54.24	DU BOIS H D JR & S J	GREENVILLE RD
226	1	Pittsgrove	1404	7	SADC EP	94.12	H D DUBOIS & S J DUBOIS, PARTNERS	BURLINGTON RD
227	1	Pittsgrove	1403	2	SADC EP	76.01	H D DUBOIS & S J DUBOIS, PARTNERS	GRIERS LANE
228	1	Pittsgrove	1403	3	Cty EP	40.52	GARRISON, D C + L	981 BURLINGTON RD
229	1	Pittsgrove	1502	20	Cty EP	59.04	HLUCHY, R	HUSTED STATION RD
230	1	Pittsgrove	1404	4	Cty EP	34.08	GARRISON, DC & L E	OLIVET RD
231	1	Pittsgrove	1405	30	Cty EP	19.89	GARRISON, S A & J S	OLIVET RD
232	1	Pittsgrove	1405	29	Cty EP	32.77	GARRISON, D C & L E	BURLINGTON RD
233	1	Pittsgrove	1406	2	Cty EP	0.45	GARRISON, D C + L	BURLINGTON RD
234	1	Upper Pittsgrove	77	7	8YR	111.22	HITCHNER, K W	JEFFERSON RD
235	1	Upper Pittsgrove	83	2	Cty EP	25.45	BROOKS, RL & J D	SHIRLEY RD
236	1	Upper Pittsgrove	77	8	Cty EP	149.49	BROOKS, W N JR & D	327 GARRISON RD
237	1	Upper Pittsgrove	77	1.01	Cty EP	6.72	COOPER, AE	ROUTE 77
238	1	Upper Pittsgrove	78	7	8YR	83.54	HITCHNER, K W	380 JEFFERSON RD
239		Pittsgrove	2003	4.01	SADC FS	52.15	PARVIN, JW + P L	ALVINE RD
240		Pittsgrove	2003	23	SADC EP	9.24	PARVIN, J W & P L	CROW POND RD

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
241		Pittsgrove	2701	33	SADC EP	50.73	PARVIN, J W & P L	ALMOND RD
242		Pittsgrove	2701	35	SADC EP	19.16	PARVIN, J W + PL	ALMOND RD
243	1	Upper Pittsgrove	26	19	Cty EP	16.09	KERN, W J JR & M J	244 SWEDESBORO RD
244	1	Upper Pittsgrove	26	22	Cty EP	40.34	KERN, W J JR & M J	PINE TAVERN RD
245	1	Upper Pittsgrove	67	20	Cty EP	68.20	WARE, L D & J S	267 DARETOWN RD
246	1	Upper Pittsgrove	67	8	Cty EP	3.06	WILLIAMS, L & G	DARETOWN-ALLOWAY RD RR
247	1	Upper Pittsgrove	24	3	Cty EP	58.58	CASSADAY, G W JR	82 DILKS RD
248	1	Upper Pittsgrove	42	8	8YR	25.26	STIMPSON, D & P	245 FRIENDSHIP RD
249	1	Upper Pittsgrove	42	14	SADC EP	61.58	GANTZ, WW JR + V J	PINE TAVERN RD
250	1	Upper Pittsgrove	34	13	Cty EP	93.01	KERNAN, J J + GAETANA C	21 WHIG LANE RD
251	1	Upper Pittsgrove	34	34	Cty EP	131.01	ELLER, J & P	852 ROUTE 40
252	1	Upper Pittsgrove	34	40	SADC EP	62.70	HARVEY, R D + D M	912 ROUTE 40
253	1	Upper Pittsgrove	77	14	Cty EP	33.88	COOPER, A E	ROUTE 77
254	1	Upper Pittsgrove	82	1	Cty EP	26.53	BROOKS, W N JR + D F	JOHN EFT RD
255	1	Upper Pittsgrove	81	1	Cty EP	120.64	BROOKS, WN JR + D F	CEDAR LANE
256	1	Upper Pittsgrove	42	12	Cty EP	30.92	ELWELL, C W	214 PINE TAVERN RD
257	1	Upper Pittsgrove	38	10	Cty EP	40.26	FLANEGAN, C M & A M	MONROEVILLE RD
258	1	Upper Pittsgrove	49	2	SADC EP	61.09	SCHULTZ, R B & J	40 FRIENDSHIP RD
259	1	Upper Pittsgrove	56	21	Cty EP	26.41	NICHOLS, W & K	NEWKIRK STATION RD
260		Upper Pittsgrove	11	30	SADC EP	31.34	CIMPRICH, J & R	376 ROUTE 40
261	1	Upper Pittsgrove	56	18.01	8YR	39.65	DARE, A D + D	JEFFERSON RD
262	1	Upper Pittsgrove	26	23	SADC EP	11.85	HARRELL, R & N	379 PINE TAVERN RD
263	1	Upper Pittsgrove	38	1	SADC EP	101.52	PFLUGFELDER, EH + C HOURANI	72 ALDERMAN RD
264	1	Upper Pittsgrove	38	8	Cty EP	20.70	COLES, ES & E	FRANZEN RD
265	1	Upper Pittsgrove	46	1.03	SADC EP	18.69	SARRACINO, P & L	15 BURGESS RD
266	1	Upper Pittsgrove	80	10	Cty EP	23.68	HARRIS, E W + M	556 JEFFERSON RD
267	1	Upper Pittsgrove	80	11	Cty EP	3.09	HARRIS, E & M	107 CEDAR LANE
268	1	Upper Pittsgrove	54	8	Cty EP	15.63	BROOKS, R L & J D	SHIRLEY RD
269	1	Upper Pittsgrove	70	6	Cty EP	81.46	COOPER, J B & A E	167 ROUTE 77
270	1	Upper Pittsgrove	72	20.01	Cty EP	15.35	COOPER, JB + A E	GARRISON RD
271	1	Upper Pittsgrove	77	2	Cty EP	22.52	BROOKS, W N JR & D F	GARRISON RD
272	1	Upper Pittsgrove	13	2	SADC EP	20.53	MURPHY, A	RICHWOOD RD
273	1	Upper Pittsgrove	47	12	SADC EP	49.03	COLES, E & E	PINE TAVERN RD
274	1	Upper Pittsgrove	45	4	SADC EP	9.78	MURPHY, A	139 RICHWOOD RD
275	1	Upper Pittsgrove	65	10	SADC EP	54.67	WILLIAMS, A G & LC	1-3 WOODSTOWN-DARETOWN RD
276	1	Upper Pittsgrove	42	1	Cty EP	28.38	KERN, W J JR & M J	177-185 SWEDESBORO RD
277	1	Upper Pittsgrove	32	17	Cty EP	17.34	SICKLER, R & S	GLASSBORO RD
278	1	Upper Pittsgrove	54	6	Cty EP	156.70	MARINO JR, J M + R J	GARRISON RD
279	1	Upper Pittsgrove	72	11	Cty EP	67.80	BROOKS, W N JR & D F	GARRISON RD
280	1	Upper Pittsgrove	26	21	Cty EP	27.17	KERN, WAJ JR & M J	351 PINE TAVERN RD
281	1	Upper Pittsgrove	21	4	Cty EP	16.47	KERN, WJ JR & M J	GLASSBORO RD
282	1	Upper Pittsgrove	24	2	SADC EP	9.82	CASSADAY JR, GW	118 DILKS RD
283	1	Upper Pittsgrove	26	7	Cty EP	36.62	GARLIC, G B + K L	449 PINE TAVERN RD
284	1	Upper Pittsgrove	25	3	Cty EP	1.15	CASSADAY, GW JR	DILKS RD
285	1	Upper Pittsgrove	37	3	Cty EP	57.05	KERN, W J JR & M J	PINE TAVERN RD
286	1	Upper Pittsgrove	67	7	SADC EP	3.41	WILLIAMS, T R	DARETOWN-ALLOWAY RD
287	1	Upper Pittsgrove	66	6	Cty EP	14.56	WARE, L D & J S	DARETOWN RD
288	1	Upper Pittsgrove	53	2	SADC EP	26.56	NEWKIRK, K + H	BURLINGTON RD
289	1	Upper Pittsgrove	78	4	Cty EP	58.56	MYERS, C G + E K	GARRISON RD
290	1	Upper Pittsgrove	53	1	Cty EP	39.82	BROOKS, R L & JD	512 SHIRLEY RD
291	1	Upper Pittsgrove	54	7	SADC EP	69.25	NEWKIRK, K + H	BURLINGTON RD
292	1	Upper Pittsgrove	78	1	Cty EP	57.95	MYERS, C G & EE	JEFFERSON RD & GARRISON
293	1	Upper Pittsgrove	25	4	Cty EP	69.79	CASSADAY, GW JR	109 DILKS RD
294	1	Upper Pittsgrove	25	6	Cty EP	34.31	CASSADAY, G W JR	DILKS RD
295	1	Upper Pittsgrove	26	25	Cty EP	21.60	CASSADAY, G W SR + B A	413 PINE TAVERN RD
296	1	Upper Pittsgrove	25	41	Cty EP	52.79	CASSADAY, G W SR + B A	418 PINE TAVERN RD
297	1	Upper Pittsgrove	25	23	8YR	37.96	CASSADAY, G W JR	GLASSBORO RD
298	1	Upper Pittsgrove	26	24	Cty EP	48.74	CASSADAY, G W SR + B A	401 PINE TAVERN RD
299	1	Upper Pittsgrove	38	6	Cty EP	52.49	COLES, E S & E	FRANZEN RD
300	1	Upper Pittsgrove	21	7	Cty EP	28.06	CASSADAY, G W SR + BA	GLASSBORO RD
301	1	Upper Pittsgrove	21	12.01	SADC EP	27.11	FULLER, R + S	53 NEW FREEDOM RD
302	1	Upper Pittsgrove	36	3.02	Cty EP	62.16	KERN, C E	GLASSBORO RD
303	1	Upper Pittsgrove	21	3	Cty EP	13.08	KERN, W & J	GLASSBORO RD
304	1	Upper Pittsgrove	32	29	SADC EP	29.83	SICKLER, F H, J R & RP	GLASSBORO RD
305	1	Upper Pittsgrove	32	10	SADC EP	60.98	R M SICKLER SONS FARMS, LLC	291 GLASSBORO RD
306	1	Upper Pittsgrove	21	1	Cty EP	2.04	KERN, WJ JR & M J	GLASSBORO RD

