

County of Salem

OPEN SPACE AND FARMLAND PRESERVATION PLAN

Volume 2: Farmland Preservation Plan



Compiled by



Morris Land Conservancy
a nonprofit land trust

with the



**Salem County Agriculture
Development Board**

December 2006

FARMLAND PRESERVATION PLAN

for

County of Salem

“Keep Agriculture Alive in Salem County”

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Development Board**

December 2006

The County of Salem Farmland Preservation Plan

Produced by:

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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 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, 21,287 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 1,201 acres pending preservation this year; once these farms are preserved Salem County will have permanently protected **22,488 acres** of farmland. This represents:

- ✓ 17% of the land under farmland assessment in Salem County in 2006;
- ✓ 10% of the total land in the County; and
- ✓ 23% of the farmland as identified by the *2002 Census of Agriculture* for Salem County.

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THE LANDSCAPE AS BACKGROUND FOR SALEM COUNTY AGRICULTURE

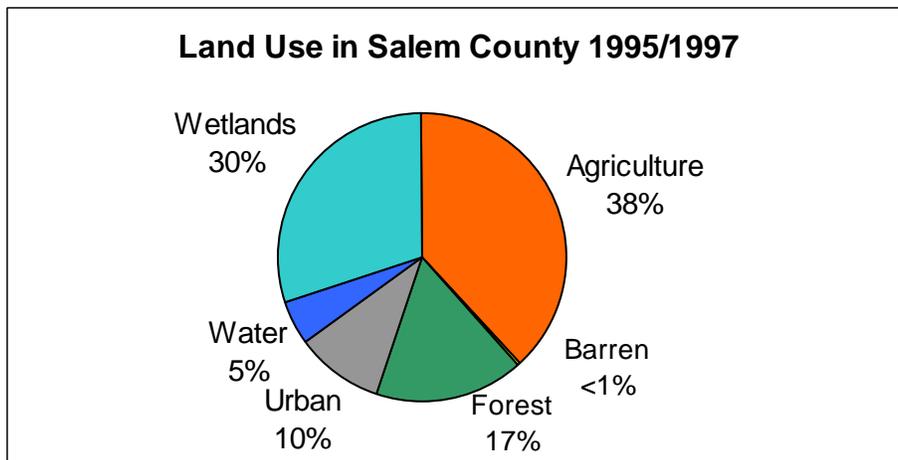


“In 2002 the voters of Salem County spoke loud and clear about the importance of Farmland preservation when they approved a two-cent dedicated tax to fund our preservation efforts. With the support of the community, the commitment of the farmers, the efforts of our legislators, and the resolve of the 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 (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 1995 and 1997 aerial photography), only 10% of the County’s land has been developed for residential, commercial, or industrial use, and the remaining 90% of the County is dedicated to either farmland or natural or undeveloped uses such as tidal and freshwater wetlands, lakes, ponds, and forests. (2006 Salem County Natural Resources Inventory) It is this agricultural and open space setting that distinguishes Salem County from other counties in the state.



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*)¹

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*)²

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 nearly half (38% as seen from the *N.J. DEP Land Use/Land Cover* data)⁴ 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), and these areas do not show up as prime farmlands in the Office of State Planning database. (*Salem County Smart Growth Plan*) 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 55.2° 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 Salem County. Welcome to Salem County. <http://www.salemcountynj.gov/about.html>
Accessed June 2006.

² Salem County. Smart Growth Plan. January 21, 2004.

³ United States Department of Agriculture, National Agricultural Statistics Service. 2002
Agricultural Census.

⁴ New Jersey Department of Environmental Protection. Land Use/Land Cover. 1995-1997.
Accessed July 2006.

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

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 38% of the County's land as agricultural. (*N.J. DEP Land Use/Land Cover*)² However, further study by 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%. 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.

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.

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.

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 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. (*Personal Communication, Bill Zipse, N.J. Forest Service*)⁵ Currently, 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.

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*)⁶ While fairing 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*)⁷

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*)⁸

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*)⁹

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*)¹⁰

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. 1995-1997. Accessed July 2006.

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 Zipse, Bill. N.J. Forest Service, July 10, 2006.

⁶ United States Department of Commerce, Bureau of Economic Analysis: Regional Economic Account. <http://www.bea.gov/bea/regional/reis/action.cfm>. Accessed June 2006.

⁷ Prudential Realty, New Jersey. 2005 Home Expert Market Report. http://www.prufoxroach.com/aboutus/press_releases/Prudential_NJ.pdf. Accessed June 2006

⁸ 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.

⁹ New Jersey Department of Agriculture. 2006 Economic Development Strategies <http://www.nj.gov/agriculture/conventions/2006/06ecostrat.pdf>. Accessed June 2006.

¹⁰ 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.

¹¹ 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
DRY EDIBLE BEANS, EXCL. LIMAS	N	N	N	N

SALEM COUNTY

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

COMMODITY HARVESTED (ACRES)	2002	1997	1992	1987
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 OPERATOR'S 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.

0 - 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

CURRENT ACTIVITIES

SUPPORTING AGRICULTURAL VIABILITY



“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

In 2006 Salem County’s County Agriculture Development Board (CADB) oversaw the preservation of the 20,000th acre of Salem County farmland. The Agriculture Retention and Development Act authorized counties or municipalities to create CADB’s to establish agriculture retention and development programs. Salem CADB members are appointed by the Board of Chosen Freeholders and are comprised of representatives from the County's general and farming public, the County planning board, soil conservation district, and the County agricultural extension agent. The efforts of the CADB to preserve and promote agriculture are enhanced and complemented by other Salem County organizations and programs.

A 1987 New York Times article by Leo H. Carney had a bold type face lead that read: “Agriculture in New Jersey has undergone a major transition, especially in the last two years. Huge tracts of farmland have been acquired by developers eager for well-located property, and profitable new sectors of agriculture –horse farming and plant nurseries – have blossomed.” Nine years later these same factors are still at work, enticing many New Jersey farmers to take a hard look at the economics of continued farming. Fortunately in Salem County there is strong support for agriculture coming from nonprofit associations and county and state government agencies. (*New York Times*, 1987)¹

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 as well as adopting Right to Farm Ordinances to protect farmers from nuisance suits that might arise through encroaching development. (See *Right to Farm* section of this report.)

A number of other Salem County organizations exist to support agriculture. Among these are the County Board of Agriculture, Salem County Agriculture Development Board, Salem Soil Conservation District, Farm Service Agency (Salem/Gloucester), and Rutgers Cooperative Research and Extension of Salem County. 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. 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.

Support for Salem County agriculture has recently been enhanced by the efforts of the New Jersey Conservation Foundation (NJCF). This nonprofit group recently announced the launching of the Tri-county Agriculture Retention Partnership (TARP) to better understand the issues facing farmers in Gloucester, Salem, and Cumberland Counties by bringing together a group of influential farmers, government officials and academic leaders. "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*)²

Farming and conservation issues were in the past frequently seen as conflicting. In recent years, the efforts of conservation groups to preserve open space have melded with the agricultural community’s desire to preserve farmland. Strong support from the conservation community adds powerful impetus to farm preservation and the support of farming as a way of life.

The State of New Jersey offers Salem County Farmers a number of support agencies and programs ranging from technical advice to farm loans. The New Jersey Smart Growth Toolkit provides linkages and direct information to support municipal governments, businesses, non-profit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the *Agricultural Smart Growth Plan*. The Tool Kit embraces the five components that have been identified by the State as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability and Natural Resource Conservation. (*N.J. DOA Agricultural Smart Growth Tool Kit*)³

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*)⁴ 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.

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*)

At the local level, agriculture's importance to the County is both publicized and acclaimed 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.

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.)

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.

¹ Carney, Leo H. New York Times 1987 article
<http://query.nytimes.com/gst/fullpage.html> Accessed June 2006.

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

³ New Jersey Department of Agriculture. Agricultural Smart Growth Tool Kit "Planning for Agriculture." <http://www.state.nj.us/agriculture/toolkit.htm>. Accessed June 2006.

⁴ New Jersey Department of Agriculture. 2006 Economic Development Strategies
<http://www.nj.gov/agriculture/conventions/2006/06ecostrat.pdf>. Accessed June 2006.

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 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

Preserved Farm Assessed Land - Class 3A & 3B & 2 & 15C

Salem County has preserved **21,287 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, **16%** is permanently preserved.

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

There are **1,201 acres** pending farmland preservation status as of fiscal year 2007. Once these farms are preserved, the County will have protected **22,488 acres** of farmland, or **10%** of Salem County's total acreage and **17%** 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 non-profit 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.

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	<u>2,820</u>	<u>1%</u>	
	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	<u>2,820</u>	<u>1%</u>
	Total:	28,322	13%
PRESERVED FARMLAND			
Type	Class	Acres	% of County
Preserved Farmland	2, 3A, 3B, 15C	21,287	10%
Farmland Pending Preservation	2, 3A, 3B	<u>1,201</u>	<u><1%</u>
	Total:	22,488	10%
<u>TOTAL ALL PRESERVED LANDS[^]:</u>		<u>50,810</u>	<u>23%</u>
[^] Includes Farmland pending preservation			

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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, adds to the community's 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.

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 of 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.
 - a. Contiguous means the properties must touch. However, public and utility right-of-ways should not be considered. For example, if two properties are separated by a public road, they still touch.

2. Soils within the ADA should be of class I an II as designated by the U.S. Department of Agriculture (U.S.D.A.) Soils Classification System.
3. ADA land should not be located less than 500 feet from 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 people 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 *ADA, Preserved Lands and Forest Cover 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 25th, 2004.

The land outside of Mannington Meadows in Mannington Township is part of the County's ADA. It should be noted that land not designated ADA in Mannington, east of Salem City,

contains highly fertile soils 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.

A Description of the Farmland Preservation Program in Salem 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 1 and Table 1*).

Chart 1

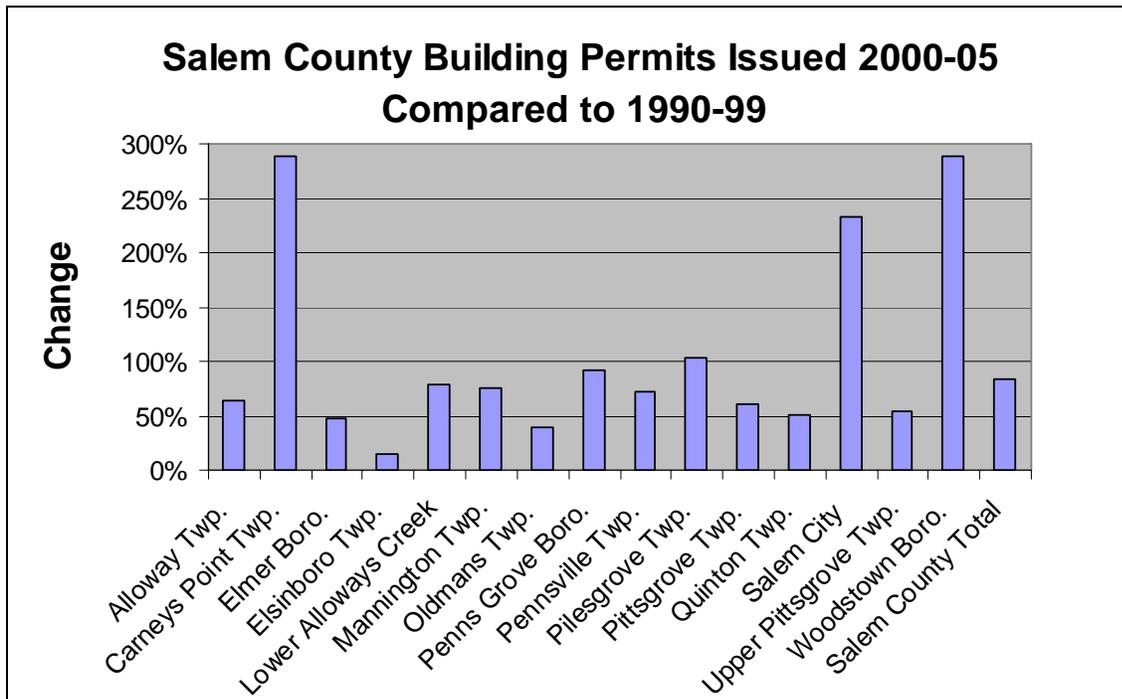


Table 1			
Change in Salem County Residential Building Permits Issued 1990-2005			
Municipality	1990-1999	2000-2005	2000-05 as a percent of 1990-99
Alloway Twp.	161	104	65%
Carneys Point Twp.	65	188	289%
Elmer Boro.	17	8	47%
Elsinboro Twp.	20	3	15%
Lower Alloways Creek Twp.	51	40	78%
Mannington Twp.	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	1223	84%
<i>Source: N.J. Department of Labor</i>			

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 2*).

Table 2 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%

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 land owners have decided to participate in the farmland preservation program.

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

In 2005 the funding for this ordinance occurred when the Board of Chosen Freeholders adopted a resolution for a bond sale to fund the ordinance adopted in August 2004. Also in 2005, the two cent dedicated tax was collected from taxpayers for the first time for farmland and open space preservation projects. The tax is kept in a separate bank account and is used for payment on the principal and interest of the debt resulting from the bond sale. The County bonded for \$9 million for the purchase and preservation of farmland in Salem County. The bond is to be paid out over 20 years and as of October 2006, the County had bonded \$7,590,890.58.

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

2006 Referendum

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

Purchase of Development Rights

The Purchase of Development Rights (PDR) is the major component of the current Salem County program. The Salem CADB utilizes the criteria and program guidelines adopted by the SADC as the basis in making its recommendations. These criteria include the requirements that a farm qualifies for farmland assessment and that the farm is located in an Agricultural Development Area. Farms are then ranked on the basis of their size, soil quality, percent of tillable acres, a boundaries and buffers criterion to protect the integrity of the individual

application and/or project area, and the density of preserved farms (and farms within the 8-year program) within one-half mile. In addition to these criteria, the CADB also considers local commitment 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* 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.

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.

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 on an annual basis. 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.

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

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. With the Garden State Preservation Act of 1999 quadrupling funding for the Farmland Preservation Program, farmers have many opportunities to permanently preserve their land for farming. A description of farmland preservation programs and techniques follow.

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. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service.

According to Kris Alexander, Program Administrator for the Salem CADB, the 8-year program has not yet resulted in preserved farmland in Salem County, a majority of the farmers have enrolled in the program for the irrigation funding it provides.

County Easement Purchases

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.

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 usually contribute monetarily in the Direct Easement Program.