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
307	1	Upper Pittsgrove	36	5	Cty EP	0.87	KERN, W & J	SWEDESBORO RD
308	1	Upper Pittsgrove	20	1	Cty EP	3.81	KERN, W J JR & M J	SWEDESBORO RD
309	1	Upper Pittsgrove	37	2	Cty EP	20.09	KERN, W & J	162 GLASSBORO RD
310	1	Upper Pittsgrove	31	5	Cty EP	87.17	SICKLER, R & S	COMMISSIONERS PIKE
311	1	Upper Pittsgrove	32	11	SADC EP	58.19	R M SICKLER SONS FARMS, LLC	333 GLASSBORO RD
312	1	Upper Pittsgrove	37	1	Cty EP	88.01	KERN, W J JR & M J	192 GLASSBORO RD
313	1	Upper Pittsgrove	42	2.01	SADC EP	14.77	GANTZ, W W JR + W A	PINE TAVERN RD
314	1	Upper Pittsgrove	42	4	Cty EP	38.67	JOHNSON, G	133 SWEDESBORO RD
315	1	Upper Pittsgrove	38	5	Cty EP	65.00	COLES, E S & E	101 FRANZEN RD
316	1	Upper Pittsgrove	37	4	Cty EP	92.34	COLES, E S & E E	291 PINE TAVERN RD
317	1	Upper Pittsgrove	34	8.01	SADC EP	38.65	R M SICKLER SONS FARMS, LLC	GLASSBORO RD
318	1	Upper Pittsgrove	42	3.01	SADC EP	36.84	GANTZ, W W JR + V J	PINE TAVERN RD
319	1	Upper Pittsgrove	34	8	SADC EP	1.79	SICKLER, FH & RL	324 GLASSBORO RD
320	1	Upper Pittsgrove	34	2	Cty EP	25.19	SICKLER, R & S	GLASSBORO RD
321	1	Upper Pittsgrove	34	1	Cty EP	40.51	SICKLER, R & S	GLASSBORO RD
322	1	Upper Pittsgrove	43	4	8YR	14.51	STIMPSON, D & P	FRIENDSHIP RD
323	1	Upper Pittsgrove	16	22	SADC EP	8.36	MURPHY, A	RICHWOOD RD
324	1	Upper Pittsgrove	63	2	Cty EP	41.10	SICKLER, R & S	269 COMMISSIONERS PIKE
325	1	Upper Pittsgrove	38	7	Cty EP	66.45	COLES, ES & E	FRANZEN RD
326	1	Upper Pittsgrove	62	2	Cty EP	73.39	SICKLER, RA & S	ROUTE 40
327	1	Upper Pittsgrove	38	11	Cty EP	159.39	FLANEGAN, CM + C	142-144 MONROEVILLE RD
328	1	Upper Pittsgrove	62	9	Cty EP	68.45	DEVIVO, A	913 ROUTE 40
329	1	Upper Pittsgrove	34	34.01	Cty EP	19.97	ELLER, J T + E D	850 ROUTE 40
330	1	Upper Pittsgrove	62	5	Cty EP	5.09	DEVIVO, AO	ROUTE 40
331		Upper Pittsgrove	18	70.01	SADC EP	3.05	HOLLY ACRES LLC	MONROEVILLE RD
332		Upper Pittsgrove	18	70.03	SADC EP	0.25	HOLLY ACRES LLC	MONROEVILLE RD
333	1	Upper Pittsgrove	62	11	Cty EP	52.88	DEVIVO, A	SLABTOWN RD
334	1	Upper Pittsgrove	40	12	Cty EP	22.18	FLANEGAN, CM + C K	MONROEVILLE RD
335	1	Upper Pittsgrove	61	1	Cty EP	78.56	HITCHNER, RB & SL	FOXS MILL RD
336	1	Upper Pittsgrove	64	1	Cty EP	28.34	HITCHNER, RB & S L	69 FOXS MILL RD
337	1	Upper Pittsgrove	13	23	SADC EP	104.96	SALEM, N JR	147 PINYARD RD
338	1	Upper Pittsgrove	81	9	Cty EP	5.50	HARRIS, EW + M	JEFFERSON RD
339	1	Upper Pittsgrove	79	3	Cty EP	2.25	HARRIS, EW + M	JEFFERSON RD
340	1	Upper Pittsgrove	79	8	Cty EP	185.45	MYERS, HM & E C	ROUTE 77
341		Upper Pittsgrove	11	27	Cty EP	63.74	CIMPRICH, J& R	117 DUTCH ROW RD
342	1	Upper Pittsgrove	64	21	SADC EP	68.95	HANNAH, T E & PE	WOODSTOWN-DARETOWN RD
343	1	Upper Pittsgrove	13	25	SADC EP	115.89	WILLIAMS, R M	RICHWOOD RD
344		Upper Pittsgrove	11	23	SADC EP	33.43	FOOTE, M + C	87 DUTCH ROW RD
345		Upper Pittsgrove	11	28	SADC EP	26.19	CIMPRICH, J& R	DUTCH ROW RD REAR
346	1	Upper Pittsgrove	64	15	SADC EP	57.08	WILLIAMS, AG & LC	WOODSTOWN-DARETOWN RD
347		Upper Pittsgrove	4	16	SADC EP	10.55	KESSEL'S NURSERY LLC	
348	1	Upper Pittsgrove	65	9	SADC EP	57.47	HANNAH, TE & P E	WOODSTOWN-DARETOWN RD
349	1	Upper Pittsgrove	56	24	SADC EP	16.15	MYERS, H + E C	20 NEWKIRK STATION RD
350	1	Upper Pittsgrove	49	1	Cty EP	58.99	GARRISON, S & F	10 FRIENDSHIP RD
351	1	Upper Pittsgrove	55	13	Cty EP	200.10	BISHOP BROTHERS FARMS	613 ROUTE 40
352		Upper Pittsgrove	11	27.01	Cty EP	12.91	CIMPRICH, J + R	DUTCH ROW RD
353		Upper Pittsgrove	11	31	SADC EP	73.18	CIMPRICH, J + R	ROUTE 40
354	1	Upper Pittsgrove	55	11	Cty EP	41.26	NICHOLS, W & K	49 NEWKIRK STATION RD
355	1	Upper Pittsgrove	65	23	Cty EP	139.07	HITCHNER, C A & N	26 DARETOWN-ALLOWAY RD
356		Upper Pittsgrove	4	15.01	SADC EP	8.26	KESSEL'S NURSERY LLC	THREE BRIDGE RD REAR
357	1	Upper Pittsgrove	67	6	SADC EP	54.08	WILLIAMS, T R	59 DARETOWN-ALLOWAY RD
358	1	Upper Pittsgrove	55	30	8YR	184.63	RADULSKI,W A +A COOLEY TRUSTEES	105 NEWKIRK STATION RD
359		Upper Pittsgrove	4	46	SADC EP	87.46	KESSEL'S NURSERY LLC	
360	1	Upper Pittsgrove	55	26	Cty EP	39.23	MYERS, C G + EK	JEFFERSON RD
361	1	Upper Pittsgrove	55	19	Cty EP	263.26	BISHOP, B,L,T,B	BURLINGTON RD
362	1	Upper Pittsgrove	67	13	Cty EP	70.00	WILLIAMS, L & G	105 DARETOWN-ALLOWAY RD
363	1	Upper Pittsgrove	67	18	SADC EP	20.33	WILLIAMS, T R	59 DARETOWN-ALLOWAY RD
364	1	Upper Pittsgrove	55	21	Cty EP	74.11	HITCHNER, JB & M E	126 GARRISON RD
365	1	Upper Pittsgrove	67	14	Cty EP	9.97	WILLIAMS, A G	DARETOWN-ALLOWAY RD RR
366	1	Upper Pittsgrove	72	10	Cty EP	97.89	MYERS, C ETALS	ROUTE 77

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
367	1	Upper Pittsgrove	55	24	Cty EP	67.00	MYERS, C G + E K	GARRISON RD
368	1	Upper Pittsgrove	55	22	Cty EP	69.35	MYERS, C G + E K	206-208 GARRISON RD
369	1	Upper Pittsgrove	72	14	Cty EP	165.74	BROOKS JR, WN	194 ROUTE 77
370	1	Upper Pittsgrove	68	6	Cty EP	74.93	SIMKINS, O A + P B	NEWKIRK STATION RD REAR
371	1	Upper Pittsgrove	76	11	Cty EP	81.23	MELCHERT, R H + M A	206 BRIDGETON RD
372	1	Upper Pittsgrove	73	7	Cty EP	19.96	COLEMAN, C S & M P	GARRISON RD
373	1	Upper Pittsgrove	77	9	Cty EP	10.03	BROOKS, W N JR & D F	SHIRLEY RD
374	1	Upper Pittsgrove	81	3	SADC EP	42.51	POOLE, E E JR & E	57 EFT RD
375	1	Upper Pittsgrove	73	9	Cty EP	15.40	COLEMAN, C S & M P	SHIRLEY RD
376	1	Upper Pittsgrove	81	5	Cty EP	22.04	EACHUS, V & W	EFT RD
377	1	Upper Pittsgrove	80	4	SADC EP	6.01	GARRISON, S	JEFFERSON RD
378	1	Upper Pittsgrove	79	2	SADC EP	145.44	GARRISON, S	497 JEFFERSON RD
379	1	Upper Pittsgrove	80	6	SADC EP	72.22	GARRISON, SAM	JEFFERSON RD
380	1	Upper Pittsgrove	79	6	SADC EP	44.14	DUBOIS, H + S	JEFFERSON RD REAR
381	1	Alloway	38	11	Cty EP	149.59	HALUSZKA, W	534 FRIESBURG ALDINE RD
382	1	Alloway	39	8	Cty EP	46.90	HALUSZKA, W	FRIESBURG ALDINE RD
383		Alloway	13	18	Cty EP	99.31	R H VASSALLO INC.	198 COMMISSIONERS PIKE
384	3	Alloway	19	18	Cty EP	7.76	DOLBOW, W	FOGG LANDING RD
385	1	Alloway	39	6	Cty EP	45.29	ENGLISH, M REVOC LIV TRUST	FRIESBURG-ALDINE RD
386	1	Alloway	37	5	Cty EP	35.58	ENGLISH, M REVOC LIV TRUST	ALLOWAY-ALDINE RD
387	3	Quinton	36	13	SADC EP	8.34	RACHKISS, M J + DA	CROSS RD
388	3	Quinton	17	6.02	Cty EP	19.30	ALLEN, W + M	QUINTON-HANCOCKS BRDG RD
389		Alloway	14	1	SADC EP	0.68	DOAK, J E + CL	PIERSON RD
390		Alloway	12	1	SADC EP	48.26	DOAK, JE + C L	PIERSON RD
391		Alloway	10	17	SADC EP	8.57	BARBARA, E L & L J	BARBER RD
392		Alloway	10	11	SADC EP	13.89	BARBARA, E L + L J	BARBER RD
393		Alloway	10	1	SADC FS	164.82	RANA FARM LLC/RADIANT HOLDINGS	MC KILLIP RD
394		Alloway	16	2	Cty EP	111.55	DM PRICKET FAMILY LP	WILLIAMS RD
395		Alloway	13	15	SADC EP	118.18	LESLIE, W T + F S	46 WITT RD
396		Alloway	33	6	SADC EP	93.23	SLOAT, R K	148 STOCKINGTON RD
397	1	Alloway	35	4	Cty EP	24.58	SIMKINS, O A + PB	76 BALLINGERS MILL RD
398		Alloway	30	16	8YR	194.01	MULLEN, E K	145 COMMISSIONERS PIKE
399	1	Alloway	39	23	Cty EP	34.00	HALUSZKA, W	WATSONS MILL RD
400	3	Alloway	5	19.01	SADC	25.02	DAVIS, D W	KERLIN RD
401	3	Alloway	3	43	Cty EP	19.04	DAVIS, D W	QUAKER NECK RD
402	1	Alloway	38	4	Cty EP	211.12	SIMKINS, OA & PB	155 CANHOUSE RD
403	3	Alloway	3	44	Cty EP	0.28	DAVIS, D W	KERLIN RD
404		Alloway	30	12	SADC EP	80.74	DOBLE, E	STOCKINGTON RD
405	3	Alloway	3	47	Cty EP	0.21	DAVIS, DW	QUAKER NECK RD
406		Alloway	26	6	SADC EP	74.61	MARICH, J	80 COMMISSIONERS PIKE
407		Alloway	30	11	SADC EP	56.72	DOBLE, E	ALLOWAY-ALDINE RD
408		Alloway	27	15	SADC EP	41.04	DOBLE, E	144 ALLOWAY-ALDINE RD
409	3	Alloway	18	4	Cty EP	28.55	DAVIS, D	QUAKER NECK RD
410	1	Alloway	38	8	Cty EP	46.40	ENGLISH, DS JR & M	FRIESBURG-ALDINE RD
411	1	Alloway	45	8	Cty EP	110.11	TURNER, RL & AJ	228 CANHOUSE RD
412	1	Alloway	41	3	Cty EP	36.29	COLEMAN, C	ALDINE-SHIRLEY RD
413	1	Alloway	41	4	Cty EP	35.34	COLEMAN, C	130 ALDINE-SHIRLEY RD
414	3	Alloway	19	10	Cty EP	6.58	DAVIS, DW	FOGG LANDING RD
415	1	Alloway	39	6.06	Cty EP	99.07	ENGLISH, M REVOC LIV TR	WATSONS MILL RD
416	3	Alloway	19	17	Cty EP	43.84	DOLBOW, W M SR & B L	FOGG LANDING RD
417	1	Alloway	39	21	Cty EP	23.22	ENGLISH, M REVOC LIV TR	WATSONS MILL RD
418	1	Alloway	37	1	Cty EP	33.75	ENGLISH, M REVOC LIV TR	ALLOWAY-ALDINE RD
419	1	Alloway	39	6.05	Cty EP	17.53	ENGLISH, M REVOC LVG TR	745-7 FRIESBURG-ALDINE RD
420	1	Alloway	44	3	SADC EP	42.70	COLEMAN, G S ET AL	89 ALDINE-SHIRLEY RD
421	1	Alloway	38	8.01	Cty EP	23.83	ENGLISH, M REVOC LVG TR	FRIESBURG-ALDINE RD
422	1	Alloway	44	10	Cty EP	101.91	COLEMAN, W & MS	142 COLEMAN RD
423		Alloway	27	12	SADC EP	3.81	DOBLE, E	ALLOWAY-ALDINE RD
424	1	Alloway	38	10	Cty EP	69.49	HALUSZKA, W	FRIESBURG-ALDINE RD
425	1	Alloway	45	7	Cty EP	155.79	COLEMAN, W G & T A	144 CANHOUSE RD
426	1	Alloway	38	17.01	Cty EP	0.96	HALUSZKA, W	FRIESBURG-ALDINE RD
427	1	Alloway	103	4	8YR	8.80	HITCHNER, G J	BEAL RD
428	1	Alloway	103	7	SADC EP	118.99	MEHAFFEY SR, G C + AW	BEAL RD

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
429	1	Alloway	105	5	Cty EP	56.26	COLEMAN, W G & T A	FRIESBURG-DEERFIELD RD
430	1	Quinton	67	27	SADC EP	23.00	DE WILDE RHODO-LAKE NURSERIES	MICKELS MILL RD
431	3	Quinton	13	10	SADC EP	122.93	MAJOR, G	CLANCY RD
432	3	Quinton	13	8	SADC EP	101.21	SCHULTZ, T	25 CLANCY RD
433	3	LAC	23	5	SADC EP	100.13	SZCZECHOWSKI, J & DL	47 HARASTA RD
434	3	Quinton	3	23	Cty EP	78.49	ALLEN, W & M A	HARRIS RD
435	3	Quinton	3	24	Cty EP	20.93	ALLEN, W & M A	HARRIS RD
436	3	Quinton	3	43	Cty EP	76.95	ALLEN, W + M	QUINTON-HANCOCKS BRDG RD
437	3	Quinton	3	55	Cty EP	32.60	ALLEN, W + M	QUINTON-HANCOCKS BRDG RD
438	3	Quinton	3	34	Cty EP	101.14	ALLEN, W + M	135 QNTN-HANCOCK BRG RD
439	3	Quinton	3	45	Cty EP	53.66	ALLEN, W + M	QUINTON-HANCOCKS BRDG RD
440		Quinton	32	46.01	8YR	1.67	MECOUCH FARMS LLC	WATERWORKS RD
441	3	Quinton	17	8	Cty EP	56.84	ALLEN, W + M	QUINTON-HANCOCKS BRDG RD
442		Quinton	33	7	8YR	143.17	MECOUCH FARMS LLC	35 WATERWORKS RD
443	1	Quinton	57	29	NPG/8YR	77.22	DE WILDE RHODO LAKE NURS	58 MICKELS MILL RD
444	3	Quinton	2	13.01	Cty EP	37.00	ALLEN, W & M	NEW BRIDGE RD
445	3	Quinton	17	7	Cty EP	52.27	ALLEN, W + M	QUINTON-HANCOCKS BRDG RD
446		Quinton	33	16	SADC FS	110.20	STEFFY, J S + S F	QUINTON-MARLBORO RD
447	3	Quinton	17	6	Cty EP	46.52	ALLEN, W + M	QUINTON-HANCOCKS BRDG RD
448	3	Quinton	3	30	Cty EP	104.19	ALLEN, W & M	161 QNTN-HANCOCKS BR RD
449	3	Quinton	34	1	SADC FS	289.25	COWTOWN BAWL INC	QUINTON-MARLBORO RD
450	3	Quinton	18	2	SADC EP	59.49	BELL, A M	32 BEASLEY NECK RD
451	3	Quinton	17	1	Cty EP	158.54	ALLEN, W D & MA	QUINTON-HANCOCKS BRDG RD
452	3	Quinton	29	3	SADC EP	64.92	BELL, A M	CROSS RD
453	3	Quinton	34	1.02	SADC EP	29.91	TURNER, R & NJ	78 JERICHO RD
454	3	Quinton	36	14	SADC EP	67.57	MASSEY, J T	CROSS RD
455	1	Quinton	62	8	SADC EP	41.79	HITCHNER, H S	14 TELEGRAPH RD
456	1	Quinton	67	27.02	SADC EP	4.63	DEWILDE RHODO LAKE NURSERY	MICKLES MILL RD
457	3	LAC	9	10	Cty EP	58.99	FOGG, R D + J KAY	212&228&232 BEASLEY NECK
458	3	LAC	9	8	Cty EP	38.21	FOGG, R D & J K	BEASLEY NECK RD
459	3	LAC	3	15	Cty EP	10.82	HAINES, S C + R L	SALEM-HANCOCKS BRIDGE RD
460	3	LAC	10	1	Cty EP	93.16	FOGG, R D & J K	217 BEASLEY NECK RD
461	3	LAC	10	3	SADC EP	6.09	BELL, A M	BEASLEY NECK RD RR
462	3	LAC	4	1	Cty EP	25.60	HAINES, S C & R L	348 SALEM-HANCOCKS BRG RD
463	3	LAC	10	7	Cty EP	62.98	BOWERS, E JR & A	165 BEASLEY NECK RD
464	3	LAC	9	6	Cty EP	26.79	FOGG, R D & J K	BEASLEY NECK RD
465	3	LAC	8	2	SADC EP	134.48	SYLVESTER, J D	NEW BRIDGE RD
466	3	LAC	38	5.02	SADC EP	1.63	HENDERSON, H C JR	FROG OCEAN RD
467	3	LAC	8	1	SADC EP	18.99	SYLVESTER, J D	NEW BRIDGE RD RR
468	3	LAC	25	3	Cty EP	23.28	RACHKISS, M J + D A	CROSS RD
469	3	LAC	22	1	SADC EP	107.68	SYLVESTER, J D	530 NEW BRIDGE RD
470	3	LAC	32	2	SADC EP	31.56	MASSEY, J T	299 HARMRSVL-PECKS CNR RD
471	3	LAC	24	10	SADC EP	70.34	SMITH, J J SR & T	ROBINSON RD
472	3	LAC	24	10.01	SADC EP	1.65	SMITH, J J SR + T	301 ROBINSON RD
473	3	LAC	23	2	SADC EP	85.57	SYLVESTER, J D	ROBINSON RD
474	3	LAC	33	1	SADC EP	19.69	MASSEY, J T	299 HARMERSVLE-PKS COR RD