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. Currently, the county has not yet used this method.

Cooperative Projects

A cooperative project involves a partnership and/or funding from more than one agency. 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.

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.

Installment Purchase

Through an installment purchase agreement, development rights may be acquired by the Salem CADB through a payment plan that provides payments to the landowner over time. Receiving the income from the sale in installments may provide the landowner with financial management and/or tax advantages.

Planning Incentive Grants (PIG)

This program allows counties and/or municipalities to identify farmland for preservation that is reasonably contiguous and to apply for State funding for the group in a single application. These farms and the program to be implemented are described in a Farmland Preservation Plan Element that 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). 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 has been 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. (*Personal Communication, Richard A. Alaimo Association of Engineers*)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.

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*). 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.

Transfer of Development Rights (TDR)

The transfer of development rights is a growth management tool that transfers development rights from one location, a preservation area, to another, an identified growth area. Because developers purchase these rights, the private market provides landowner compensation, making the use of public funds unnecessary. Usually a purchase of these development rights grants the developer a right to develop at a higher density elsewhere. 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.

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

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 New Jersey Department of Agriculture. [Agricultural Smart Growth Plan](#). November 2003.

⁵ New Jersey State Planning Commission. [The New Jersey State Development and Redevelopment Plan](#). Trenton, NJ: March 1, 2001.

⁶ New Jersey Department of Agriculture. New Jersey State Agriculture Development Committee. <http://www.state.nj.us/agriculture/sadc.htm>. Accessed July 2006.

⁷ Richard A. Alaimo Association of Engineers, Christopher Warren, July 20, 2006. Pilesgrove Township.

Planning Consistency and Public Outreach



“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

Municipal Plans

The Farmland Preservation program, as implemented in Salem County, is consistent with and will assist in the implementation 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 consistently with municipal Master Plans and zoning.

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

As part of the development of the Salem County Open Space and Farmland Preservation Plan, surveys were distributed in March 2006 to all the municipal staff, committees, governing body members and residents. Of those received, a clear majority supported the preservation of farmland and tillable soil as the number one reason to preserve land in Salem County. (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.

County Plans

The goals of the farmland preservation program in Salem County are consistent with other County plans currently being completed. Preserving farmland and farmers will complement the County's Smart Growth initiative and Plan. The *Farmland Preservation Plan* is part of the County's *Open Space and Farmland Preservation Plan* and is integral to helping to provide the direction and goals of the County's preservation program.

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*)¹

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.

The State Development and Redevelopment Plan

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

The goal of the Rural Planning Area for agriculture is to:

- Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas.
- Encourage farmland retention and minimize conflicts between agricultural practices and the location of Centers;
- Ensure the availability of adequate water resources and large, contiguous tracts of land with minimal land-use conflicts; 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*.

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*)²

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*³ 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.

Public Hearing on the Farmland Preservation Plan: April 26, 2006

As part of the development of the Salem County Open Space and Farmland Preservation Plan, the Salem County Agriculture Development Board (CADB) invited farmers, county boards and commissions, and state and federal farming organizations and agencies to a public meeting to discuss the Farmland Preservation Plan for Salem County. The Salem CADB sought information from municipal officials and farmers concerning agriculture and farmland preservation. This included land use trends, planning and zoning issues, right-to-farm, and effectiveness of the farmland preservation program. The goal of this plan is to complement existing programs and meet the preservation needs of the local communities and farmland owners.

Over 100 people from throughout Salem County and the region attended the meeting. Several questions were posed to those in attendance. These included:

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

Issues that were discussed by participants included the growing development pressure on land in the eastern part of the County and the concern of growing competition for water allocation as residential development increases in the County. Respondents were asked to rank the issues of greatest importance to them in Salem County. This is shown below:

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

Other issues that were discussed at this meeting included:

Availability and Affordability of Land Base
Conservation Funding For Farmers Being Eliminated
Cooperation between County and State Programs
Development Pressure
Diversify Farming Activities
Existing Programs Being Reduced to Support New Markets
Keep Buffers in Place
Non-Agricultural Businesses being run on Preserved Farms
Concern that North Jersey residents are Buying Preserved Farms, Driving Prices Up for local landowners wishing to purchase additional farmland
Planning for development and preservation
Preservation and Land Equity
Selection Process for Farms to be Preserved

Overall, water usage, quality, and allocation caused the most concern (25%) of those present at the meeting. Landowners support the farmland preservation program and want to see the program continue and grow in Salem County. Innovative markets, transfer of development rights and agriculture enterprise zones are seen as opportunities to expand existing preservation initiatives and ensure that livelihoods are protected in Salem County. The meeting notes, including the invitation and agenda, are included in the *Appendix*.

Public Hearing – Public Comments: November 29, 2006 Draft Open Space and Farmland Preservation Plan

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

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

Public questions included the following:

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

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

¹ Salem County. Smart Growth Plan. January 21, 2004.

² New Jersey Department of Agriculture. Agricultural Smart Growth Plan. November 2003.

³ New Jersey Department of Agriculture. New Jersey State Agriculture Development Committee. Strategic Targeting Project, Preliminary Report. March 2003.

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Program Goals and Recommendations



“Efforts should be intensified to target specific areas of contiguous farmland that will help preserve the industry of farming while minimizing conflicts between the farm and non-farm communities.”

--comment from 2006 Salem County Open Space and Farmland Preservation Survey
Mannington Township Agricultural Advisory Committee

The Salem County Open Space and Farmland Preservation tax was approved by the voters in 2002 to create a dedicated source of funding to meet the growing need for farmland preservation in the County. In 2006 this tax generated approximately \$800,000 annually. In August 2004 the Board of Chosen Freeholders bonded this dedicated tax in order to leverage the funds and maximize the purchasing capacity of the trust fund. Money from this bond is designated towards preserving both open space and farmland. The funding helped further invigorate farmland preservation leading to this year’s milestone as Salem County preserved its 20,000th acre of farmland.

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.

The cost of purchasing the development rights ranges from \$5,000 to \$10,000 per acre, with the average cost of an easement in the County between \$6,000 and \$7,000 an acre. This number is rising. For instance, recent appraisals in Pilesgrove Township have been approaching \$20,000 an acre for the purchase of the farmer’s development rights. Salem County typically pays approximately 20% of the cost of an easement (with the State paying the remaining share). There exists a variation in farmland value in the County, as the northern tier of the County is becoming significantly higher. 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.

Salem County is 338 square miles, or 216,320 acres. Of this, 130,835 acres are under farmland assessment. This includes cropland, woodland, farmland structures and wetlands/waterways that may occur on the property. The 2002 *Census of Agriculture* identifies 96,238 acres as agricultural land in Salem County. Since 1990, the County has participated in the preservation of 21,287 acres of farmland, with additional 1,201 acres pending approval this fiscal year, for a projected total of **22,488** of preserved farmland in Salem County. Utilizing the 2002 *Census of Agriculture*, there are 73,750 acres of farmland remaining unprotected in Salem County, or 71% of the farmland as identified by the *Census of Agriculture*.

Program Goals

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 calculations utilize numbers or factors that are 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 from the projections 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.

It is assumed that the increases in land value will continue over the next five to ten years, and that the cost of purchasing easements will increase over the ten-year period for which the projections have been made. It is also assumed, however, that as the cost of purchasing easements increases, the assessed values for all land and improvements will increase and, consequently, the funds available for the purchase of easements will also increase.

The Salem CADB also notes that there will be increasing potential for leveraging County dollars by cost sharing with municipalities, N.J. Green Acres and nonprofit organizations. 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. 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.

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.
- 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.

Farmland preservation staff provides the necessary information to farmers and to others interested in farmland preservation. This continued outreach will foster the growth of the program and the achievement of the Salem CADB's preservation goals. Accordingly, the Salem CADB anticipates that the number of applications for the purchase of development rights will continue to increase.

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. 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. Mannington Township also supports the farmland preservation efforts of their local landowners and contributes 1% of the easement purchase price. Leveraging local, county and state funding will expand

the capacity of the preservation program to preserve the best parcels in the County and ensure the protection of large, contiguous tracts of farmland in Salem County.

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.

Project Areas

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* with this Plan.

This map includes not only the county project areas, but it also includes the four municipal planning incentive grant project area that been approved by Salem County. ***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 and Cumberland County. A map depicting Gloucester County priority areas for preservation is included in the *Appendix*.

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.

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.

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.

Monitoring the Easements

The Salem CADB and staff monitor the preserved farms on an annual basis to insure that the deed restrictions are being adhered to. This on-site visit and contact with the farmer also provides an important opportunity for meeting with landowners.

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.

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RIGHT TO FARM



“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

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. The model ordinance as developed by the State Agriculture Development Committee is included in the *Appendix*.

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.

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.
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.

Municipality	Code #	Right to Farm Ordinance
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

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.

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 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 prepare a financial report documenting 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.

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.

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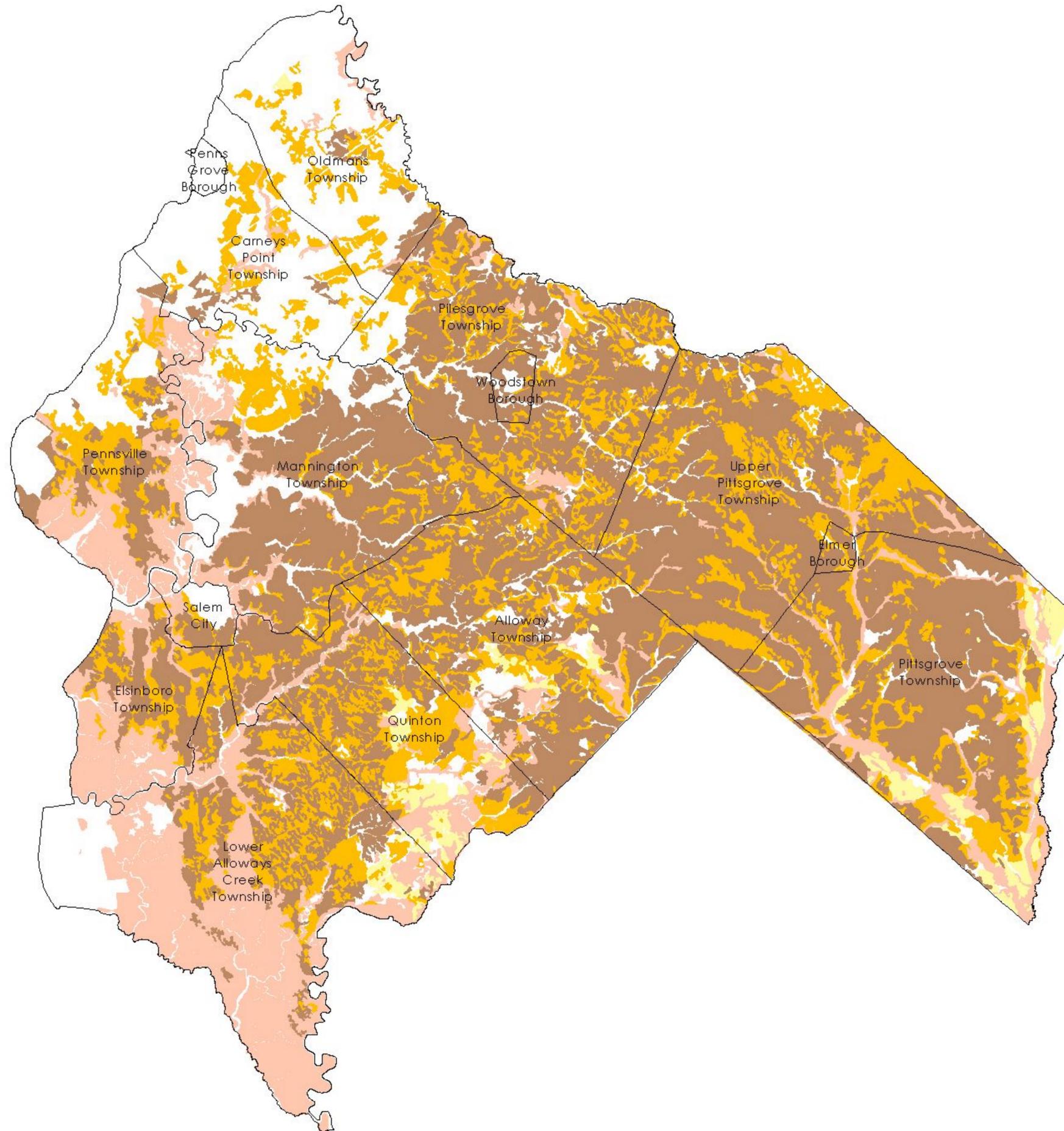
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MAPS

FARMLAND SOILS

Salem County, New Jersey



- All areas are Prime Farmland
- Farmland of Statewide Importance
- Farmland of Local Importance
- Farmland of Unique Importance
- Municipal Boundaries



ARISTY MAPPING CENTER
 MOVES LAND CONSERVANCY
 17 Boonin Ave
 Boonin, NJ 07005
 Map Prepared December 6, 2006