APPENDIX 5-1
PRESERVED FARMLAND PROPERTIES

MapKey	PA	MUN	BLOCK	LOT	PRES_TYPE	ACREAGE	OWNER	LOCATION
475	3	LAC	33	2	SADC EP	13.15	MASSEY, J T	HARMERSVILLE-PECKS COR RD
476	3	LAC	31	16	SADC EP	78.23	BRADWAY, W H + D M	230 MASKELLS MILL RD
477	3	LAC	29	25	8YR	75.48	READE, A T	723 HARMERSVILLE-CANTN RD
478	3	LAC	37	3	8YR	49.37	READE, A T	WILLIAMSON RD
479	3	LAC	38	1	SADC EP	58.20	COCKING, W H & H R	117 SILVER LAKE RD
480	3	LAC	38	8	SADC EP	33.25	SMITH, D A + L	855 MAIN ST CANTON
481	3	LAC	38	5	SADC EP	76.43	HENDERSON JR, H C	110 FROG OCEAN RD
482		LAC	51	8	SADC EP	26.20	HENDERSON, H C JR	FROG OCEAN RD
483	3	LAC	51	12	SADC EP	114.02	RHUBART, D E & L S	STOW NECK RD
484		Mannington	34	10	SADC EP	50.16	WRIGHT, G	233 POINTERS AUBURN RD

Salem County Agriculture Development Board

Ranking Criteria

Acreage (5 points):

301 or more	= 5 points
201 to 300 acres	= 4 points
101 to 200 acres	= 3 points
51 to 100 acres	= 2 points
10 to 50 acres	= 1 point

Sub Total = _____

Soils (30 points)

Percent of Prime	_____% x .30 = _____ points
Percent of Statewide	_____% x .20 = _____ points
Percent of Local	_____% x .10 = _____ points
Percent of Other	_____% x 0 = _____ points

Sub Total = _____

Tillable (15 points)

80 to 100%	= 15 points
60 to 79%	= 10 points
40 to 59%	= 08 points
20 to 39%	= 05 points
0 to 19%	= 01 point

Sub Total = _____

Boundaries and Buffers (20 points)

Deed restricted farmland	_____% x .20 = _____ points
Deed restricted Wildlife Areas	_____% x .18 = _____ points
Eight year program	_____% x .13 = _____ points
Farmland (Unrestricted)	_____% x .06 = _____ points
Streams & Wetlands	_____% x .18 = _____ points
Parks (limited public access)	_____% x .14 = _____ points
Parks (high public use)	_____% x .05 = _____ points
Military Installations	_____% x .14 = _____ points
Limited Access Highways & RR's	_____% x .10 = _____ points
Public Golf Courses	_____% x .14 = _____ points
Residential Development	_____% x .00 = 0 points
Other	_____% x .00 = 0 points

Sub Total = _____

Density (10 points)

Preserved farms within ½ mile	= 2 points (each)
Eight year farms within ½ mile	= 1 point (each)

Sub Total = _____

Salem County Agriculture Development Board
Ranking Criteria
Page 2

Local Commitment (10 points)

Absence of sewer hook-up	= 3 points
Township Right to Farm Ordinance	= 4 points
Active Municipal Liaison with CADB	= 1 point
Previous purchased easements	= 1 point
Municipal Financial Support	= 1 point

Sub Total = _____

Special Consideration (10 points)

Create a New Project Area	= 5 points
Historic Structures	= 1 point
Eight year program participation	= 3 points
Environment significance	= 1 point

Sub Total = _____

Exceptions

Non-Severable Exception	= -0 points
Additional Non-Severable Exception	= -5 points (Each)

Sub Total = _____

TOTAL = _____

Resolution Establishing Uniform Procedures For Municipalities To Receive Funding From Salem County When Preserving A Farm With A Municipal Planning Incentive Grant

WHEREAS, Salem County Agriculture Development Board (CADB) wishes to establish a uniform procedure for municipalities to receive funding from Salem County in preservation of farms in their Planning Incentive Grant (PIG) programs, and

WHEREAS, with a uniform guideline that will aid in any misunderstandings with what is expected from municipal Planning Incentive Grant (PIG), and

WHEREAS, it should also result in cost savings in personnel and any legal expenses,

BE IT HEREBY RESOLVED, that the following guidelines must be followed to be eligible for cost share funding from Salem County:

Municipalities that have County and State Agriculture Development Committee (SADC) approved Planning Incentive Grants and or seeking to apply for an Planning Incentive Grant and are seeking approval of a target farm within that program shall:

1. If a municipality is developing an Planning Incentive Grant, then they must come to the CADB at the commencement of the planning process
2. Receive CADB and Freeholder approvals on any new PIG or amendments to any existing PIG prior to submission of any documentation to the SADC
3. Provide a list of the municipal Agriculture Advisory Committee Members
4. Provide a copy of the Agriculture Advisory Committee Member minutes
5. Municipal Agriculture Advisory Committee Chair to report quarterly to the CADB
6. Municipal Agriculture Advisory Committee Chair to give the CADB a copy of their SADC annual report at least 30 days before it is due
7. Provide a copy of the Agriculture Advisory Committee Member ranking criteria
8. Provide a copy of the landowner application to the CADB
9. If the municipality received more than one application, provide how each landowner application was ranked and what their scoring was
10. If an option contract is obtained, provide copy to CADB ***OR***
11. Complete appraisals and submit to SADC for certification of value, and then if landowner agrees, put under contract and provide both copies to CADB
12. Provide copy of SADC certification of value to CADB
13. Municipality must pass a final approval resolution stating the landowner(s) names, block and lots, the certified value amount per acre, the SADC share per acre, the County share per acre and the Municipality share per acre (making sure that all partners add up to the correct certified value)

14. Municipality to provide a certification of funds with the final approval resolution
15. Once municipality gives final approval, the CADB and then the Freeholders will also adopt final approval resolutions. The County Treasurer will provide a certification of funds
16. CADB will provide the cost share amount that was approved in the municipality PIG and will not exceed the amount of $500,000 per year. This cost share will only be available if there is enough monies, and that it does not impede the regular County round
17. The municipality must provide the following information:
    a. Secure title work and survey of the property
    b. Prepare Deed of Easement
    c. Handle all matters that the Title Company/SADC needs to receive a clear title
    d. Prepare closing packet using SADC checklist
    e. The CADB administrator will assist the municipality with reviewing and preparing the necessary documents
18. Notify the CADB when and where settlement will take place, giving the CADB at least 4 days notice so that payment information can be completed
19. The CADB will reimburse 25% of ancillary cost, once the municipality supplies copies of the paid bills for appraisals, surveys and title work.

All actions of the CADB are subject to final approval by the Board of Chosen Freeholders.

NOW THEREFORE BE IT RESOLVED, that the Salem County Agriculture Development Board (CADB) voted unanimously at its August 23, 2006 meeting to approve the above-mentioned guidelines for municipal Planning Incentive Grant (PIG).

Certified By: Kris Alexander
Kris Alexander, Secretary

8/23/06
Date

APPENDIX 6-4

RESOLUTION ESTABLISHING THE INSTALLMENT PURCHASE AGREEMENT (IPA) AS STANDARD PROCEDURE IN THE PURCHASE OF FARMLAND EASEMENTS

WHEREAS, it is the goal of Salem County Board of Chosen Freeholders and the Salem County Agricultural Development Board to implement an innovative farmland preservation program to protect quality farmland and support the local agricultural economy; and

WHEREAS, such program has preserved more than 20,000 acres of farmland in the County; and

WHEREAS, as part of the Farmland Preservation Plan, the County has set forth goals to protecting an additional 13,000 acres in five (5) years, and 26,000 acres in ten (10) years; and

WHEREAS, purchase of development rights has been the primary method of land preservation up to this point in time, with funding provided through the County and its partners; and

WHEREAS, such easements require a lump-sum payment be paid to the landowner at the time of settlement; and

WHEREAS, through an installment purchase agreement (IPA), development rights could be acquired through the County via a payment plan, where such plan provides semi-annual, tax exempt payments to a landowner over time (typically twenty to thirty years), with the principal due at the end of the contract term; and

WHEREAS, the IPA may provide such landowners tax benefits and/or financial management advantages; and

WHEREAS, the IPA will permit the County to leverage its limited funding to protect a greater number of agricultural acres.

BE IT HEREBY RESOLVED, that the Board of Chosen Freeholders shall adopt the Installment Purchase Agreement (IPA) as standard policy and practice of the County Farmland Preservation Program and its municipal partnership program, the Municipal Planning Incentive Grant program.

APPENDIX 6-6
TARGET FARMS

Project Area #1 (Pg 1 of 3)

KEY #*	MUN	MUN CODE	APPLICANT	LOCATION	PA	BLOCK	LOT	ACRES	TILL[1]	PAST	ORCH	NURS	WOODL	WET	OTHER
1	Alloway	1701	HITCHNER, DANIEL R	BEALS MILL RD	1	108	1.00	24.12							
1	Alloway	1701	HITCHNER, DANIEL R	BEALS MILL RD	1	105	5.01	24.47	225						
1	Alloway	1701	HITCHNER, DANIEL R	BEALS MILL RD	1	108	1.02	16.64							
1	Alloway	1701	HITCHNER LAND HOLDINGS	SWING-WEST RD	1	107	3.00	33.60							
2	Alloway	1701	RIECK, RICHARD D	297 REMSTERVILLE RD	1	64	6.00	57.58	40				5	8	
5	Alloway	1701	ATANASIO, KAREN PATRICE	PECKS-COHANSEY RD	1	113	1.00	3.37							
7	Alloway	1701	ANSINK, CARROLL J	OFF COLEMAN RD	1	45	13.00	17.34	14				1		
8	Alloway	1701	SICKLER, KURT L	BALLINGERS MILL RD	1	35	1.03	13.13							
8	Alloway	1701	SICKLER, KURT L	NEWKIRK STATION RD	1	35	1.01	1.43							
8	Alloway	1701	SICKLER, KURT L	BALLINGERS MILL RD	1	36	3.00	8.49							
8	Alloway	1701	SICKLER BROTHERS	BALLINGERS MILL RD	1	35	3.00	18.77							
9	Alloway	1701	SIMKINS, CHRISTOPHER	BEAL RD	1	38	12.00	15.16					15		
10	Alloway	1701	COLEMAN, WILLIAM A	CANHOUSE RD	1	45	1.00	54.48	54						
11	Alloway	1701	COLEMAN, W GRANT	26 FRIESBURG-DRFLD RD	1	103	18.00	38.95	22				16		
13#	Alloway	1701	WILLIAMS, GEORGE B	PLEASANT HILL RD	1	34	6.00	5.00							
56	Pittsgrove	1709	APPEL, ALBERT	BURLINGTON RD	1	1201	2.00	7.93							
56	Pittsgrove	1709	APPEL, ALBERT	BURLINGTON RD	1	1201	1.00	9.32							
58	Pittsgrove	1709	DUBOIS, HENRY D	BURLINGTON RD	1	1301	4.00	80.66	83				14		
64	Quinton	1711	QUINTON SAND & GRAVEL	LAWRENCE RD	1	62	2.00	64.87	32				5		25
8	Upper Pittsg	1714	SICKLER, KURT L ET AL	NEWKIRK STATION RD	1	68	5.00	1.13							
13	Upper Pittsg	1714	WILLIAMS, GEORGE B	NEWKIRK STATION RD	1	67	15.00	62.32							
47	Upper Pittsg	1714	EACHUS, MILTON D	COMMISSIONERS PIKE	1	63	3.00	36.40							
49	Upper Pittsg	1714	PIERSON, RICHARD E	WHIG LANE RD	1	30	9.00	28.45							
49	Upper Pittsg	1714	PIERSON, RICHARD E	WHIG LANE RD	1	31	1.00	9.93							
53	Upper Pittsg	1714	HITCHNER, GARY B	DSTOWN-DARETOWN RD	1	65	1.00	22.70							
53	Upper Pittsg	1714	HITCHNER, GARY B	COMMISSIONERS PIKE	1	65	26.00	126.96							
58	Upper Pittsg	1714	DUBOIS, HENRY D	CEDAR LANE	1	81	8.00	18.26							
69	Upper Pittsg	1714	HARRELL, ROBIN JOY	PINE TAVERN RD	1	25	1.00	22.29							
69	Upper Pittsg	1714	HARRELL, GRADY	404 PINE TAVERN RD	1	25	40.00	94.98	122						
70	Upper Pittsg	1714	DARE, DENNIS B	234 FRIENDSHIP RD	1	43	13.00	75.38	60				12	1	
71	Upper Pittsg	1714	DAVIS, FREDERICK J	137 FRIENDSHIP RD	1	47	5.00	44.70	28				14		
72	Upper Pittsg	1714	MENSH, MARK ET ALS	PINE TAVERN RD	1	47	13.00	32.87	22						
73	Upper Pittsg	1714	LEWIS, LEON C	167 PINE TAVERN RD	1	48	5.01	19.24	19						

PROJECT AREA 1 (Page 2 of 3)

KEY #*	MUN	MUN	APPLICANT	LOCATION	PA	BLOCK	LOT	ACRES	TILL[1]	PAST	ORCH	NURS	WOODL	WET	OTHER
74	Upper Pittsgrove	1714	KERNAN, MAURICE J JR	25 BURLINGTON RD	1	40	14.00	72.75							
74	Upper Pittsgrove	1714	KERNAN, MAURICE J	MONROEVILLE RD	1	40	29.00	2.44	72				3		1
77	Upper Pittsgrove	1714	NEWKIRK, JUDITH D	GROFF RD	1	21	23.00	60.44	56					1	
78	Upper Pittsgrove	1714	GENTILE, STEVEN R	64 COMMISSIONERS PIKE	1	29	10.00	12.49	6	6					
79	Upper Pittsgrove	1714	BAUMAN, PAUL & MARLEN	370 GLASSBORO RD	1	34	5.00	33.40	20	2		1	9		1
80	Upper Pittsgrove	1714	DIVACCARO, SHEILA	COMMISSIONERS PIKE	1	62	10.00	45.97		34				6	
81	Upper Pittsgrove	1714	VINCIGUERRA, VINCENT D	185 DARETOWN RD	1	68	10.00	30.49	27			1	1		
82	Upper Pittsgrove	1714	MUSNOFF, LINDA M	168 ISLAND RD	1	45	3.00	13.38	13						
83	Upper Pittsgrove	1714	THOMAS, ANDREW S	97 FRIENDSHIP RD	1	47	8.02	12.21	10				1	1	
84	Upper Pittsgrove	1714	BILL, SAMUEL H	370 MONROEVILLE RD	1	18	37.01	18.23							
84	Upper Pittsgrove	1714	BILL, JOSEPH J	369 MONROEVILLE RD	1	16	8.00	7.86	57				9		
84	Upper Pittsgrove	1714	BILL, MARJORIE	MONROEVILLE RD	1	18	23.00	19.35							
84	Upper Pittsgrove	1714	MCDONALD, JOSEPH K	374 MONROEVILLE RD	1	18	37.02	19.48							
85	Upper Pittsgrove	1714	UHLAND, BARBARA L	COMMISSIONERS PIKE	1	30	6.02	10.43		9					1
86	Upper Pittsgrove	1714	KURTH, ANDREW L	341 MONROEVILLE RD	1	16	4.00	27.94							
86	Upper Pittsgrove	1714	KURTH, ANDREW A	MONROEVILLE RD	1	16	5.00	19.43	20				27		
87	Upper Pittsgrove	1714	GRANATO, ANTHONY	300 SWEDESBORO RD	1	27	13.01	11.18	10					1	
88	Upper Pittsgrove	1714	MCCORKLE, PATRICIA	391 GLASSBORO RD	1	32	15.02	13.22	13						
89	Upper Pittsgrove	1714	MANCHESTER, JEANNE R	SWEDESBORO RD	1	27	13.03	9.33							
89	Upper Pittsgrove	1714	MANCHESTER, JEANNE H	SWEDESBORO RD	1	27	13.04	15.59	22					2	
90	Upper Pittsgrove	1714	BATTLE, DOROTHY	NEW FREEDOM RD	1	21	13.02	32.11	28						
91	Upper Pittsgrove	1714	MILLER, PAULINE	269 RICHWOOD RD	1	21	19.00	44.59	32				10		
92	Upper Pittsgrove	1714	HURST, WILLIAM	SWEDESBORO RD	1	27	13.02	3.37	12				7	1	
93	Upper Pittsgrove	1714	KAYATI, JOHN J ET AL	29 NEW FREEDOM RD	1	21	12.03	15.52	8				5	2	
94	Upper Pittsgrove	1714	SCHMID, ROBERT	149 PINE TAVERN RD	1	48	5.00	23.04	21					1	
95	Upper Pittsgrove	1714	BERGHOLZ, THOMAS J	MONROEVILLE RD	1	18	34.00	2.84	20				1		
95	Upper Pittsgrove	1714	BERGHOLZ, THOMAS J	358 MONROEVILLE RD	1	18	21.00	17.75							
96	Upper Pittsgrove	1714	MADOSKY, GEORGE	355 MONROEVILLE RD	1	16	6.00	17.88	15				3		
97	Upper Pittsgrove	1714	NELSON, JESSE SR	RICHWOOD RD	1	45	7.00	27.24	18						
98	Upper Pittsgrove	1714	MAYFIELD, JAMES J	72 ISLAND RD	1	13	5.00	26.20	10	10					
99	Upper Pittsgrove	1714	KRAMME, P E INC	MONROEVILLE RD	1	18	14.00	3.87							
99	Upper Pittsgrove	1714	KRAMME, P E INC	LAUREL AVE	1	18	46.00	11.18							
99	Upper Pittsgrove	1714	KRAMME, P E INC	MONROEVILLE RD	1	17	1.00	3.73							
99	Upper Pittsgrove	1714	KRAMME, P E INC	MONROEVILLE RD	1	16	1.00	25.90	40					1	
100	Upper Pittsgrove	1714	DICKINSON, ROBERT P	331 JEFFERSON RD	1	77	5.00	28.32	22				6		1

PROJECT AREA 1 (Page 2 of 3)															
KEY #*	MUN	MUN	APPLICANT	LOCATION	PA	BLOCK	LOT	ACRES	TILL[1]	PAST	ORCH	NURS	WOODL	WET	OTHER
101	Upper Pittsgrove	1714	NELSON, JOHN & ALICE	PINE TAVERN RD	1	48	10.00	0.06							
101	Upper Pittsgrove	1714	NELSON, JOHN & ALICE	80 WOOLMAN RD	1	49	3.00	93.43							
101	Upper Pittsgrove	1714	NELSON, FRED	PINE TAVERN RD	1	46	7.00	86.26	165	11					
102	Upper Pittsgrove	1714	KRAMME, STEVEN H	342 MONROEVILLE RD	1	18	18.00	16.49	16						
103	Upper Pittsgrove	1714	FLOYD, ALBERT N	452 DARETOWN RD	1	60	5.02	18.33	17						
104	Upper Pittsgrove	1714	WARHOLA, JOSEPH E	59 WOOLMAN RD	1	50	2.00	6.77							
104	Upper Pittsgrove	1714	WARHOLA, JOSEPH E	WOOLMAN RD	1	50	2.01	31.06	25	10				2	
105	Upper Pittsgrove	1714	TICE, BARRY S + JOANNE B	544 SHIRLEY RD	1	53	13.00	42.62	38						
106	Upper Pittsgrove	1714	CRISPIN, TODD & NICOLE	NEWKIRK STATION RD	1	55	5.00	8.85	8				2		
106	Upper Pittsgrove	1714	CRISPIN, TODD & NICOLE		1	55	4.00	2.05							
107	Upper Pittsgrove	1714	KERN, CHARLES ERIC	236 GLASSBORO RD	1	38	3.00	75.37	47						
108	Upper Pittsgrove	1714	DRUMMOND, JUNE	WOODSTN-DARETN RD	1	65	3.00	41.14							
108	Upper Pittsgrove	1714	DRUMMOND, JUNE	WOODSTN-DARETN RD	1	65	27.00	3.06	42						
109	Upper Pittsgrove	1714	APPEL, ALBERT	458 SHIRLEY RD	1	54	9.00	46.53	95				10		
Project Area 1 Total								**2302**							