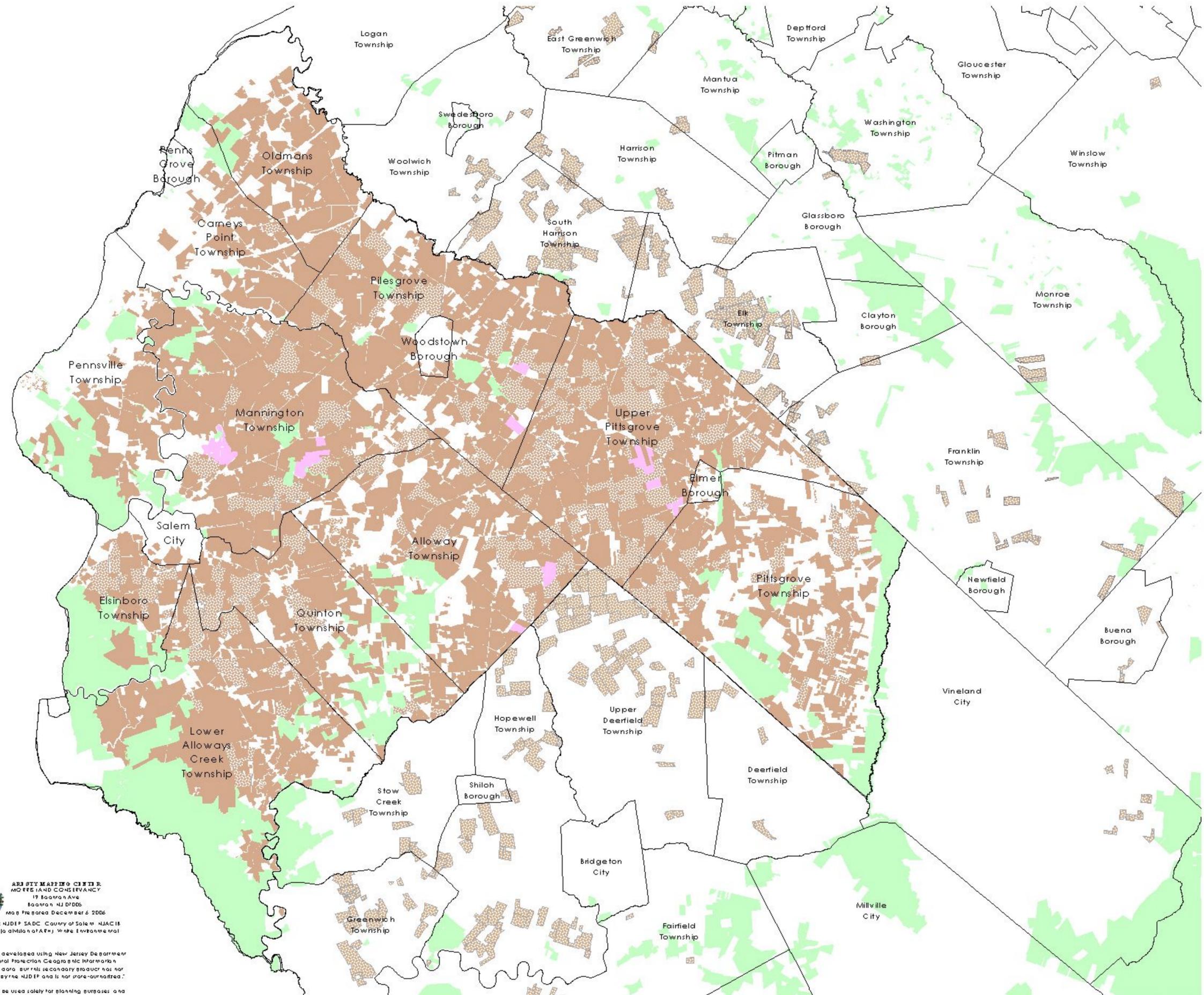
Data Sources: NJDEP, NRCS, County of Salem
 and Environmental Services.

This map was developed using New Jersey Department
 of Environmental Protection Geographic Information
 System digital data. All rights reserved. No warranty has
 been made by the NJDEP and is not state-subsidized.

This map is to be used solely for planning purposes and
 does not take the place of a survey.

FARMLAND MAP

Salem County, New Jersey



-  Preserved Farmland
-  Farmland Pending Preservation
-  Farm Assessed Property (Class 3A & 3B*)
-  Preserved Open Space
-  Municipal Boundaries

* Note that some farm assessed lots have dual tax classes. For example, a lot might be assessed as both farm, both vacant or both farm, both tax exempt. Although all lots are shown as being fully farm assessed, some may have only partial acreage under farm assessment.



ARISTIDE BARRIO, COUNTY ENGINEER
 AND FARM LAND CONSERVANCY
 17 Bannock Ave.
 Boonton, NJ 07005
 Map Prepared December 6, 2006

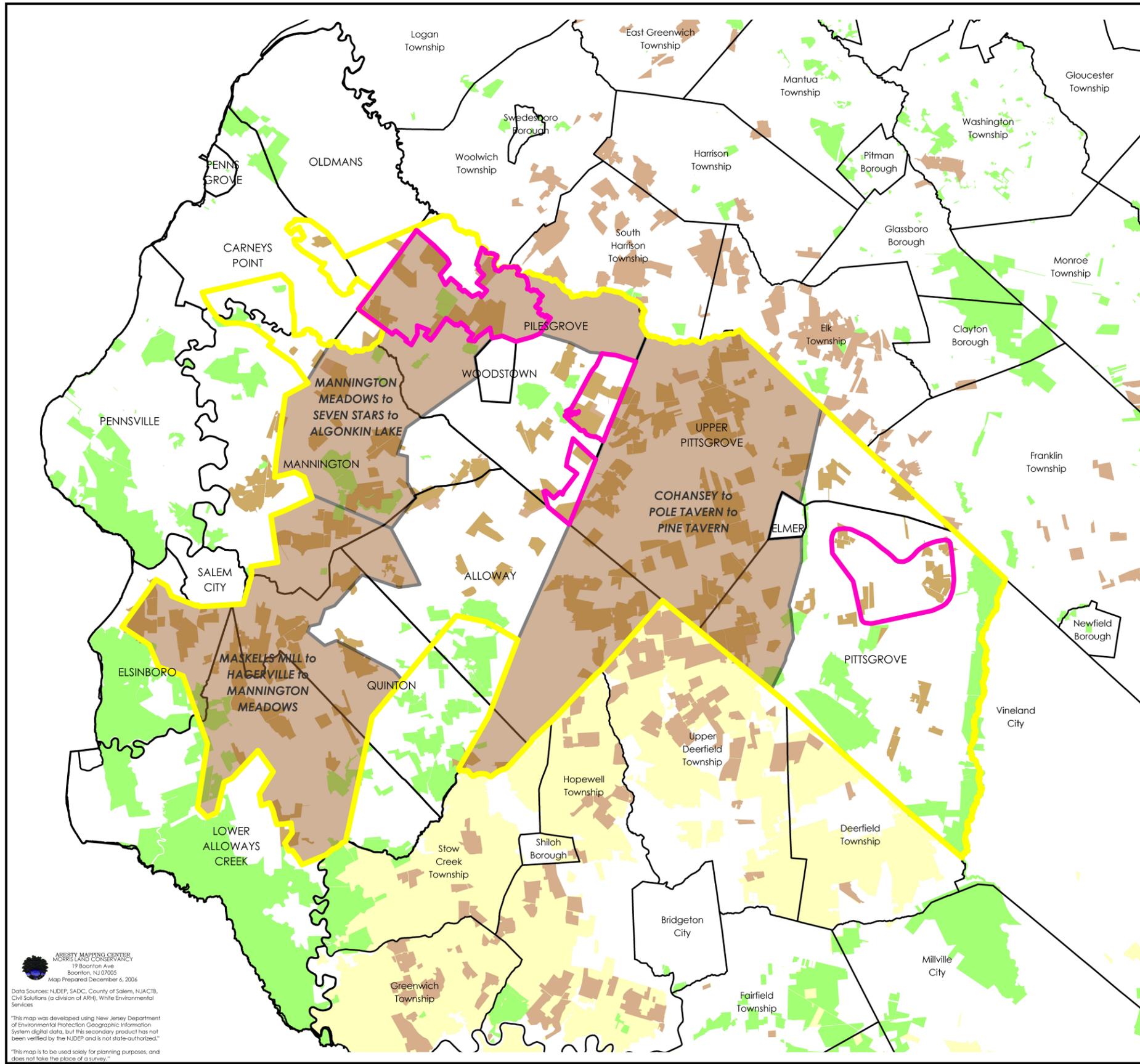
Data Sources: NJDEP SADC, County of Salem, NJAC 18 Civil Servations (a Division of AEC), and the Environmental Services.

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, and this secondary processor has not been verified by the NJDEP and is not state-certified.

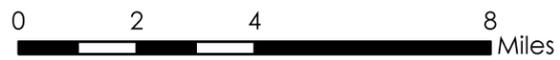
This map is to be used solely for planning purposes and does not reflect the face of a survey.

FARMLAND PROJECT AREAS

Salem County, New Jersey



- Salem County Farmland Project Area
- Salem County Farmland ADA
- Municipal PIG Areas in Salem County
- Cumberland County Farmland ADA
- Preserved Farmland & Farmland Pending Preservation
- Preserved Open Space
- Municipal Boundary



"Any farm located within the Salem County ADA is eligible for preservation, regardless of whether it is located within an identified project area."

ARRESTY MAPPING CENTER
 WORLDLAND CONSERVANCY
 19 Boonton Ave
 Boonton, NJ 07005
 Map Prepared December 6, 2006
 Data Sources: NJDEP, SADC, County of Salem, N.J.A.C.B.,
 Civil Solutions (a division of ARH), White Environmental
 Services
 *This map was developed using New Jersey Department
 of Environmental Protection Geographic Information
 System digital data, but this secondary product has not
 been verified by the NJDEP and is not state-authorized.
 *This map is to be used solely for planning purposes, and
 does not take the place of a survey."

APPENDIX

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

Symbol	Unit Name	Acres	Percent
MutA	Muttontown sandy loam, 0 to 2 percent slopes	2,236	1
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.			
<u>Source:</u>			
USDA Natural 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		

Salem County Open Space and Farmland Preservation Survey Results

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

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

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

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

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

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

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: <i>various</i>	

Question: Would you change the dedicated Open Space & Farmland Preservation Tax?
(The tax is currently set at \$0.02 per \$100 assessed value.)

No change: 37 (23%)
Raise to \$0.03: 51 (31%)
Raise above \$0.03: 60 (37%)
No answer: 15 (9%)

Comments:

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

Sample Survey Form

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

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

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

The current County Dedicated Tax is set at two cents.

Would you support an increase in the Dedicated Tax from 2 cents to 3 cents? Yes ___ No ___

Would you support an increase in the Dedicated Tax above 3 cents? Yes ___ No ___

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

Name: _____ Municipality: _____

I am (circle all that apply):

County Open Space Committee Member

County Environmental Commission Member

County Freeholder

County Planning Board Member

Municipal OSC Member

Municipal EC Member

Municipal Council 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

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Quinton	3	34	3A/3B	Allen		Cty EP	ALLEN, WAYDE D + MARGARET A	161 QNTN-HANCOCKS BR RD	SALEM NJ 08079
Quinton	17	6	3B	Allen		Cty EP	ALLEN, WAYDE + MARGARET	161 QTN-HANCOCKS BRDGE RD	SALEM NJ 08079
Quinton	17	6.02	3B	Allen		Cty EP	ALLEN, WAYDE + MARGARET	161 QTN-HANCOCKS BRDGE RD	SALEM NJ 08079
Quinton	17	7	3B	Allen		Cty EP	ALLEN, WAYDE + MARGARET	161 QTN-HANCOCKS BRDGE RD	SALEM NJ 08079
Quinton	17	8	3B	Allen		Cty EP	ALLEN, WAYDE + MARGARET	161 QTN-HANCOCKS BRDGE RD	SALEM NJ 08079
Quinton	3	43	3B	Allen	365.45	Cty EP	ALLEN, WAYDE + MARGARET	161 QTN-HANCOCKS BRDGE RD	SALEM NJ 08079
Quinton	3	45	3B	Allen		Cty EP	ALLEN, WAYDE + MARGARET	161 QTN-HANCOCKS BRDGE RD	SALEM NJ 08079
Quinton	3	55	3B	Allen		Cty EP	ALLEN, WAYDE + MARGARET	161 QTN-HANCOCKS BRDGE RD	SALEM NJ 08079
Quinton	3	23	3B	Allen2	102.90	Cty EP	ALLEN, WAYDE & MARGARET A	161 QUINTON-HANCOCK BR RD	SALEM NJ 08079
Quinton	3	24	3B	Allen2		Cty EP	ALLEN, WAYDE & MARGARET A	161 QUINTON-HANCOCK BR RD	SALEM, N J 08079
Quinton	3	30	3A/3B	Allen3		Cty EP	ALLEN, WAYDE & MARGARET	161 QTN-HANCOCKS BRG RD	SALEM NJ 08079
Quinton	17	1	3B	Allen3		Cty EP	ALLEN, WAYDE D & MARGARET A	161 QTN-HANCOCKS BRG RD	SALEM NJ 08079
Quinton	2	13.01	3B	Allen3		Cty EP	ALLEN, WAYDE & MARGARET	161 QTN-HACOCKS BRG RD	SALEM NJ 08079
Alloway	10	11	3B	Barbara	184.60	SADC EP	BARBARA, EDWARD L + LINDA J	280 ALLOWAY-ALDINE RD	WOODSTOWN NJ 08098
Alloway	10	17	3B	Barbara		SADC EP	BARBARA, EDWARD L & LINDA J	280 ALLOWAY ALDINE RD	WOODSTOWN NJ 08098
Mannington	15	16	3A/3B	Barbara		SADC EP	BARBARA, EDWARD L & LINDA J	280 ALLOWAY ALDINE RD	WOODSTOWN NJ 08098
Mannington	14	10	3B	Barbara		SADC EP	BARBARA, EDWARD L & LINDA J	280 ALLOWAY ALDINE RD	WOODSTOWN NJ 08098
Mannington	14	11	3B	Barbara		SADC EP	BARBARA, EDWARD L & LINDA J	280 ALLOWAY ALDINE RD	WOODSTOWN NJ 08098
Mannington	14	19	3B	Barbara		SADC EP	BARBARA, EDWARD L & LINDA J	280 ALLOWAY ALDINE RD	WOODSTOWN NJ 08098
Mannington	14	7	3B	Barbara		SADC EP	BARBARA, EDWARD L & LINDA J	280 ALLOWAY ALDINE RD	WOODSTOWN NJ 08098
Mannington	15	14	3B	Barbara		SADC EP	BARBARA, EDWARD L & LINDA J	280 ALLOWAY ALDINE RD	WOODSTOWN NJ 08098
Mannington	23	13	3B	Battiato	116.04	Cty EP	BATTIATO, FRANK & JANICE	594 KINGS HWY	MANNINGTON NJ 08079
Lower Alloways Creek	10	3	3B	Bell		SADC EP	BELL, ALBERT M	18 BEASLEY NECK RD	SALEM NJ 08079
Quinton	18	2	3A/3B	Bell	133.31	SADC EP	BELL, ALBERT M	18 BEASLEY NECK RD	SALEM NJ 08079
Quinton	29	3	3B	Bell		SADC EP	BELL, ALBERT M	18 BEASLEY NECK RD	SALEM NJ 08079
Lower Alloways Creek	31	16	3A/3B	Bradway	76.25	SADC EP	BRADWAY, WALLACE H + DENISE M	514 CROSS RD	SALEM NJ 08079
Upper Pittsgrove	77	8	3A/3B	Brooks		Cty EP	BROOKS, WILLIAM N JR & DIANE	327 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	72	11	3B	Brooks	377.79	Cty EP	BROOKS, WILLIAM N JR & DIANE F	327 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	77	2	3B	Brooks		Cty EP	BROOKS, WILLIAM N JR & DIANE F	327 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	81	1	3B	Brooks		Cty EP	BROOKS, WILLIAM N JR + DIANE F	327 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	82	1	3B	Brooks		Cty EP	BROOKS, WILLIAM N JR + DIANE F	327 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	77	9	3B	Brooks		Cty EP	BROOKS, WILLIAM N JR & DIANE F	327 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	24	3	3A/3B	Cassaday	317.13	Cty EP	CASSADAY, GEORGE W JR	401 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	25	41	3A/3B	Cassaday		Cty EP	CASSADAY, GEORGE W SR + BETTY A	145 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	26	24	3A/3B	Cassaday		Cty EP	CASSADAY, GEORGE W SR + BETTY A	145 GLASSBORO RD	MONROEVILLE, NJ 08343
Upper Pittsgrove	26	25	3A/3B	Cassaday		Cty EP	CASSADAY, GEORGE W SR + BETTY A	145 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	21	7	3B	Cassaday		Cty EP	CASSADAY, GEORGE W SR + BETTY A	145 GLASSBORO RD	MONROEVILLE NJ 08343

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Upper Pittsgrove	25	3	3B	Cassaday		Cty EP	CASSADAY, GEORGE W JR	401 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	25	4	3B	Cassaday		Cty EP	CASSADAY, GEORGE W JR	401 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	25	6	3B	Cassaday		Cty EP	CASSADAY, GEORGE W JR	401 PINE TAVERN RD	MONROEVILLE NJ 08343
Mannington	2	12	3A/3B	Catalano	145.11	Cty EP	CATALANO, JOSEPH F JR	509 POINTERS AUBURN RD	WOODSTOWN NJ 08098
Pilesgrove	21	3	3A/3B	Catelano2	234.03	Cty EP	CATALANO, SALVATORE J + ANNA F	440 AUBURN RD	PILESGROVE NJ 08098
Pilesgrove	21	4	3B	Catelano2		Cty EP	CATALANO, SALVATORE J + ANNA F	440 AUBURN RD	PILESGROVE NJ 08098
Upper Pittsgrove	11	27	3A/3B	Cimprich	73.76	Cty EP	CIMPRICH, JACK & RONNIE	PO BOX 786	ELMER NJ 08318
Upper Pittsgrove	11	27.01	3B	Cimprich		Cty EP	CIMPRICH, JACK + RONNIE	PO BOX 786	ELMER NJ 08318
Upper Pittsgrove	11	30	3A/3B	Cimprich2		SADC EP	CIMPRICH, JACK & RONNIE	PO BOX 786	ELMER, NJ 08318
Upper Pittsgrove	11	28	3B	Cimprich2	125.45	SADC EP	CIMPRICH, JACK & RONNIE	PO BOX 786	ELMER NJ 08318
Upper Pittsgrove	11	31	3B	Cimprich2		SADC EP	CIMPRICH, JACK + RONNIE	PO BOX 786	ELMER NJ 08318
Pilesgrove	41	3.02	3A/3B	Clark	22.26	SADC EP	CLARK, ROBERT K & LISE A	66 STEWART RD	PILESGROVE NJ 08098
Pilesgrove	27	4	3A/3B	Cloverdale Dairy		Cty EP	CLOVERVALE DAIRY FARMS INC	327 SWEDESBORO RD	PILESGROVE NJ 08098
Pilesgrove	26	3	3A/3B	Cloverdale Dairy	409.87	Cty EP	CLOVERVALE DAIRY FARMS INC	327 SWEDESBORO RD	PILESGROVE NJ 08098
Pilesgrove	27	3	3B	Cloverdale Dairy		Cty EP	CLOVERVALE DAIRY FARMS INC	327 SWEDESBORO RD	PILESGROVE NJ 08098
Pilesgrove	27	5	3B	Cloverdale Dairy		Cty EP	CLOVERVALE DAIRY FARMS INC	327 SWEDESBORO RD	PILESGROVE NJ 08098
Pilesgrove	27	6	3B	Cloverdale Dairy		Cty EP	CLOVERVALE DAIRY FARMS INC	327 SWEDESBORO RD	PILESGROVE NJ 08098
Lower Alloways Creek	38	1	3A/3B	Cocking	55.80	SADC EP	COCKING, WM H & HELEN R	117 SILVER LAKE RD	SALEM NJ 08079
Alloway	44	10	3A/3B	Coleman1	103.71	Cty EP	COLEMAN, WILLIAM & MS	142 COLEMAN RD	ELMER NJ 08318
Alloway	44	3	3A/3B	Coleman2	40.30	SADC EP	COLEMAN, GLENDON S ET AL	89 ALDINE-SHIRLEY ROAD	ELMER NJ 08318
Elsinboro	28	21	1	Coles		SADC EP	COLES, INC	489 SALEM-FT ELFSBORG RD	SALEM NJ 08079
Elsinboro	4	4	3A/3B	Coles	153.89	SADC EP	COLES INC	489 FT ELFSBORG-SALEM RD	SALEM NJ 08079
Elsinboro	28	23	3B	Coles		SADC EP	COLES INC	489 SALEM-FT ELFSBORG RD	SALEM NJ 08079
Elsinboro	4	3	3B	Coles		SADC EP	COLES INC	489 SALEM-FT ELFSBORG RD	SALEM NJ 08079
Upper Pittsgrove	37	4	3A/3B	Coles		Cty EP	COLES, ELMER S & ELLEN E	291 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	38	5	3A/3B	Coles	301.37	Cty EP	COLES, ELMER S & ELLEN	291 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	38	6	3B	Coles		Cty EP	COLES, ELMER S & ELLEN	291 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	38	7	3B	Coles		Cty EP	COLES, ELMER S & ELLEN	291 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	38	8	3B	Coles		Cty EP	COLES, ELMER S & ELLEN	291 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	47	12	3B	Coles2	46.93	SADC EP	COLES, ELMER & ELLEN	291 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	70	6	3A/3B	Cooper	137.43	Cty EP	COOPER, JOHNSON B & ANNE E	167 ROUTE 77	ELMER NJ 08318
Upper Pittsgrove	72	20.01	3B	Cooper		Cty EP	COOPER, JOHNSON B + ANNE E	167 ROUTE 77	ELMER NJ 08318
Upper Pittsgrove	77	1.01	3B	Cooper		Cty EP	COOPER, ANNE E	167 ROUTE 77	ELMER NJ 08318

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Upper Pittsgrove	77	14	3B	Cooper		Cty EP	COOPER, ANNE E	167 ROUTE 77	ELMER NJ 08318
Pittsgrove	2004	33	3B	Crystal	29.67	Cty EP	CRYSTAL, SAMUEL + INGE	26 CRYSTAL RD	PITTS GROVE NJ 08318
Alloway	3	44	1	Davis		Cty EP	DAVIS, DAVID W	218 ELLE ARBOR DR	CHERRY HILL NJ 08034
Alloway	3	47	2	Davis		Cty EP	DAVIS, DAVID W	218 BELL ARBOR DR	CHERRY HILL NJ 08034
Alloway	18	4	3A/3B	Davis		Cty EP	DAVIS, DAVID W	218 BELLE ARBOR DR	CHERRY HILL NJ 08034
Alloway	19	10	3B	Davis		Cty EP	DAVIS, DAVID W	218 BELLE ARBOR DR	CHERRY HILL NJ 08034
Alloway	3	43	3B	Davis	77.70	Cty EP	DAVIS, DAVID W	218 BELLE ARBOR DR	CHERRY HILL NJ 08034
Upper Pittsgrove	62	9	3A/3B	Devivo		Cty EP	DEVIVO, ALFONSO	PO BOX 329	WOODSTOWN NJ 08098
Upper Pittsgrove	62	11	3B	Devivo		Cty EP	DEVIVO, ALFONSO	PO BOX 329	WOODSTOWN NJ 08098
Upper Pittsgrove	62	5	3B	Devivo	137.14	Cty EP	DEVIVO, ALFONSO	PO BOX 329	WOODSTOWN NJ 08098
Quinton	57	29	3B	DeWilde	107.45	NPG	DE WILDE RHODO LAKE NURSERY	58 MICKELS MILL RD	BRIDGETON NJ 08302
Quinton	67	27	3B	DeWilde		SADC EP	DE WILDE RHODO-LAKE NURSERIES	58 MICKLES MILL ROAD	BRIDGETON NJ 08302
Quinton	67	27.02	3B	DeWilde		SADC EP	DEWILDE RHODO LAKE NURSERY	58 MICKELS MILL RD	BRIDGETON, N J 08302
Pilesgrove	45	2	3A/3B	DiGregorio	113.10	SADC EP	DIGREGORIO, ROBERT S	724 ROUTE 40	PILES GROVE NJ 08098
Alloway	12	1	3B	Doak		SADC EP	DOAK, JOSEPH E + CINDY L	470 ALLOWAY-WOODSTOWN RD	WOODSTOWN NJ 08098
Alloway	14	1	3B	Doak		SADC EP	DOAK, JOSEPH E + CINDY L	470 ALLOWAY-WOODSTOWN RD	WOODSTOWN NJ 08098
Mannington	11	3	1	Doak	208.52	SADC EP	DOAK, JOSEPH E & CINDY L	470 WOODSTOWN ALLOWAY RD	WOODSTOWN NJ 08098
Mannington	12	5	1	Doak		SADC EP	DOAK, JOSEPH E & CINDY L	470 WOODSTOWN ALLOWAY RD	WOODSTOWN NJ 08098
Mannington	9	18	1	Doak		SADC EP	DOAK, JOSEPH E & CINDY L	470 WOODSTOWN ALLOWAY RD	WOODSTOWN NJ 08098
Mannington	12	6	3A/3B	Doak		SADC EP	DOAK, JOSEPH E & CINDY L	470 WOODSTOWN ALLOWAY RD	WOODSTOWN NJ 08098
Mannington	12	2	3B	Doak		SADC EP	DOAK, JOSEPH E & CINDY L	470 WOODSTOWN ALLOWAY RD	WOODSTOWN NJ 08098
Alloway	19	17	3B	Dolbow	49.83	Cty EP	DOLBOW, WILLIAM M SR & BERTHA L	82 DOLBOW RD	SALEM NJ 08079
Alloway	19	18	3B	Dolbow		Cty EP	DOLBOW, WILLIAM	82 DOLBOW RD	SALEM NJ 08079
Mannington	42	5	3A/3B	Dolbow	126.59	Cty EP	DOLBOW, WILLIAM M SR	82 DOLBOW RD	MANNINGTON NJ 08079
Mannington	45	7	3B	Dolbow		Cty EP	DOLBOW, WILLIAM M SR	103 DOLBOW RD	MANNINGTON NJ 08079
Oldmans	22	10	3A/3B	Dubois		Cty EP	DUBOIS HARRY R & JEAN B	84 POINTERS-AUBURN RD	PEDRICKTOWN NJ 08067
Oldmans	21	1	3B	Dubois		Cty EP	DU BOIS, HARRY R & JEAN B	84 POINTERS-AUBURN RD	PEDRICKTOWN NJ 08067
Oldmans	21	2	3B	Dubois		Cty EP	DU BOIS, HARRY R & JEAN B	84 POINTERS-AUBURN RD	PEDRICKTOWN NJ 08067
Pilesgrove	22	7	3A/3B	Dubois		Cty EP	DUBOIS, HARRY R ET AL	84 POINTERS AUBURN RD	PEDRICKTOWN NJ 08067
Pilesgrove	22	3	3A/3B	Dubois	276.80	Cty EP	DU BOIS, MAURICE J ESTATE OF	187A SHARP TOWN-AUBURN RD	PILES GROVE NJ 08098
Pittsgrove	1402	2	3A/3B	DuBois1	64.62	Cty EP	DU BOIS RAYMOND L	111 DICKINSON RD	GLASSBORO NJ 08028
Pittsgrove	1302	6	3B	Dubois1		Cty EP	DU BOIS RAYMOND L	111 DICKINSON RD	GLASSBORO NJ 08028
Pittsgrove	1303	13	3B	Dubois1		Cty EP	DU BOIS RAYMOND L	111 DICKINSON RD	GLASSBORO, N J 08028
Pittsgrove	1001	10	3B	Dubois2	126.94	SADC EP	DUBOIS, ROBERT C + MARY LOU	125 FRENDSHIP RD	MONROEVILLE NJ 08343
Pittsgrove	1001	12	3B	Dubois2		SADC EP	DUBOIS, ROBERT C + MARY LOU	125 FRENDSHIP RD	MONROEVILLE NJ 08343