PROJECT AREA 2 (1 of 1)																
KEY	#*	MUN	CODE	APPLICANT	LOCATION	PA	BLOCK	LOT	ACRES	TILL[1]	PAST	ORCH	NURS	WOODL	WET	OTHER
34		Mannington	1705	CARPENTER, JOHN S JR	550 KINGS HWY	2	39	12.00	70.55	34					30	
35		Mannington	1705	ZIMMERMAN, CORNELIA	WARNER RD	2	3	19.00	39.55	60	1			10	6	
35		Mannington	1705	ZIMMERMAN, CORNELIA	WARNER RD	2	3	17.00	39.81							
36		Mannington	1705	WILSON, NICOLINA F	139 COMPROMISE RD	2	20	20.00	9.00	5	5					
37	#	Mannington	1705	CARPENTER, SAMUEL P	465 KINGS HWY	2	38	14.00	70.00							
39		Mannington	1705	DEPALMA, FEDELE J	NIMROD RD	2	38	12.00	9.94							
39		Mannington	1705	DEPALMA, FEDELE J	KINGS HWY	2	39	15.00	33.89							
39		Mannington	1705	DEPALMA, FEDELE J	655 KINGS HWY	2	23	12.00	93.22	99					33	0
40		Mannington	1705	MAHONEY, CHARLES	32 SWEDES BRIDGE RD	2	40	6.02	28.35	10	18					
41		Mannington	1705	SALEM FARMS CORP	BIDDLE RD	2	22	12.00	54.92							
41		Mannington	1705	SALEM FARMS CORP	KINGS HWY	2	22	4.00	1.91							
41		Mannington	1705	SALEM FARMS CORP		2	23	9.01	1.34							
41		Mannington	1705	SALEM FARMS CORP	HALLTOWN RD	2	24	17.00	159.58							
41		Mannington	1705	SALEM FARMS CORP	132 HALLTOWN RD	2	23	3.00	130.79							
41		Mannington	1705	SCHIMPF, JOHN DAVID	NIMROD RD	2	38	11.00	14.55							
41		Mannington	1705	SALEM FARMS CORP	HALLTOWN RD	2	23	1.00	111.62							
41		Mannington	1705	SALEM FARMS CORP	HAINES NECK RD	2	22	2.00	113.75							
41		Mannington	1705	SALEM FARMS CORP	HAINES NECK RD	2	4	9.00	110.13							
41		Mannington	1705	SALEM FARMS CORP	55 BIDDLE RD	2	23	9.00	28.61							
41		Mannington	1705	SALEM FARMS CORP	738 + 790 KINGS HWY	2	21	5.00	370.88							
41		Mannington	1705	SALEM FARMS CORP	NIMROD RD	2	38	8.00	54.74							
41		Mannington	1705	SALEM FARMS CORP	HALLTOWN RD	2	24	18.00	92.52							
41		Mannington	1705	SALEM FARMS CORP	POINTERS-AUBURN RD	2	24	7.00	28.49							
41		Mannington	1705	SALEM FARMS CORP	BIDDLE RD	2	23	10.00	90.44							
41		Mannington	1705	SALEM FARMS CORP	POINTERS AUBURN RD	2	24	5.00	2.83							
41		Mannington	1705	SALEM FARMS CORP	HALLTOWN RD	2	23	2.00	54.46							
41		Mannington	1705	SEABROOK, JOHN M	55 + 19 NIMROD RD	2	38	10.00	63.46							
42		Mannington	1705	RICHMAN, JOHN A	ROUTE 45 & BASSETT RDS	2	21	1.00	56.91	51				6		1
43		Mannington	1705	DUNHAM, KENNETH H	115 COMPROMISE RD	2	20	21.01	41.54	30				10	2	
45		Pilesgrove	1709	COTLER, JOSEPH	266 WHIG LANE RD	2	20	5.00	58.24	43	13			12		
46		Pilesgrove	1709	RAAB, SAMUEL H	775 ROUTE 45	2	60	5.00	99.12	63	26				11	
49		Pilesgrove	1709	PIERSON, RICHARD E	46 LAYTON RD	2	20	1.00	88.29							
49		Pilesgrove	1709	PIERSON, RICHARD E	ADAMS RD	2	17	10.00	141.26	479	125					
49		Pilesgrove	1709	PIERSON, RICHARD E	WHIG LANE RD	2	20	6.00	73.20							
49		Pilesgrove	1709	PIERSON, RICHARD E	LINCOLN RD	2	18	3.01	102.79							
49	#	Pilesgrove	1709	PIERSON, RICHARD E	259 WHIG LANE RD	1	43	3.00	117.00							
50		Pilesgrove	1709	LANZA, NOREEN	ROUTE 45	2	12	3.01	47.74	24				19		
51		Pilesgrove	1709	SKLENAR, JANET F	827 ROUTE 45	2	64	8.00	41.67		29					
52		Pilesgrove	1709	SYKES, GARY W	LINCOLN RD	2	11	4.00	7.52							
52		Pilesgrove	1709	SYKES, GARY W	272A LINCOLN RD	2	11	5.02	17.95					26		
54		Pilesgrove	1709	CHISARIK, MICHAEL K	332 WHIG LANE RD	2	19	4.00	74.94	7				44	25	
Project Area 2 Total									**2848**							

Project Area 3 (Page 1 of 2)

KEY #*	MUN	CODE	APPLICANT	LOCATION	PA	BLOCK	LOT	ACRES	TILL[1]	PAST	ORCH	NURS	WOODL	WET	OTHER
3	Alloway	1701	CIANFRANI, JOHN A	WELCHVILLE RD	3	5	23.00	27.76	25	35			6		
3	Alloway	1701	CIANFRANI, JOHN A	QUAKER NECK RD	3	6	3.00	7.39							
3	Alloway	1701	CIANFRANI, JOHN A	47 QUAKER NECK RD	3	18	10.00	29.00							
14	Elsinboro	1703	WEBER, JOHN H JR	FT ELFSBG-HANCKS BRG	3	28	29.00	31.53	12	12			6		
15	Elsinboro	1703	ECKERT, HERBERT	FEATHERBED LANE	3	29	2.00	20.30							
15	Elsinboro	1703	ECKERT, HERBERT	FT ELFSBG-SALEM RD	3	28	20.00	5.04	32	2				16	
15	Elsinboro	1703	ECKERT, HERBERT	FEATHERBED LANE	3	28	24.00	22.88							
16	Elsinboro	1703	LOMBARDO, STEVEN	100 FEATHERBED LANE	3	29	6.00	29.53	20			1	8		
17	Elsinboro	1703	LARK, H LEE JR & CAROL S	FT ELFSBG-HANCKS B	3	31	27.00	37.81	6	5			26		1
18	Elsinboro	1703	WARE, CLINTON H & LEE R	109 WALNUT ST RD	3	34	12.00	87.80	90						
19	LAC	1704	BEAL, ROYE E	853 MAIN ST CANTON	3	38	17.00	22.79					1		
20	LAC	1704	WATERS, JOHN M JR	HARMERSVILLE-PKS CO R	3	31	4.00	58.47	25						56
20	LAC	1704	WATERS, JOHN M JR	HARMERSVL-PECKS COR	3	24	6.00	22.20							
21	LAC	1704	BOWERS,EARL JR & ALICE	HOGATE BLVD	3	10	15.00	32.01		27			2	2	
22	LAC	1704	FRAMER, JUDITH M	197 ROBINSON RD	3	24	1.03	12.45	3			9			1
24	LAC	1704	MITCHELL, BRUCE H ET AL	SILVER LAKE RD	3	37	2.00	38.33	14				23		
25	LAC	1704	KATES, WALTER R	556 CROSS RD	3	33	20.00	21.61							
25	LAC	1704	KATES, WALTER R	CROSS RD	3	33	21.00	0.63	21						
26	LAC	1704	BELL JR, GARY L + SHARON	25 HOGATE BLVD	3	22	4.00	41.86					23	20	
27	LAC	1704	UNDERWOOD, MARY	MASKELLS MILL RD	3	31	7.02	3.52							
27	LAC	1704	UNDERWOOD, MARY	130 MASKELLS MILL RD	3	31	7.00	1.73							
27	LAC	1704	UNDERWOOD, MARY	130 MASKELLS MILL RD	3	30	15.00	15.01	15				5		
28	LAC	1704	HULMES, DONALD J	114 HOGATE BLVD	3	10	14.00	21.28	22						
29[#]	LAC	1704	HINCHMAN, NANCY R	166 POPLAR ST	3	28	13.00	5.59	5						
30	LAC	1704	SHARP, DONALD E	HARMRSVL-CANTON RD	3	30	11.00	31.35	20				10		
31	LAC	1704	HARASTA, CAROLINE A	HARASTA RD	3	24	1.00	34.20	35						
32	Mannington	1705	KELLUM, CLARENCE J JR	QUAKER NECK RD	3	56	1.00	68.01	57				6	3	
33	Mannington	1705	KELLUM, CLARENCE J JR	DUBOIS RD	3	47	16.00	42.67							
33	Mannington	1705	FEDORA, MICHAEL	131 DUBOIS RD	3	47	16.01	7.13	36				2	2	
38	Mannington	1705	ALLEN, WAYDE D	ROUTE 45	3	47	4.00	57.30	51					3	
44	Mannington	1705	STOMS, E ROBERT + HILDA M		3	58	7.00	51.15	26				40	9	
44	Mannington	1705	STOMS, E ROBERT + HILDA I	SANDY RIDGE RD RR	3	58	6.00	2.40							
12	Quinton	1711	SEAGRAVES, WILLIAM T	CLANCY RD	3	13	12.00	24.37							
44	Quinton	1711	STOMS, E ROBERT + HILDA I	SANDY RIDGE RD	3	7	1.00	0.65							
44	Quinton	1711	STOMS, E ROBERT + HILDA I	36 CREAM RIDGE RD	3	7	2.00	21.63							
59	Quinton	1711	R PETERSON FAMILY FARM	141 HOWARD AVE	3	3	4.00	184.77	161				60		
60	Quinton	1711	ZANES, JEFFREY F SR	NEW BRIDGE RD	3	3	25.01	30.27							
60	Quinton	1711	ZANES, JEFFREY F	NEW BRIDGE RD	3	3	26.00	6.91							
60	Quinton	1711	ZANES, JEFFREY F SR	82 NEW BRIDGE RD	3	3	30.01	7.09							