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Pittsgrove	1002	1	3B	Dubois2		SADC EP	DUBOIS, ROBERT C + MARY LOU	125 FRIENDSHIP RD	MONROEVILLE NJ 08343
Pittsgrove	103	31.01	3B	Dubois2		SADC EP	DUBOIS, ROBERT C + MARY LOU	125 FRIENDSHIP RD	MONROEVILLE NJ 08343
Pittsgrove	104	63	3B	Dubois2		SADC EP	DUBOIS, ROBERT C + MARY LOU	125 FRIENDSHIP RD	MONROEVILLE NJ 08343
Pittsgrove	1303	12	3B	Dubois3	118.40	Cty EP	DU BOIS HENRY D JR & STEVEN	872 BURLINGTON RD	PITTSBGROVE NJ 08318
Pittsgrove	1304	25	3B	Dubois3		Cty EP	DU BOIS HENRY D JR & STEVEN J	872 BURLINGTON RD	PITTSBGROVE NJ 08318
Pittsgrove	1402	6	3B	Dubois3		Cty EP	DU BOIS HENRY D JR & STEVEN	872 BURLINGTON RD	PITTSBGROVE NJ 08318
Pittsgrove	1404	2	3B	Dubois3		Cty EP	DU BOIS HENRY D JR & STEVEN J	872 BURLINGTON RD	PITTSBGROVE NJ 08318
Pittsgrove	1403	2	3B	Dubois4	163.69	SADC EP	H D DUBOIS & S J DUBOIS, PARTNERS	872 BURLINGTON RD	PITTSBGROVE NJ 08318
Pittsgrove	1404	7	3B	Dubois4		SADC EP	H D DUBOIS & S J DUBOIS, PARTNERS	872 BURLINGTON ROAD	PITTSBGROVE NJ 08318
Pittsgrove	1401	9	3A/3B	Dubois5		SADC EP	DUBOIS, HENRY + STEVE	872 BURLINGTON ROAD	PITTSBGROVE NJ 08318
Upper Pittsgrove	79	6	3B	Dubois5	76.75	SADC EP	DUBOIS, HENRY + STEVE	872 BURLINGTON ROAD	PITTSBGROVE NJ 08318
Pittsgrove	1301	1	3A/3B	Eachus		Cty EP	EACHUS, VIRGIL & WARD	455 JEFFERSON RD	MULLICA HILL NJ 08062
Pittsgrove	1203	49	3A/3B	Eachus		Cty EP	EACHUS, ELLA V	451 JEFFERSON RD	MULLICA HILL NJ 08062
Pittsgrove	1201	8.02	3B	Eachus	158.98	Cty EP	EACHUS, VIRGIL & WARD	455 JEFFERSON RD	MULLICA HILL NJ 08062
Upper Pittsgrove	81	5	3B	Eachus		Cty EP	EACHUS, VIRGIL & WARD	455 JEFFERSON RD	MULLICA HILL NJ 08062
Pittsgrove	1203	48	3B	Eachus1	38.12	SADC EP	EACHUS, ELLA V	451 JEFFERSON ROAD	MULLICA HILL NJ 08062
Upper Pittsgrove	34	34	3A/3B	Eller	147.02	Cty EP	ELLER, JAMES & PHOEBE	852 ROUTE 40	MONROEVILLE NJ 08343
Upper Pittsgrove	34	34.01	3A/3B	Eller		Cty EP	ELLER, JAMES T + EILEEN D	850 ROUTE 40	MONROEVILLE NJ 08343
Upper Pittsgrove	42	12	3A/3B	Elwell	31.47	Cty EP	ELWELL, CHARLES W	214 PINE TAVERN RD	MONROEVILLE, NJ 08343
Mannington	20	8	3A/3B	Emel		Cty EP	EMEL, R DONALD & IRENE E	741 ROUTE 45	MANNINGTON NJ 08079
Mannington	21	16	3A/3B	Emel		Cty EP	EMEL, R DONALD & IRENE E	741 ROUTE 45	MANNINGTON NJ 08079
Mannington	21	15	3B	Emel	207.37	Cty EP	EMEL, R DONALD & IRENE E	741 ROUTE 45	MANNINGTON NJ 08079
Mannington	20	7	3B	Emel		Cty EP	EMEL, R DONALD & IRENE E	741 ROUTE 45	MANNINGTON NJ 08079
Mannington	20	9	3B	Emel2		Cty EP	EMEL, R DONALD & IRENE M	741 ROUTE 45	MANNINGTON NJ 08079
Mannington	21	14	3B	Emel2	52.99	Cty EP	EMEL, R DONALD & IRENE M	741 ROUTE 45	MANNINGTON NJ 08079
Alloway	38	8.01	3A/3B	English		Cty EP	ENGLISH, MARION REVOC LIVING TRUST	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Alloway	39	6.05	3A/3B	English		Cty EP	ENGLISH, MARION REVOC LIVING TRUST	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Alloway	37	1	3B	English		Cty EP	ENGLISH, MARION REVOCABLE LIV TRUST	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Alloway	37	5	3B	English		Cty EP	ENGLISH, MARION REVOCABLE LIV TRUST	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Alloway	38	8	3B	English		Cty EP	ENGLISH, DAVID S JR & MARION	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Alloway	39	21	3B	English		Cty EP	ENGLISH, MARION REVOCABLE LIV TRUST	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Alloway	39	6	3B	English		Cty EP	ENGLISH, MARION REVOCABLE LIV TRUST	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Alloway	39	6.06	3B	English	333.69	Cty EP	ENGLISH, MARION REVOCABLE LIV TRUST	747 FRIESBURG-ALDINE RD	ELMER NJ 08318
Carneys Point	231	4	3A/3B	Estate of Sassi	81.68	SADC FS	SASSI, CARMINE & ANTOINETTE	703 W QUILLEYTOWN ROAD	CARNEYS POINT NJ 08069

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Upper Pittsgrove	38	11	3A/3B	Flanegan		Cty EP	FLANEGAN, CLARENCE M + C KENNETH	142 MONROEVILLE RD	MONROEVILLE NJ 08343
Upper Pittsgrove	38	10	3B	Flanegan	216.30	Cty EP	FLANEGAN, CLARENCE M & AVELYN M	142 MONROEVILLE RD	MONROEVILLE NJ 08343
Upper Pittsgrove	40	12	3B	Flanegan		Cty EP	FLANEGAN, CLARENCE M + C KENNETH	142 MONROEVILLE RD	MONROEVILLE NJ 08343
Lower Alloways Creek	10	1	3A/3B	Fogg	198.54	Cty EP	FOGG, RICHARD D & JUDITH KAY	416 WATSONS MILL RD	ELMER NJ 08318
Lower Alloways Creek	9	6	3B	Fogg		Cty EP	FOGG, RICHARD D & JUDITH KAY	416 WATSONS MILL RD	ELMER NJ 08318
Lower Alloways Creek	9	8	3B	Fogg		Cty EP	FOGG, RICHARD D & JUDITH KAY	416 WATSONS MILL RD	ELMER NJ 08318
Upper Pittsgrove	21	12.01	3B	Fuller	26.84	SADC EP	FULLER, RICHARD + SHIELA	PO BOX 983	MONROEVILLE NJ 08343
Upper Pittsgrove	42	14	3B	Gantz		SADC EP	GANTZ, WILLIAM W JR + VIRGINIA J	266 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	42	2.01	3B	Gantz	110.97	SADC EP	GANTZ, WILLIAM W JR + WILLIAM A	266 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	42	3.01	3B	Gantz		SADC EP	GANTZ, WILLIAM W JR + VIRGINIA J	266 PINE TAVERN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	54	6	3B	Gardner	156.38	Cty EP	MARINO JR, JOSEPH M AND RUSSELL J	402 HARRISONVILLE RD	SWEDESBORO, NJ 08085
Upper Pittsgrove	26	7	3A/3B	Garlic	36.10	Cty EP	GARLIC, GRANVILLE B + KATHLEEN L	455 PINE TAVERN RD	MONROEVILLE NJ 08343
Pittsgrove	1502	20	3B	Garrison	56.34	Cty EP	HLUCHY, ROBERT	313 SPOTSWOOD GRAVELHILL	MONROE TWP. NJ 08831
Upper Pittsgrove	79	2	3A/3B	Garrison1	213.68	SADC EP	GARRISON, SAMUEL	129 HILLSIDE DR	ROBBINSVILLE NJ 08691
Upper Pittsgrove	80	4	3B	Garrison1		SADC EP	GARRISON, SAMUEL	129 HILLSIDE DR	ROBBINSVILLE NJ 08691
Upper Pittsgrove	80	6	3B	Garrison1		SADC EP	GARRISON, SAMUEL	129 HILLSIDE DR	ROBBINSVILLE NJ 08691
Pittsgrove	1403	3	3A/3B	Garrison2		Cty EP	GARRISON, DONALD C + LOUISE	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1404	4	3B	Garrison2	143.65	Cty EP	GARRISON, DONALD C & LOUISE E	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1405	25	3B	Garrison2		Cty EP	GARRISON, DONALD C + LOUISE E	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1405	29	3B	Garrison2		Cty EP	GARRISON, DONALD C & LOUISE E	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1405	31	3B	Garrison2		Cty EP	GARRISON, DONALD C & LOUISE E	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1405	32	3B	Garrison2		Cty EP	GARRISON, DONALD C + LOUISE E	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1406	1	3B	Garrison2		Cty EP	GARRISON, DONALD C + LOUISE	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1406	2	3B	Garrison2		Cty EP	GARRISON, DONALD C + LOUISE	981 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1102	37	3A/3B	Garrison3		Cty EP	GARRISON, GEORGE W-TRUST & MARYETTA	9 DONALD PLACE C/O RONALD	PITTS GROVE NJ 08318
Pittsgrove	1102	34	3B	Garrison3	113.58	Cty EP	GARRISON, GEORGE W-TRUST & MARYETTA	9 DONALD PLACE C/O RONALD	PITTS GROVE NJ 08318
Pittsgrove	1102	34.01	3B	Garrison3		Cty EP	GARRISON, GEORGE W-TRUST & MARYETTA	9 DONALD PLACE C/O RONALD	PITTS GROVE NJ 08318
Pittsgrove	1102	34.02	3B	Garrison3		Cty EP	GARRISON, GEORGE W-TRUST & MARYETTA	9 DONALD PLACE C/O RONALD	PITTS GROVE NJ 08318
Pittsgrove	1102	34.03	3B	Garrison3		Cty EP	GARRISON, GEORGE W-TRUST & MARYETTA	9 DONALD PLACE C/O RONALD	PITTS GROVE NJ 08318
Pittsgrove	1102	34.04	3B	Garrison3		Cty EP	GARRISON, GEORGE W-TRUST & MARYETTA	9 DONALD PLACE % RONALD	PITTS GROVE NJ 08318
Pittsgrove	1102	34.05	3B	Garrison3		Cty EP	GARRISON, GEORGE W-TRUST & MARYETTA	9 DONALD PLACE % RONALD	PITTS GROVE NJ 08318
Pittsgrove	1404	6	3A/3B	Garrison4	74.98	Cty EP	GARRISON, STEPHEN A & JANET S	980 BURLINGTON RD	PITTS GROVE NJ 08318
Pittsgrove	1405	30	3B	Garrison4		Cty EP	GARRISON, STEPHEN A & JANET S	980 BURLINGTON RD	PITTS GROVE NJ 08318

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Pittsgrove	1405	23	3B	Garrison5	75.77	Cty EP	PARKELL, LINDA GARRISON	243 OLIVET ROAD	PITTSBORO NJ 08318
Upper Pittsgrove	49	1	3A/3B	Garrison5		Cty EP	GARRISON, SANFORD & FLORENCE	10 FRIENDSHIP RD	MONROEVILLE NJ 08343
Mannington	4	16	3A/3B	Geck	172.38	SADC EP	CATALANO, JOHN D & KNOELL	15 NEWELL RD	MANNINGTON NJ 08302
Piles Grove	76	1	3A/3B	Goforth	107.37	SADC EP	GOFORTH, ALBERT D JR + JEAN N	879 YORKETOWN RD	PILES GROVE NJ 08098
Piles Grove	84	3	3B	Goforth		SADC EP	GOFORTH, ALBERT D JR	879 YORKETOWN RD	PILES GROVE NJ 08098
Upper Pittsgrove	18	70.01	3B	Gracemark	3.57	SADC EP	HOLLY ACRES LLC	PO BOX 1077	MONROEVILLE NJ 08343
Upper Pittsgrove	18	70.03	3B	Gracemark		SADC EP	HOLLY ACRES LLC	PO BOX 1077	MONROEVILLE NJ 08343
Elsinboro	34	17	3A/3B	Graeff	29.58	SADC EP	GRAEFF, EDWARD JR + KAREN	50 HAGERSVILLE RD	SALEM NJ 08079
Elsinboro	34	20	3B	Graeff		SADC EP	GRAEFF, EDWARD H & KAREN L	50 HAGERSVILLE RD	SALEM NJ 08079
Mannington	47	14	3A/3B	Griscom		Cty EP	GRISCOM, ARTHUR J JR	285 ACTON STATION RD	MANNINGTON NJ 08079
Mannington	47	15	3B	Griscom		Cty EP	GRISCOM, ARTHUR J JR	285 ACTON STATION RD	MANNINGTON NJ 08079
Mannington	45	17	3B	Griscom	108.20	Cty EP	GRISCOM, GARY S, RC, DAVID A & JK	PO BOX 823	ALLOWAY NJ 08001
Elsinboro	35	5	1	Haines		Cty EP	HAINES, SCOTT C & REBECCA L	15 SHORT RD	SALEM NJ 08079
Lower Alloways Creek	4	1	3A/3B	Haines		Cty EP	HAINES, SCOTT C & REBECCA L	15 SHORT RD	SALEM NJ 08079
Lower Alloways Creek	3	15	3B	Haines	37.40	Cty EP	HAINES, SCOTT C + REBECCA L	15 SHORT RD	SALEM NJ 08079
Alloway	38	17.01	1	Haluska		Cty EP	HALUSZKA, WILLIAM	PO BOX 270	ELMER NJ 08318
Alloway	38	11	3A/3B	Haluska		Cty EP	HALUSZKA, WILLIAM	PO BOX 270	ELMER NJ 08318
Alloway	39	23	3B	Haluska	299.31	Cty EP	HALUSZKA, WILLIAM	PO BOX 270	ELMER NJ 08318
Alloway	39	8	3B	Haluska		Cty EP	HALUSZKA, WILLIAM	PO BOX 270	ELMER NJ 08318
Alloway	38	10	3B	Haluska		Cty EP	HALUSZKA, WILLIAM	PO BOX 270	ELMER NJ 08318
Mannington	50	32	3B	Hancock	107.26	Cty EP	HANCOCK, WILLIAM C JR	373 ROUTE 45	MANNINGTON NJ 08079
Mannington	50	20	3B	Hancock#1	74.93	Cty EP	HANCOCK, WILLIAM C JR	343 ROUTE 45	MANNINGTON NJ 08079
Mannington	23	11	3B	Hancock2	38.24	Cty EP	HANCOCK, WILLIAM C + MARY D	373 ROUTE 45	MANNINGTON NJ 08079
Upper Pittsgrove	64	21	3B	Hannah		SADC EP	HANNAH, THOMAS E & PATRICIA E	66 WOODSTOWN-DARETOWN RD	ELMER NJ 08318
Upper Pittsgrove	65	9	3B	Hannah	125.32	SADC EP	HANNAH, THOMAS E & PATRICIA E	66 WOODSTOWN-DARETOWN RD	ELMER NJ 08318
Piles Grove	91	18	3A/3B	Harker		SADC EP	HARKER, RONALD C SR	1047 OLD INDIAN MILLS RD	TABERNACLE NJ 08088
Upper Pittsgrove	26	23	3A/3B	Harrell	12.09	SADC EP	HARRELL, ROBERT & NANCY	379 PINE TAVERN RD	MONROEVILLE NJ 08343
Pittsgrove	1301	9	3B	Harris	79.20	Cty EP	HARRIS, EARL W & MARIE	107 CEDAR LANE	ELMER NJ 08318
Pittsgrove	1401	2	3B	Harris		Cty EP	HARRIS, EARL W & MARIE	107 CEDAR LANE	ELMER NJ 08318
Pittsgrove	1401	2.02	3B	Harris		Cty EP	HARRIS, EARL W + MARIE	107 CEDAR LANE RD	ELMER NJ 08318
Upper Pittsgrove	80	11	2	Harris		Cty EP	HARRIS, EARL & MARIE	107 CEDAR LANE	ELMER NJ 08318

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Upper Pittsgrove	80	10	3A/3B	Harris		Cty EP	HARRIS, EARL W + MARIE	107 CEDAR LANE	ELMER NJ 08318
Upper Pittsgrove	79	3	3B	Harris		Cty EP	HARRIS, EARL W + MARIE	107 CEDAR LANE	ELMER NJ 08318
Upper Pittsgrove	81	9	3B	Harris		Cty EP	HARRIS, EARL W + MARIE	107 CEDAR LANE	ELMER NJ 08318
Upper Pittsgrove	34	40	3A/3B	Harvey	64.11	SADC EP	HARVEY, ROBERT D + DOROTHY M	912 ROUTE 40	MONROEVILLE NJ 08343
Elsinboro	28	10	3A/3B	Haynes		SADC EP	ROBBINS, JOSEPH & CHLOE WILLIAMS	532 FT ELFSBORG-SALEM RD	SALEM NJ 08079
Elsinboro	28	1.03	3B	Haynes	85.79	SADC EP	ROBBINS, JOSEPH & CHLOE WILLIAMS	532 FT ELFSBORG-SALEM RD	SALEM NJ 08079
Lower Alloways Creek	38	5	3A/3B	Henderson	104.05	SADC EP	HENDERSON JR, HOWARD C	622 NEW BRIDGE ROAD B-8	SALEM NJ 08079
Lower Alloways Creek	38	5.02	3B	Henderson		SADC EP	HENDERSON, HOWARD C JR	110 FROG OCEAN RD	SALEM NJ 08079
Lower Alloways Creek	51	8	3B	Henderson		SADC EP	HENDERSON, HOWARD C JR	110 FROG OCEAN RD	SALEM NJ 08079
Quinton	62	8	3A/3B	Hitchner	43.50	SADC EP	HITCHNER, HOWARD S	14 TELEGRAPH RD	BRIDGETON NJ 08302
Upper Pittsgrove	65	23	3A/3B	Hitchner	138.30	Cty EP	HITCHNER, CHARLES A & NANCY	26 DARETOWN-ALLOWAY RD	ELMER NJ 08318
Upper Pittsgrove	64	1	3A/3B	Hitchner2	104.76	Cty EP	HITCHNER, RONALD B & SHARON L	69 FOXS MILL RD	ELMER NJ 08318
Upper Pittsgrove	61	1	3B	Hitchner2		Cty EP	HITCHNER, RONALD B & SHARON L	69 FOX'S MILL RD	ELMER NJ 08318
Upper Pittsgrove	38	1	3A/3B	Hourani	96.44	SADC EP	PFLUGFELDER, EMMA H + CAROL HOURANI	72 ALDERMAN RD	MONROEVILLE NJ 08343
Upper Pittsgrove	18	11	3B	Humphreys	47.95	SADC EP	HUMPHREYS, CHARLES W & JOHN A	245 RICHWOOD ROAD	MONROEVILLE, NJ 08343
Upper Pittsgrove	24	2	3A/3B	Jess	9.85	SADC EP	CASSADAY JR, GEORGE W	401 PINE TAVERN ROAD	MONROEVILLE NJ 08343
Upper Pittsgrove	42	4	3A/3B	Johnson	39.07	Cty EP	JOHNSON, GENEVA	133 SWEDESBORO RD	MONROEVILLE NJ 08343
Alloway	45	3	3A/3B	Joyce & Son	83.15	Cty EP	E JOYCE & SON INC	111 COLEMAN RD	ELMER NJ 08318
Alloway	45	5	3B	Joyce & Son		Cty EP	E JOYCE & SON INC	111 COLEMAN RD	ELMER, N J 08318
Upper Pittsgrove	26	19	3A/3B	Kern	365.27	Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	26	21	3A/3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	37	1	3A/3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	37	2	3A/3B	Kern		Cty EP	KERN, WALTER & JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	42	1	3A/3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	20	1	3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	21	1	3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	21	3	3B	Kern		Cty EP	KERN, WALTER & JEANETTE	162 GLASSBORO RD	MONROEVILLE, NJ 08343
Upper Pittsgrove	21	4	3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	26	22	3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	36	3.02	3B	Kern		Cty EP	KERN, C ERIC	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	36	5	3B	Kern		Cty EP	KERN, WALTER & JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	37	3	3B	Kern		Cty EP	KERN, WALTER J JR & M JEANETTE	162 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	34	13	3A/3B	Kernan	92.77	Cty EP	KERNAN, JAY J + GAETANA C	19 WHIG LANE	MONROEVILLE NJ 08343

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Pittsgrove	2101	52	3B	Kilby	40.67	Sadc FS	PITTS GROVE FARMS, LLC	178 HIGHWAY 34	HOLMDEL NJ 07733
Mannington	19	6	3A/3B	Kroll		Cty EP	KROLL, ELIZABETH Z	181 COMPROMISE RD	MANNINGTON NJ 08079
Mannington	20	18	3A/3B	Kroll		Cty EP	KROLL, ELIZABETH Z	181 COMPROMISE RD	MANNINGTON NJ 08079
Mannington	20	21	3B	Kroll	90.62	Cty EP	KROLL, ELIZABETH Z	181 COMPROMISE RD	MANNINGTON NJ 08079
Alloway	13	15	3A/3B	Leslie	123.80	SADC EP	LESLIE, WALTER T + FAY S	46 WITT ROAD	WOODSTOWN NJ 08098
Quinton	13	10	3B	Major	116.90	SADC EP	MAJOR, GEORGE	160 QUAKER NECK RD	SALEM NJ 08079
Alloway	26	6	3A/3B	Marich	75.42	SADC EP	MARICH, JOSEPH	70 COMMISSIONERS PIKE	WOODSTOWN NJ 08098
Lower Alloways Creek	32	2	3A/3B	Massey		SADC EP	MASSEY, JOSEPH T	299 HARMERSVLE-PKS COR RD	SALEM NJ 08079
Lower Alloways Creek	33	1	3A/3B	Massey	103.70	SADC EP	MASSEY, JOSEPH T	299 HARMERSVLE-PKS COR RD	SALEM NJ 08079
Lower Alloways Creek	33	2	3B	Massey		SADC EP	MASSEY, JOSEPH T	299 HARMERSVLE-PECKS CNR RD	SALEM NJ 08079
Quinton	36	14	3B	Massey		SADC EP	MASSEY, JOSEPH T	299 HARMERSVLE-PKS CNR RD	SALEM NJ 08079
Alloway	103	7	3B	Mehaffey	123.80	SADC EP	MEHAFFEY SR, GILMER C + ADDISON W	86 TICES LANE	ELMER NJ 08318
Upper Pittsgrove	76	11	3A/3B	Melchert	78.35	Cty EP	MELCHERT, RICHARD H + MICHELLE A	206 BRIDGETON RD	ELMER NJ 08318
Piles Grove	40	14	3A/3B	Miller		Cty EP	MILLER, THEODORE C	25 STEWART RD	PILES GROVE NJ 08098
Piles Grove	41	4	3A/3B	Miller		Cty EP	MILLER, THEODORE C	25 STEWART RD	PILES GROVE NJ 08098
Piles Grove	41	1	3A/3B	Miller	194.77	Cty EP	MILLER, THEODORE C	25 STEWART RD	PILES GROVE NJ 08098
Piles Grove	81	12	3A/3B	Mosley		Cty EP	MOSLEY, DONALD & BARBARA	28 RENTER RD	PILES GROVE NJ 08098
Piles Grove	81	11	3B	Mosley	110.72	Cty EP	MOSLEY, DONALD & BARBARA	28 RENTER RD	PILES GROVE NJ 08098
Upper Pittsgrove	45	4	3A/3B	Murphy	38.03	SADC EP	MURPHY, ANNA	139 RICHWOOD RD	MONROEVILLE NJ 08343
Upper Pittsgrove	13	2	3B	Murphy		SADC EP	MURPHY, ANNA	139 RICHWOOD RD	MONROEVILLE NJ 08343
Upper Pittsgrove	16	22	3B	Murphy		SADC EP	MURPHY, ANNA	139 RICHWOOD RD	MONROEVILLE NJ 08343
Mannington	24	14	3B	Myers		Cty EP	MYERS, HARRISON	20 NEWKIRK STATION RD	ELMER NJ 08318
Mannington	4	6	3B	Myers		Cty EP	MYERS, HARRISON	20 NEWKIRK STATION RD	ELMER NJ 08318
Mannington	4	7	3B	Myers	250.68	Cty EP	MYERS, ELIZABETH C	20 NEWKIRK STATION RD	ELMER NJ 08318
Upper Pittsgrove	55	22	3A/3B	Myers2	292.29	Cty EP	MYERS, C GLENN + ELAINE K	206 GARRISON ROAD	ELMER NJ 08318
Upper Pittsgrove	55	24	3B	Myers2		Cty EP	MYERS, C GLENN + ELAINE K	206 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	55	26	3B	Myers2		Cty EP	MYERS, C GLENN + ELAINE K	206 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	78	1	3B	Myers2		Cty EP	MYERS, C GLENN & ELAINE E	206 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	78	4	3B	Myers2		Cty EP	MYERS, C GLENN + ELAINE K	206 GARRISON RD	ELMER NJ 08318
Upper Pittsgrove	72	10	3B	Myers3	95.92	Cty EP	MYERS, CHARLES ETALS	978 ROUTE 40	WOODSTOWN NJ 08098

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Upper Pittsgrove	79	8	3B	Myers4		Cty EP	MYERS, HARRISON M & ELIZABETH C	20 NEWKIRK STATION ROAD	ELMER, NJ 08318
Upper Pittsgrove	56	24	3A/3B	Myers5	15.61	SADC EP	MYERS, HARRISON + ELIZABETH C	20 NEWKIRK STATION ROAD	ELMER, NJ 08318
Upper Pittsgrove	54	7	3A/3B	Newkirk	96.28	SADC EP	NEWKIRK, KENNETH + HELENE	273 BURLINGTON RD	ELMER NJ 08318
Upper Pittsgrove	53	2	3B	Newkirk		SADC EP	NEWKIRK, KENNETH + HELENE	273 BURLINGTON RD	ELMER NJ 08318
Upper Pittsgrove	55	11	3A/3B	Nichols	67.90	Cty EP	NICHOLS, WILLIAM & KATHRYN	49 NEWKIRK STATION RD	ELMER NJ 08318
Upper Pittsgrove	56	21	3B	Nichols		Cty EP	NICHOLS, WILLIAM & KATHRYN	49 NEWKIRK STATION RD	ELMER NJ 08318
Mannington	15	4.01	3A/3B	Paruszewski		SADC EP	PARUSZEWSKI, JESSICA LYNNE	60 OECHSLE RD	WOODSTOWN NJ 08098
Mannington	18	8	3B	Paruszewski	56.67	SADC EP	PARUSZEWSKI, JESSICA LYNNE	60 OECHSLE RD	WOODSTOWN NJ 08098
Pittsgrove	2001	28	3A/3B	Parvin	175.03	SADC EP	PARVIN, JOSEPH W & PAULINE L	712 ALVINE RD	PITTSGROVE NJ 08318
Pittsgrove	2003	2	3A/3B	Parvin		SADC EP	PARVIN, JOSEPH W + PAULINE L	712 ALVINE RD	PITTSGROVE NJ 08318
Pittsgrove	2003	3	3A/3B	Parvin		SADC EP	PARVIN, JOSEPH W + PAULINE L	712 ALVINE RD	PITTSGROVE NJ 08318
Pittsgrove	2003	23	3B	Parvin		SADC EP	PARVIN, JOSEPH W & PAULINE L	712 ALVINE RD	PITTSGROVE NJ 08318
Pittsgrove	2701	33	3B	Parvin		SADC EP	PARVIN, JOSEPH W & PAULINE L	712 ALVINE RD	PITTSGROVE NJ 08318
Pittsgrove	2701	35	3B	Parvin		SADC EP	PARVIN, JOSEPH W + PAULINE L	712 ALVINE RD	PITTSGROVE NJ 08318
Pittsgrove	2701	36	3B	Parvin		SADC EP	PARVIN, JOSEPH W + PAULINE L	712 ALVINE RD	PITTSGROVE NJ 08318
Pittsgrove	801	43	3A/3B	Paulaitis	87.23	PIG	PAULAITIS, CHARLES E JR	524 LAWRENCE CORNER RD	PITTSGROVE NJ 08318
Pittsgrove	801	42	3A/3B	Paulaitis		PIG	PAULAITIS, CHARLES E JR + CATHERINE	524 LAWRENCE CORNER RD	PITTSGROVE NJ 08318
Pittsgrove	801	39	3B	Paulaitis	152.95	PIG	PAULAITIS JR, CHARLES E	524 LAWRENCE CORNER ROAD	PITTSGROVE NJ 08318
Pilesgrove	81	4	3A/3B	Paulding	207.30	Cty EP	EACHUS, MILTON & MARGERY	1415 ROUTE 40	PILESGROVE NJ 08098
Pilesgrove	26	6	3B	Pettit		Cty EP	PETTIT, ELMER S	152 AUBURN RD	PILESGROVE NJ 08098
Pilesgrove	27	7	3B	Pettit	61.85	Cty EP	PETTIT, ELMER S & VERA M	152 AUBURN RD	PILESGROVE NJ 08098
Upper Pittsgrove	11	23	3A/3B	Platt	31.49	SADC EP	FOOTE, MICHAEL + CAROLYN	87 DUTCH ROW RD	ELMER, NJ 08318
Pittsgrove	1301	1.01	3B	Poole		SADC EP	POOLE, EVERETT E JR & ELIZABETH	57 EFT RD	ELMER NJ 08318
Upper Pittsgrove	81	3	3A/3B	Poole	42.53	SADC EP	POOLE, EVERETT E JR & ELIZABETH	57 EFT RD	ELMER NJ 08318
Alloway	16	2	3B	Prickett	167.68	Cty EP	DORIS M PRICKET FAMILY LP	711 YORKTOWN RD POBOX 417	WOODSTOWN NJ 08098
Pilesgrove	90	13	3A/3B	Prickett		Cty EP	PRICKETT, DORIS M FAMILY LP	PO BOX 417	WOODSTOWN NJ 08098
Lower Alloways Creek	25	3	3B	Rachkiss	31.69	Cty EP	RACHKISS, MICHAEL J + DOROTHY A	360 CROSS RD	SALEM NJ 08079
Quinton	36	13	3B	Rachkiss		SADC EP	RACHKISS, MICHAEL J + DOROTHY A	360 CROSS RD	SALEM NJ 08079
Alloway	27	15	3A/3B	Ray	181.18	SADC EP	DOBLE, ETHEL	230 POINT AIRY RD	PILESGROVE NJ 08098
Alloway	27	12	3B	Ray	181.18	SADC EP	DOBLE, ETHEL	230 POINT AIRY RD	PILESGROVE NJ 08098
Alloway	30	11	3B	Ray	181.18	SADC EP	DOBLE, ETHEL	230 POINT AIRY RD	PILESGROVE NJ 08098
Alloway	30	12	3B	Ray	181.18	SADC EP	DOBLE, ETHEL	230 POINT AIRY RD	PILESGROVE NJ 08098