PROJECT AREA 3 (Page 2 of 2)

KEY #*	MUN	CODE	APPLICANT	LOCATION	PA	BLOCK	LOT	ACRES	TILL[1]	PAST	ORCH	NURS	WOODL	WET	OTHER
61	Quinton	1711	WINKELS SR, LAWRENCE	126 JERICHO RD	3	34	39.01	67.98	45	5			17		
62	Quinton	1711	FRAMER, JUDITH M	CROSS RD	3	28	41.00	84.80	25				22		
63	Quinton	1711	FRAMER, JUDITH M	CROSS RD	3	28	42.00	5.23					45		
65	Quinton	1711	GIBISON, G PHILIP + ABBIE G	6 SALEM-QUINTON RD	3	5	8.00	145.48	140						6
66	Quinton	1711	B.O.S.S. FARM PROPERTIES, INC	CROSS RD	3	28	36.00	2.54		120			70		
66	Quinton	1711	B.O.S.S. FARM PROPERTIES, INC.	79 JERICHO RD	3	28	26.00	181.94							
67	Quinton	1711	ZANES, JEFFREY F	NEW BRIDGE RD	3	3	25.00	31.46							
68	Quinton	1711	BONACCURSO, JOSEPHINE	SALEM-QUINTON RD	3	3	37.00	50.80							
68	Quinton	1711	BONACCURSO, JOSEPHINE	SALEM-QUINTON RD	3	10	10.00	0.60							
68	Quinton	1711	BONACCURSO, JOSEPHINE	SALEM-QUINTON RD	3	10	13.00	0.22							
68	Quinton	1711	BONACCURSO, JOSEPHINE E	5 SALEM-QUINTON RD	3	3	36.00	62.58	85				23		3
Project Area 3 Total								**1800**							

Notes:

* Items listed under the same Key number were submitted to the County as part of the same application.

1. Acreage breakdown data derived from existing applications; where an application contains multiple parcels, acreage breakdown is cumulative.

# Denotes parcels not located entirely within the Project Area; Estimated acreage is included in Total acreage calculation.

APPENDIX 8-1

STATE AGRICULTURE DEVELOPMENT COMMITTEE
MODEL RIGHT TO FARM ORDINANCE

A. As used in this ordinance, the following words shall have the following meanings:

"Commercial farm" means**:**

1. A farm management unit of no less than five acres producing agricultural or horticultural products worth $2,500 or more annually, and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.; or
2. A farm management unit less than five acres, producing agricultural or horticultural products worth $50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

"Farm management unit" means a parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise.

"Farm market" means a facility used for the wholesale or retail marketing of the agricultural output of a commercial farm, and products that contribute to farm income, except that if a farm market is used for retail marketing at least 51 percent of the annual gross sales of the retail farm market shall be generated from sales of agricultural output of the commercial farm, or at least 51 percent of the sales area shall be devoted to the sale of the agricultural output of the commercial farm, and except that if a retail farm market is located on land less than five acres in area, the land on which the farm market is located shall produce annually agricultural or horticultural products worth at least $2,500.

"Pick-your-own operation" means a direct marketing alternative wherein retail or wholesale customers are invited onto a commercial farm in order to harvest agricultural, floricultural or horticultural products.

B. The right to farm is hereby recognized to exist in this [Township, Borough, City] and is hereby declared a permitted use in all zones of this [Township, Borough, City]. This right to farm includes, but not by way of limitation:

(1) Production of agricultural and horticultural crops, trees, apiary and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping.

(2) Housing and employment of necessary farm laborers.

(3) Erection of essential agricultural buildings, including those dedicated to the processing and packaging of the output of the commercial farm and ancillary to agricultural and horticultural production.
(4) The grazing of animals and use of range for fowl.
(5) Construction of fences.
(6) The operation and transportation of large, slow-moving equipment over roads within the [Township, Borough, City].
(7) Control of pests, including but not limited to insects and weeds, predators and diseases of plants and animals.
(8) Conduction of agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm and
permission of the farm owner and lessee is obtained.
(9) Use of any and all equipment, including but not limited to: irrigation pumps and equipment, aerial and ground seeding and spraying, tractors, harvest aides, and bird control devices.
(10) Processing and packaging of the agricultural output of the commercial farm.
(11) The operation of a farm market with attendant signage, including the construction of building and parking areas in conformance with [Township, Borough, City] standards.
(12) The operation of a pick-your-own operation with attendant signage.
(13) Replenishment of soil nutrients and improvement of soil tilth.
(14) Clearing of woodlands using open burning and other techniques, installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas.
(15) On-site disposal of organic agricultural wastes.
(16) The application of manure and chemical fertilizers, insecticides and herbicides.
(17) Installation of wells, ponds and other water resources for agricultural purposes such as irrigation, sanitation and marketing preparation.

Commercial farm operators may engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the "Administrative Procedure Act," P.L. 1968, c.410 (C.52:14B-1 et seq.).

C. Commercial farm operators are strongly advised to adhere to generally accepted agricultural management practices that have been:
(a) promulgated as rules by the State Agriculture Development

Committee;
(b) recommended as site-specific agricultural management practices by the county agriculture development board;

(c) approved by the local soil conservation district in the form of a farm conservation plan that is prepared in conformance with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) Field Office Technical Guide (FOTG), revised April 20, 1998, as amended and supplemented; or
(d) recommended by the Rutgers Agricultural Experiment Station.

D. The foregoing activities must be in conformance with applicable Federal and State law.

E. The foregoing practices and activities may occur on holidays, weekdays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.

F. It is hereby determined that whatever nuisance may be caused to others by the~~se~~ foregoing uses and activities is more than offset by the benefits of farming to the neighborhood community and society in general.

G. Any person aggrieved by the operation of a commercial farm shall file a complaint with the applicable county agriculture development board, or the State Agriculture Development Committee in counties where no county board exists, prior to filing an action in court.

H. To help parties resolve conflicts involving the operation of commercial farms, the State Agriculture Development Committee has also established an Agricultural Mediation Program. Mediation is a voluntary process in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties.

I. An additional purpose of this ordinance is to promote a good neighbor policy by advising purchasers and users of property adjacent to or near commercial farms of accepted activities or practices associated with those neighboring farms. It is intended that, through mandatory disclosures, purchasers and users will better understand the impacts of living near agricultural operations and be prepared to accept attendant conditions as the natural result of living in or near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee.

APPENDIX 8-1

The disclosure required by this section is set forth herein, and shall be made a part of, the following disclosure form:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

This disclosure statement concerns the real property situated in the [Township, Borough, City] of [ ] described as Block _____, Lot _____. This statement is a disclosure of the conditions of the above described property in compliance with Ordinance No. _____ of the [Township, Borough, City] of [ ]. It is not a warranty of any kind by the seller(s) or any agent(s) representing any principal(s) in this transaction, and is not a substitute for any inspections or warranties the principal(s) may wish to obtain.

I.

Seller's Information

The seller discloses the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller(s) as required by the [Township, Borough, City] of [ ] and are not the representation of the agents, if any. This information is a disclosure and is not intended to be part of any contract between the buyer and seller.

The [Township, Borough, City] of [ ] permits the operation of generally accepted agricultural management practices within the municipality. If the property you are purchasing is located near land actively devoted to commercial agriculture or in an Agricultural Development Area, meaning an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A.4:1C-18 and certified by the State Agriculture Development Committee, you may be affected by these agricultural activities or practices. The effect of these activities or practices may include, but are not limited to: noise, odors, fumes, dust, smoke, insects, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure and compost, and the application by spraying or otherwise of fertilizers, soil amendments, herbicides and pesticides. One or more of the effects described may occur as the result of any agricultural operation which is in conformance with existing Federal and State laws and regulations and accepted customs and standards. If you

live near an agricultural area, you should strive to be sensitive to the needs of commercial farm operators, as their presence is a necessary aspect of an area with a strong rural character and a strong agricultural sector. The State Agriculture Development Committee has established a formal complaint process as well as an informal Agricultural Mediation Program to assist in the resolution of any disputes which might arise between residents of the [Township, Borough, City] of [ ] regarding the operations of commercial farms.

Seller certifies that the information herein is true and correct to the best of seller=s knowledge as of the date signed by the seller.

Seller _____ Date_____
Seller _____ Date_____

II.

Buyer(s) and seller(s) may wish to obtain professional advice and/or inspections of the property and to provide for appropriate provisions in a contract between buyer and seller(s) with respect to any advice/inspections/defects.

I/We acknowledge receipt of a copy of this statement.
Seller _____ Date _____ Buyer _____
Date_____
Seller _____ Date _____ Buyer _____
Date_____
Agent representing seller _____ By _____
Date_____

APPENDIX 8-2

SALEM COUNTY AGRICULTURE DEVELOPMENT BOARD

RESOLUTION OF SUPPORT FOR THE PILOT AGRICULTURAL ENTERPRISE DISTRICT (PAED)

WHEREAS, as proposed the PAED would place up to a 15 year voluntary development easement on participating farms parcels in return for a variety of benefits similar to those afforded to parcels that are in the 8-year program; and

WHEREAS, these benefits will include but not limited to, water allocation prioritization, priority ranking in the permanent easement purchase program; and

WHEREAS, the PAED concept is the result of a multi-year task force initiative facilitated by the New Jersey Conservation Foundation (NJCF); and

NOW THEREFORE BE IT RESOLVED that the Salem County Agriculture Development Board (CADB) as follows:

1. That the (CADB) supports the Pilot Agricultural Enterprise District as an effective tool in the continued viability of agriculture in Salem County
2. That the (CADB) recommends legislative support for this initiactive.