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Lower Alloways Creek	51	12	3B	Rhubart	119.49	SADC EP	RHUBART, DONALD E & LILLIAN S	58 JERICHO RD	SALEM NJ 08079
Mannington	45	16	3A/3B	Robinson		Cty EP	ROBINSON, SCOTT	61 ACTON STATION RD	MANNINGTON NJ 08079
Mannington	45	10	3B	Robinson	147.38	Cty EP	ROBINSON, SCOTT	61 ACTON STATION RD	MANNINGTON NJ 08079
Mannington	45	13	3B	Robinson		Cty EP	ROBINSON, SCOTT	61 ACTON STATION RD	MANNINGTON NJ 08079
Mannington	53	31	3B	Robinson		Cty EP	ROBINSON, SCOTT	61 ACTON STATION RD	MANNINGTON NJ 08079
Mannington	53	36	3A/3B	SADC/DancerSherman	228.05	SADC FS	PETERSON, ROY C	466 QUAKER NECK RD	MANNINGTON NJ 08079
Pittsgrove	2003	4.01	3B	SADC/Doyle-Gracemark	53.64	SADC FS	PARVIN, JOSEPH W + PAULINE L	712 ALVINE RD	PITTSGROVE, NJ 08318
Quinton	33	16	3A/3B	SADC/Flaum	399.25	SADC FS	STEFFY, J SCOTT + SUSAN F	125 BRIAR HILL RD	LITITZ PA 17543
Quinton	34	1	3B	SADC/Flaum		SADC FS	COWTOWN BAWL INC	780 ROUTE 40	PILES GROVE NJ 08098
Alloway	10	1	3A/3B	SADC/Strang		SADC FS	RANA FARM LLC & RADIANT HOLDINGS	1387 OAK TREE RD	ISELIN NJ 08830
Mannington	15	1	3A/3B	SADC/Strang	275.40	SADC FS	RADIANT HOLDINGS LLC, RANA FARM LLC	119 HACKETT RD	WOODSTOWN NJ 08098
Mannington	15	3	3A/3B	SADC/Strang		SADC FS	RADIANT HOLDINGS LLC, RANA FARM LLC	119 HACKETT RD	WOODSTOWN NJ 08098
Pilesgrove	25	5	3A/3B	SADC/TPL-Harris		SADC FS	HARRIS, HOWARD GRANT	780 ROUTE 40	PILES GROVE NJ 08098
Pilesgrove	26	2	3A/3B	SADC/TPL-Harris		SADC FS	HARRIS, HOWARD GRANT	780 ROUTE 40	PILES GROVE NJ 08098
Pilesgrove	25	8	3B	SADC/TPL-Harris		SADC FS	HARRIS, HOWARD GRANT	780 ROUTE 40	PILES GROVE NJ 08098
Upper Pittsgrove	13	23	3A/3B	Salem	100.41	SADC EP	SALEM, NICHOLAS JR	147 PINYARD RD	MONROEVILLE NJ 08343
Upper Pittsgrove	55	19	3B	Salem/Bishop	262.79	Cty EP	BISHOP, BRUCE, LISA, THOMAS, BONNIE	105 NEWKIRK STATION RD	ELMER NJ 08318
Alloway	41	4	3A/3B	Salem/Coleman		Cty EP	COLEMAN, CORTLAND	130 ALDINE-SHIRLEY RD	ELMER NJ 08318
Alloway	41	3	3B	Salem/Coleman		Cty EP	COLEMAN, CORTLAND	130 ALDINE-SHIRLEY RD	ELMER NJ 08318
Upper Pittsgrove	73	7	3B	Salem/Coleman	103.92	Cty EP	COLEMAN, CORTLAND S & MILDRED P	130 ALDINE-SHIRLEY RD	ELMER NJ 08318
Upper Pittsgrove	73	9	3B	Salem/Coleman		Cty EP	COLEMAN, CORTLAND S & MILDRED P	130 ALDINE-SHIRLEY RD	ELMER NJ 08318
Elsinboro	29	3	3A/3B	Sanflippo		SADC EP	SANFLIPPO, LOUIS JR	75 FEATHERBED LANE	SALEM NJ 08079
Elsinboro	28	25	3B	Sanflippo	83.14	SADC EP	SANFLIPPO, LOUIS JR	75 FEATHERBED LANE	SALEM NJ 08079
Upper Pittsgrove	46	1.03	3A/3B	Sarracino	18.64	SADC EP	SARRACINO, PATRICK & LETITIA	PO BOX 1046	MONROEVILLE NJ 08343
Pilesgrove	23	3	1	Sasso&Delea	259.89	SADC EP	SASSO, VINCENT & RICHARD DELEA	444 ELWOOD RD	EAST NORTHPORT NY 11731
Pilesgrove	24	8	3A/3B	Sasso&Delea		SADC EP	SASSO, VINCENT & RICHARD DELEA	444 ELWOOD RD	EAST NORTHPORT NY 11731
Quinton	13	8	3A/3B	Schultz	92.40	SADC EP	SCHULTZ, THOMAS	25 CLANCY RD	SALEM NJ 08079
Upper Pittsgrove	49	2	3A/3B	Schultz2	60.32	SADC EP	SCHULTZ, ROBERT B & JUDITH	40 FRIENDSHIP RD	MONROEVILLE NJ 08343
Pilesgrove	84	7	3A/3B	Seays	49.07	SADC EP	SEAYRS, PAUL	854 YORKETOWN RD	PILES GROVE NJ 08098

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Pilesgrove	76	3	3B	Seayrs		SADC EP	SEAYRS, PAUL	854 YORKETOWN RD	PILESGROVE NJ 08098
Elsinboro	39	13	3A/3B	Seddon	16.18	SADC EP	SEDDON, WILLIAM A & VIVIAN T	337 FT ELFSBORG-H BRIDGE	SALEM N J 08079
Elsinboro	31	22	3A/3B	Shuman	62.47	Cty EP	SHUMAN, BARBARA & JOHN S & JAMES SR	130 AMWELLBURY ROAD	ELSINBORO NJ 08079
Pilesgrove	84	4	3A/3B	Sickler		SADC EP	R M SICKLER SONS FARMS, LLC	269 COMMISSIONERS PIKE	WOODSTOWN NJ 08098
Pilesgrove	79	32	3B	Sickler	92.15	SADC EP	R M SICKLER SONS FARMS, LLC	269 COMMISSIONERS PIKE	WOODSTOWN NJ 08098
Pilesgrove	43	16	3B	Sickler2		Cty EP	SICKLER, RAYMOND M + SARA JANE	427 GLASSBORO RD	MONROEVILLE NJ 08343
Pilesgrove	81	8	3B	Sickler2		Cty EP	SICKLER, RAYMOND M + SARA JANE	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	31	5	3A/3B	Sickler2	319.50	Cty EP	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	63	2	3A/3B	Sickler2		Cty EP	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	32	17	3B	Sickler2		Cty EP	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	34	1	3B	Sickler2		Cty EP	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	34	2	3B	Sickler2		Cty EP	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	62	2	3B	Sickler2		Cty EP	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	34	8	2	Sickler3		SADC EP	SICKLER, FRANK H & ROBIN L	291 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	32	10	3A/3B	Sickler3	181.03	SADC EP	R M SICKLER SONS FARMS, LLC	269 COMMISSIONERS PIKE	WOODSTOWN NJ 08098
Upper Pittsgrove	32	11	3A/3B	Sickler3		SADC EP	R M SICKLER SONS FARMS, LLC	269 COMMISSIONERS PIKE	WOODSTOWN NJ 08098
Upper Pittsgrove	32	29	3B	Sickler3		SADC EP	SICKLER, FRANK H, JOHN R & RALPH P	291 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	34	8.01	3B	Sickler3		SADC EP	R M SICKLER SONS FARMS, LLC	269 COMMISSIONERS PIKE	WOODSTOWN NJ 08098
Alloway	35	4	3A/3B	Simkins	100.02	Cty EP	SIMKINS, OSCAR A + PEGGY B	155 CANHOUSE RD	ELMER NJ 08318
Alloway	38	4	3A/3B	Simkins	202.57	Cty EP	SIMKINS, OSCAR A & PEGGY B	155 CANHOUSE RD	ELMER NJ 08318
Upper Pittsgrove	68	6	3B	Simkins		Cty EP	SIMKINS, OSCAR A + PEGGY B	155 CANHOUSE RD	ELMER NJ 08318
Alloway	33	6	3A/3B	Sloat	91.83	SADC EP	SLOAT, ROBERT K	148 STOCKINGTON RD	WOODSTOWN NJ 08098
Lower Alloways Creek	24	10.01	2	Smith		SADC EP	SMITH, JOHN J SR + TERRI	301 ROBINSON RD	SALEM NJ 08079
Lower Alloways Creek	24	10	3B	Smith	70.84	SADC EP	SMITH, JOHN J SR & TERRI	301 ROBINSON RD	SALEM NJ 08079
Lower Alloways Creek	38	8	3A/3B	Smith2	34.53	SADC EP	SMITH, D AUSTIN + LINDA	855 MAIN ST CANTON	SALEM NJ 08079
Upper Pittsgrove	4	15.01	3B	Sunnydale	106.93	SADC EP	KESSEL'S NURSERY LLC	49 PINYARD ROAD	MONROEVILLE NJ 08343
Upper Pittsgrove	4	16	3B	Sunnydale		SADC EP	KESSEL'S NURSERY LLC	49 PINYARD ROAD	MONROEVILLE NJ 08343
Upper Pittsgrove	4	46	3B	Sunnydale		SADC EP	KESSEL'S NURSERY LLC	49 PINYARD ROAD	MONROEVILLE NJ 08343
Lower Alloways Creek	22	1	3A/3B	Sylvester		SADC EP	SYLVESTER, JANE D	530 NEW BRIDGE RD	SALEM NJ 08079
Lower Alloways Creek	23	2	3A/3B	Sylvester		SADC EP	SYLVESTER, JANE D	530 NEW BRIDGE RD	SALEM NJ 08079
Lower Alloways Creek	8	2	3B	Sylvester		SADC EP	SYLVESTER, JANE D	530 NEW BRIDGE RD	SALEM NJ 08079
Lower Alloways Creek	8	1	3B	Sylvester	337.86	SADC EP	SYLVESTER, JANE D	530 NEW BRIDGE RD	SALEM NJ 08079
Lower Alloways Creek	23	5	3A/3B	Szczechowski	98.70	SADC EP	SZCZECHOWSKI, JOHN & DONNA L	47 HARASTA RD	SALEM NJ 08079

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Alloway	45	8	3A/3B	Turner	102.16	Cty EP	TURNER, ROBERT L & ADDIE J	228 CANHOUSE RD	ELMER NJ 08318
Quinton	34	1.02	3A/3B	Turner	28.02	SADC EP	TURNER, RUSSELL & NANCY J	P O BOX 298	QUINTON NJ 08072
Alloway	13	18	3A/3B	Vassallo	99.29	Cty EP	R H VASSALLO INC.	198 COMMISSIONERS PIKE	WOODSTOWN NJ 08098
Elsinboro	34	5	3A/3B	Vengenoek	133.83	Cty EP	VENGENOCK, HARRIET ET AL	197 SALEM-H BRIDGE RD	SALEM NJ 08079
Elsinboro	33	3	3B	Vengenoek		Cty EP	VENGENOCK, HARRIET ET AL	197 SALEM-H BRIDGE RD	SALEM NJ 08079
Elsinboro	34	7	3B	Vengenoek		Cty EP	VENGENOCK, HARRIET ET AL	197 SALEM-H BRIDGE RD	SALEM NJ 08079
Pilesgrove	43	6	3A/3B	Waddington	33.85	SADC EP	WADDINGTON, ROBERT G & BETH M	277 AVIS MILL RD	PILESGROVE NJ 08098
Pilesgrove	43	7	3A/3B	Waddington2	204.60	Cty EP	WADDINGTON, MILDRED G	256 AVIS MILL RD	PILESGROVE NJ 08098
Pittsgrove	201	85	3A/3B	Walker		SADC EP	WALKER BROS-SAMUEL + EVERETT WALKER	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	201	88	3A/3B	Walker		SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	203	5	3A/3B	Walker		SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	201	49	3B	Walker	264.25	SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	201	50	3B	Walker		SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	201	53	3B	Walker		SADC EP	WALKER BROS-SAMUEL + EVERETT WALKER	103 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	201	56	3B	Walker		SADC EP	WALKER BROTHERS	103 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	203	7	3B	Walker		SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	301	2	3B	Walker		SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	301	32	3B	Walker		SADC EP	WALKER, EVERETT H ET ALS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	301	38	3B	Walker		SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	304	55	3B	Walker		SADC EP	WALKER, EVERETT H ET ALS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Pittsgrove	401	62	3B	Walker		SADC EP	WALKER BROS	105 PORCHTOWN RD	PITTSGROVE NJ 08318
Elsinboro	31	18	3B	Ware	152.42	Cty EP	WARE, CLINTON H & LEE R	59 AMWELLBURY RD	SALEM NJ 08079
Pilesgrove	81	3.01	3A/3B	Ware	27.36	Cty EP	WARE, IRVIN C + JILL D	13 RENTER RD	PILESGROVE NJ 08098
Upper Pittsgrove	66	6	3A/3B	Ware	78.67	Cty EP	WARE, LOUIS D & JEAN S	250 DARETOWN RD	ELMER NJ 08318
Upper Pittsgrove	67	20	3A/3B	Ware		Cty EP	WARE, LOUIS D & JEAN S	250 DARETOWN RD	ELMER NJ 08318
Elsinboro	29	5	3A/3B	Ware2	156.43	Cty EP	WARE, LEE A	59 AMWELLBURY RD	SALEM NJ 08079
Elsinboro	31	17	3A/3B	Ware2		Cty EP	WARE, LEE A	59 AMWELLBURY RD	SALEM NJ 08079
Elsinboro	31	21	3B	Ware2		Cty EP	WARE, LEE A	59 AMWELLBURY RD	SALEM NJ 08079
Elsinboro	28	9.01	3A/3B	Weber	112.78	SADC EP	WEBER, JOHN H JR & KAY T	349 FT ELFSBORG-HANCKS B	SALEM NJ 08079
Pittsgrove	301	31	3A/3B	Wegner		SADC EP	WEGNER, HERBERT G	820 WILLOW GROVE RD	PITTSGROVE NJ 08318
Pittsgrove	304	59	3A/3B	Wegner		SADC EP	WEGNER, HERBERT G	820 WILLOW GROVE RD	PITTSGROVE NJ 08318
Pittsgrove	301	11	3B	Wegner	185.39	SADC EP	WEGNER, HERBERT G	820 WILLOW GROVE RD	PITTSGROVE NJ 08318
Pittsgrove	301	28	3B	Wegner		SADC EP	WEGNER, HERBERT GATES	820 WILLOW GROVE RD	PITTSGROVE NJ 08318
Pittsgrove	301	29	3B	Wegner		SADC EP	WEGNER, HERBERT G	820 WILLOW GROVE RD	PITTSGROVE NJ 08318
Pittsgrove	301	34	3B	Wegner		SADC EP	WEGNER, HERBERT G + CATHERINE V	820 WILLOW GROVE RD	PITTSGROVE NJ 08318