_____
Andrew T. Buzby, Chairman

I hereby certify that the above is a true copy of a resolution adopted by the Salem County Agriculture Development Board at its October 24, 2007 meeting.

_____
Kris Alexander, Secretary

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 (currently $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."

172 surveys completed, 122 surveys completed correctly and incorporated into analysis

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

April 3, 2006

The Salem County Agriculture Development Board (CADB) invites you to a meeting of municipal agricultural representatives and farmland owners to discuss the Farmland Preservation Plan for Salem County. The County is in the process of compiling information and data for the completion of the Farmland Plan and looks to you for guidance and direction for the future of agriculture and agricultural preservation in the County.

While developing the Farmland Plan the CADB will be seeking information from municipal officials and farmers concerning agriculture and farmland preservation. This may include land use trends, planning and zoning issues, right-to-farm ordinances, and effectiveness of the farmland preservation program. The CADB wants the plan to complement existing programs and meet the preservation needs of the municipalities.

As part of this effort we are hosting a public meeting on ***Wednesday, April 26***. The meeting will be held at the Ware Building, 51 Cheney Road, in Woodstown, in the **Meeting Room** beginning at **7:00 p.m**. We look to you, or your representative, to attend this meeting and help us coordinate our planning initiatives.

Please respond to Kris Alexander, Salem County Farmland Preservation at (856) 769-3708 and let her know who from your community will be attending this meeting with the CADB. Thank you for your assistance and we look forward to working with you on the Comprehensive Farmland Plan.

Sincerely,

Andrew Buzby
Chairman
Salem County Agriculture Development Board

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

Open Space Advisory Committee & Salem County Agriculture Development Board Open Public Meeting – Farmland Preservation

April 26, 2006
7:00 pm
Ware Building

(Note: This meeting followed the SADC presentation on the State's Direct Easement Plan and Status of the NJGSPTF)

~ 100 attendees (see the sign in sheets) 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 ag 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 questios 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 ag and ag business
- Expand on protecting the ag 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 Rutger's Ag 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 Rutger's 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-ag 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 ag 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 FLP
(green goes on the list) mark the issues you want highlighted and focused on

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

E3-E

DEED OF EASEMENT

STATE OF NEW JERSEY
AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Deed is made _____ , 20 _____.

BETWEEN , whose address is and is referred to as the Grantor;

AND , whose address is and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of _____, County of _____, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of _____ Dollars.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedule C.

The tax map reference for the Premises is:

Township of
Block , Lot

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of County;

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.

2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.

3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

Prepared by: _____

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;

ii. No change in the pre-existing nonagricultural use is permitted;

iii. No expansion of the pre-existing nonagricultural use is permitted; and

iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.

ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has existing single family residential buildings on the Premises and residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises subject to the following conditions:

i. Improvements to agricultural buildings shall be consistent with agricultural uses;

ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and

iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Area, as described in the attached Schedule C, conditions:

sample conditions:

a. the Exception Area shall not be severed or subdivided from the Premises

b. the Exception area may be severed and subdivided from the Premises

c. the Exception Area shall be limited to one residential unit

d. (Right to Farm Language if Exception is Non-Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person who is occupying or residing on the Exception Area as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons occupying or residing on the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

e. (Right to Farm Language if Exception is Severable)

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person to whom title to the Exception Area is transferred as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons taking title to the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor's spouse's parents, Grantor's spouse's lineal descendants, adopted or natural; and

ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.

iii. _____ residual dwelling site opportunity(ies) have been allocated to the Premises pursuant to the provisions of N.J.A.C. 2:76-6.17, "Residual Dwelling Site Opportunity". The Grantor's request to exercise a residual dwelling site opportunity shall comply with the rules promulgated by the Committee in effect at the time the request is initiated.

In the event a division of the Premises occurs in compliance with deed restriction No. 15 below, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement reflecting the reallocation of the residual dwelling site opportunities to the respective divided lots. The Corrective Deed shall be recorded with the County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

In the event a residual dwelling site opportunity has been approved by the Grantee, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement at the time of Grantee's approval. The Corrective Deed of Easement shall reflect the reduction of residual dwelling site opportunities allocated to the Premises. The Corrective Deed shall be recorded with the

County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

(OR)

iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

"Residual dwelling site" means the location of the residential unit and other appurtenant structures.

"Residential unit" means the residential building to be used for single family residential housing and its appurtenant uses. The construction and use of the residential unit shall be for agricultural purposes.

"Use for agricultural purposes" as related to the exercise of a residual dwelling site opportunity and the continued use of the residential unit constructed thereto, means at least one person residing in the residential unit shall be regularly engaged in common farmsite activities on the Premises including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage, water management and grazing.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, ‘heirs, executors, administrators, personal or legal representatives, successors and assigns’ have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee (_____) percent of the value of the development rights as determined at the time of the subsequent conveyance.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (/).

Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants on the date of execution of this Deed of Easement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.

_____(L.S.)

_____(L.S.)

_____ (Corporate Seal)
Secretary
(For use by corporations only)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ , 20 ____,

_____ personally came before me and acknowledged under oath, to my satisfaction, this that person (or if more than one, each person):

(a) is named in and personally signed this DEED OF EASEMENT;
(b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
(c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
(d) the actual and true consideration paid for this instrument is $_____.

_____
Print name and title below signature

(CORPORATE ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ 20 ___, the subscriber

_____ , personally appeared before me, who, being by me duly sworn on his or her oath, deposes and makes proof to my satisfaction, that he or she is the Secretary of _____, the Corporation named in the within Instrument; that _____ is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation, that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his or her name thereto as attesting witness; and that the full and actual consideration paid to purchase a development easement as evidenced by the DEED OF EASEMENT is $ _____ and the mutual obligations and benefits contained herein.

Sworn to and subscribed before me, the date aforesaid

_____
Print name and title below signature

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the _____ County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this _____ day of _____, 20 __.

_____
Chairperson

_____County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ , 20 ___,

_____ personally came before me and acknowledged under oath, to my satisfaction that this person: (a) is named in and personally signed this DEED OF EASEMENT, (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and (c) is the Chairperson of the _____ County Agriculture Development Board.

_____
Print name and title below signature

(STATE AGRICULTURE DEVELOPMENT COMMITTEE)

The State Agriculture Development Committee has approved the purchase of the development easement on the Premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and has authorized a grant of ____% of the purchase price of the development easement to _____ County in the amount of $ _____.

_____ _____
Gregory Romano, Executive Director Date
State Agriculture Development Committee

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ , 20 _____ ,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person:

(a) is named in and personally signed this DEED OF EASEMENT,

(b) signed, sealed and delivered this DEED OF EASEMENT as the Committee's act and deed, and

(c) is the Executive Director of the State Agriculture Development Committee.

_____

Print name and title below signature

Salem County Planning Board

94 MARKET STREET • SALEM, NEW JERSEY 08079

September 27, 2007

Mayor, Salem County Township
330 Alloway-Aldine Road
Woodstown, NJ 08098

RE: Salem County Planning Incentive Grant Application & Farmland Preservation Plan Update

Dear Mayor,

As you are already aware, the State Agricultural Development Committee (SADC) is currently accepting applications for its 2008 Planning Incentive Grants Program. Applications are due by December 15th of this year. This letter is to inform you that the County will be submitting an application to the State for these funds and that, as part of this application, the County's recently adopted Farmland Preservation Plan will be updated to address comments from the SADC's regarding its new rules and guidelines.

While the majority of these comments are minor in nature; the greatest focus will be on:

- An expanded discussion of the Economic Development section and consistency with the NJDA Economic Development Strategies; and
- An expanded discussion of agricultural industry sustainability, retention and promotion.

Please note that there will be no changes proposed to the approved County Agricultural Development Area or previously approved project areas. However, the new SADC rules require that the County submit a list of "target farms" as part of the application. Target farms are farms that the County may seek to preserve in the coming year. They are required to be located in an approved project area and meet minimum eligibility requirements. As you know, your Township lies within the County project area(s), the County is required to notify you that farms within your Township may be included on the list of Target Farms. You will receive this list within one week for review and comment. Listing as a target farm does not in any way guarantee funding within the 2008 cycle.

We invite your comments and input into the Plan Update at the regularly scheduled County Agricultural Development Board meetings on **October 24th and November 28th,** 8PM at the Ware Building, 51 Cheney Road, Woodstown. The discussion will focus on the Economic Development aspects of the plan. Feel free to contact Jennifer Leister, County Planner, or Kris Alexander with any questions or comments.

Best regards,

Beth Timberman
Freeholder

Salem County Planning Board

94 MARKET STREET • SALEM, NEW JERSEY 08079

October 5, 2007

«FirstName» «LastName»
«JobTitle», «Company»
«Address2»
«City», «State» «PostalCode»

RE: Salem County Planning Incentive Grant Application:
Target Farms & Public Meetings

Dear «Title» «LastName»,

Last week you received a letter regarding the County's Planning Incentive Grant Application and the Update to the Farmland Preservation Plan. As mentioned, the County is required to submit a list of "Target Farms" that may be considered for preservation in the upcoming year. Per the State's recently revised rules and regulations for Planning Incentive Grants, the County is required to notify you that farms within your Township may be included on the list of Target Farms. The draft list of Target Farms is enclosed for your review and comment.

This list is comprised entirely of existing preservation applications that geographically fall within the County's Agricultural Development Area (ADA) AND within an approved County Project Area. These properties also meet the SADC minimum eligibility requirements in terms of acreage.

As part of the application process the CADB will be discussing the updates to the Farmland Preservation Plan, including the Target Farms and the Economic Development Strategies at the regularly scheduled County Agricultural Development Board meetings on **October 24th and November 28th,** 8PM at the Ware Building, 51 Cheney Road, Woodstown. Please note that there will be no changes to the approved County Agricultural Development Area or previously approved project areas at this time.

Feel free to call me at 610-696-3896 x 102 or Kris Alexander with any questions or comments.

Best Regards,

Jennifer Leister
Thomas Comitta Associates, Inc.
Salem County Planning Board