Salem County - Preserved Farmland

Municipality	Block	Lot	Class	Pres Farm Name	Preserved Farm Acreage	Pres Type	Owner's Name	Owner's Mailing Address	City/State/Zip
Pittsgrove	304	53	3B	Wegner		SADC EP	WEGNER HERBERT G + CATHERINE V	820 WILLOW GROVE RD	PITTS GROVE NJ 08318
Pittsgrove	304	56	3B	Wegner		SADC EP	WEGNER, HERBERT G	820 WILLOW GROVE RD	PITTS GROVE NJ 08318
Pittsgrove	304	57	3B	Wegner		SADC EP	WEGNER, HERBERT GATES	820 WILLOW GROVE RD	PITTS GROVE NJ 08318
Pittsgrove	304	58	3B	Wegner		SADC EP	WEGNER, HERBERT GATES	820 WILLOW GROVE RD	PITTS GROVE NJ 08318
Mannington	53	35	3A/3B	Weigel	99.73	SADC EP	WEIGEL, ARTHUR & MILDRED	522 QUAKER NECK RD	MANNINGTON NJ 08079
Pilesgrove	92	2	3A/3B	Williams	100.94	Cty EP	WILLIAMS, ALLEN G	377 COMMISSIONERS PIKE	PILESGROVE NJ 08098
Pilesgrove	92	1	3B	Williams	113.89	Cty EP	WILLIAMS, LEE	105 ALLOWAY-DARETOWN RD	ELMER NJ 08318
Upper Pittsgrove	67	13	3A/3B	Williams		Cty EP	WILLIAMS, LEE & GEORGIA	105 DARETOWN-ALLOWAY RD	ELMER NJ 08318
Upper Pittsgrove	67	14	3B	Williams		Cty EP	WILLIAMS, ALLEN G	105 DARETOWN-ALLOWAY RD	ELMER, NJ 08318
Upper Pittsgrove	67	8	3B	Williams		Cty EP	WILLIAMS, LEE & GEORGIA	105 DARETOWN-ALLOWAY RD	ELMER NJ 08318
Upper Pittsgrove	65	10	3A/3B	Williams2		SADC EP	WILLIAMS, ALLEN G & LINDA C	377 COMMISSIONERS PIKE	PILESGROVE, NJ 08098
Upper Pittsgrove	64	15	3B	Williams2	113.28	SADC EP	WILLIAMS, ALLEN G & LINDA C	377 COMMISSIONERS PIKE	PILESGROVE, NJ 08098
Upper Pittsgrove	13	25	3B	Williams3	118.49	SADC EP	WILLIAMS, REBA MAY	71 RICHWOOD RD	MONROEVILLE NJ 08343
Upper Pittsgrove	67	6	3A/3B	Williams4	77.89	SADC EP	WILLIAMS, THOMAS R	59 DARETOWN-ALLOWAY RD	ELMER, NJ 08318
Upper Pittsgrove	67	18	3B	Williams4		SADC EP	WILLIAMS, THOMAS R	59 DARETOWN-ALLOWAY RD	ELMER, NJ 08318
Upper Pittsgrove	67	7	3B	Williams4		SADC EP	WILLIAMS, THOMAS R	59 DARETOWN - ALLOWAY RD	ELMER, NJ 08318
Pittsgrove	902	4	3A/3B	Wojculewski	95.79	SADC EP	WOJCULEWSKI, JOHN F SR & ALETA L	PO BOX 307	ELMER NJ 08318
Pittsgrove	902	36.01	3B	Wojculewski		SADC EP	WOJCULEWSKI, JOHN SR + ALETA	PO BOX 307	ELMER NJ 08318
Mannington	34	10	3A/3B	Wright		SADC EP	WRIGHT, GEORGE	233 POINTERS AUBURN RD	MANNINGTON NJ 08079
Mannington	24	3	3B	Wright	129.96	SADC EP	WRIGHT, GEORGE B	233 POINTERS AUBURN RD	MANNINGTON NJ 08079
Mannington	50	33	3B	Wright2	112.75	SADC EP	WRIGHT, GEORGE B & RUTHANNE H	233 POINTERS AUBURN RD	MANNINGTON NJ 08079
Elsinboro	28	26	3A/3B	Yurick	29.98	SADC EP	YURICK, ANDREW N + ELAINE K	1422 VALLEE DR	WOODBURY NJ 08096
Elsinboro	28	26.02	3B	Yurick2	46.85	SADC EP	YURICK, ANDREW N II + NELSON BARD	PO BOX 656	WOODBURY NJ 08096
				Total:	20386.46				

Salem County - Preserved Farms

Municipality	Block	Lot	Class	Acreage	Owner's Name	Owner's Mailing Address	City/State/Zip
Alloway	5	19.01	3B	23.47	DAVIS, DAVID W	218 BELLE ARBOR DR	CHERRY HILL NJ 08034
Alloway	41	2	3B	2.64	COLEMAN, JAMES H	130 ALDINE-SHIRLEY RD	ELMER NJ 08318
Lower Alloways Creek	2	18	3A/3B	87.58	WOOD, KENNETH M	350 QUINTON-HANCOCKS BRDG	SALEM NJ 08079
Lower Alloways Creek	7	7	3A/3B	158.73	WOOD, RICHARD M & FLORENCE E	335 HNCKS BRDG-QUINTON RD	SALEM NJ 08079
Lower Alloways Creek	29	10	3B	72.63	WOOD, RICHARD M + FLORENCE	335 HNCKS BRG-QUINTON RD	SALEM NJ 08079
Lower Alloways Creek	53	17	3B	15.81	RHUBART, DONALD E & LILLIAN S	58 JERICHO RD	SALEM NJ 08079
Lower Alloways Creek	2	14	3B	57.17	WOOD, KENNETH M	350 HNCKS BRDG-QUINTON RD	SALEM NJ 08079
Lower Alloways Creek	2	17	3B	24.65	WOOD, RICHARD M & FLORENCE	335 HNCKS BRDG-QUINTON RD	SALEM NJ 08079
Lower Alloways Creek	2	6	3B	8.60	WOOD, KENNETH M	350 HNCKS BRG-QUINTON RD	SALEM NJ 08079
Mannington	40	8	3A/3B	164.63	WELDON, JAMES R SR + ELIZABETH R	54 SWEDES BRIDGE RD	MANNINGTON NJ 08079
Mannington	2	8	3B	22.20	CATALANO, JOSEPH F JR	509 POINTERS AUBURN RD	WOODSTOWN NJ 08098
Pilesgrove	42	2	3A/3B	7.46	SHRIVER, JAMES J & MARY M	80A HARRISONVILLE LAKE RD	PILESGROVE NJ 08098
Pittsgrove	701	13	15C	28.50	PITTSGROVE TOWNSHIP OF	989 CENTERTON RD	PITTSGROVE NJ 08318
Pittsgrove	201	6	3B	21.68	WALKER, GLENN + DONNA	4431 ROUTE 42	TURNERSVILLE NJ 08012
Quinton	1	1	3B	21.27	WOOD, RICHARD M & FLORENCE B	335 QUINTON-HANCOCKS BR R	SALEM NJ 08079
Quinton	16	1	3B	24.65	WOOD, RICHARD	335 QUINTON-HANCOCKS BR R	SALEM NJ 08079
Quinton	2	14	3B	7.53	WOOD, KENNETH M	350 QUINTON-HANCOCKS BRDG	SALEM NJ 08079
Quinton	2	5	3B	11.27	WOOD, KENNETH M	350 QUINTON-HANCOCKS BR R	SALEM NJ 08079
Upper Pittsgrove	7	1	2	0.74	HURFF, DARLENE S	1125 MONROEVILLE RD	MONROEVILLE NJ 08343
Upper Pittsgrove	32	18	3A/3B	24.17	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	1	1	3B	20.68	MOORE, KENNETH E + VICTORIA	36 AURA-WILLOW GROVE RD	NEWFIELD, N J 08344
Upper Pittsgrove	33	4	3B	0.20	SICKLER, RAYMOND & SARA	427 GLASSBORO RD	MONROEVILLE NJ 08343
Upper Pittsgrove	4	1	3B	1.90	HURFF, MYRON & DARLENE	1125 MONROEVILLE RD	MONROEVILLE NJ 08343
Upper Pittsgrove	4	14	3B	49.07	CLEMICK JR, ALEX E + JUNE	653 GARRISON ROAD	MONROEVILLE NJ 08343
Upper Pittsgrove	4	6	3B	14.13	HURFF, MYRON & DARLENE	1125 MONROEVILLE RD	MONROEVILLE NJ 08343
Upper Pittsgrove	7	2	3B	4.39	HURFF, MYRON & DARLENE	1125 MONROEVILLE RD	MONROEVILLE NJ 08343
Upper Pittsgrove	73	8	3B	25.16	COLEMAN, JAMES H	130 ALDINE-SHIRLEY RD	ELMER NJ 08318
			Total:	900.91			

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 = _____

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



News from
SALEM COUNTY
Office of Public Information

Mr. Robin B. Weinstein, Public Information Officer
Office Phone: (856) 935-7510 ext. 8202
Cell: (856) 297-5433

FOR IMMEDIATE RELEASE: April 19, 2006
CONTACT: Robin Weinstein (856) 297-5433

**SALEM COUNTY FREEHOLDER ENCOURAGE RESIDENTS TO COMPLETE
OPEN SPACE SURVEYS & ATTEND UPCOMING OPEN SPACE PUBLIC
FORUMS**

(SALEM)-- Freeholder Director Lee Ware and Freeholder Beth Timberman are asking residents to complete Open Space and Farmland Preservation surveys to let Salem County officials know what resident's priorities are for land preservation in the County. Surveys are available on the county website: www.salemcountynj.gov and are due ASAP.

"Salem County is developing an Open Space and Farmland Preservation Plan to identify and prioritize land preservation for agriculture, recreation, open space, and natural resource conservation" said Director Ware, who also serves as Freeholder liaison to the Salem County Agriculture Development Board. "As part of this plan, the County is requesting local input to help set priorities for preservation. The plan will identify areas appropriate for preservation and will guide investment within the County. The plan will also make Salem County eligible for additional grant funding with which the County can leverage local funds for an already active farmland preservation program."

Questions on the survey range from the types of lands to be preserved (from active recreation to land for trails, the creation of a county-wide park system, farmland, forested land, and wildlife habitat) to whether people would support an increase in the Salem County Trust Fund from two to three cents.

"The Salem County Open Space Advisory Committee and the Salem County Agricultural Development Board are working with Morris Land Conservancy on the development of the plan," said Freeholder Timberman, who also serves as Freeholder liaison to the County Open Space Advisory Committee. "Morris Land Conservancy will be analyzing the surveys and using the results of the surveys and the public meetings to help the county identify locations and types of lands to be preserved with county funds."

Members of the agricultural community in Salem County are also encouraged to attend a special public meeting to discuss farmland preservation on Wednesday, April 26th at 7:00 pm at the Ware Building on 51 Cheney Road Woodstown, NJ. This meeting is being hosted by Salem County Board of Chosen Freeholders, and the Salem County Agriculture Development Board and will be facilitated by the Morris Land Conservancy.

(MORE)

Salem County has hired the Morris Land Conservancy to develop an Open Space and Farmland Preservation Plan to identify and prioritize land preservation for agriculture, recreation, open space, and natural resource conservation. As part of this plan, the County is requesting local input to help set priorities for preservation. At this meeting, farmland will be the focus and the farmland preservation portion of the plan will be explained and discussed. Residents will be encouraged to ask questions, discuss their preservation priorities, voice their concerns and provide information which will be vital to developing an accurate representation of County farmland preservation goals.

Additional public meetings are scheduled for May and June and will focus on gathering input from park managers, non-profit groups and municipal officials. The Final Open Space and Farmland Preservation Plan will be completed by December 2006.

For more information on upcoming meetings contact the Morris Land Conservancy at (973) 541-1010 or visit the Salem County website at www.salemcountynj.gov.

THE COUNTY TODAY

Freeholders ask residents to complete Open Space survey

Special to Today's Sunbeam

SALERM — Freeholder Director Lee Ware and Freeholder Beth Timberman are asking residents to complete Open Space and Farmland Preservation surveys to let Salem County officials know what residents' priorities are for land preservation in the County. Surveys are available on the county Web site: www.salemcounty.nj.gov and are due as soon as possible.

"Salem County is developing an Open Space and Farmland Preservation Plan to identify and prioritize land preservation for agriculture, recreation, open space, and natural resources' conservation," said Ware, who also serves as freeholder liaison to the Salem County Agriculture Development Board.

"As part of this plan, the county is requesting local input to help set priorities for preservation. The plan will identify areas appropriate for preservation and will guide investment within the county. The plan will also

for additional grant funding with which the county can leverage local funds for an already active farmland preservation program," Ware said.

Questions on the survey range from the types of lands to be preserved (from active recreation to land for trails, the creation of a county-wide park system, farmland, forested land, and wildlife habitat) to whether people would support an increase in the Salem County Trust Fund from two to three cents.

"The Salem County Open

Space Advisory Committee and the Salem County Agricultural Development Board are working with Morris Land Conservancy on the development of the plan," said Rubenstein, who also serves as freeholder liaison to the County Open Space Advisory Committee.

"Morris Land Conservancy will be analyzing the surveys and using the results of the surveys and the public meetings to help the county identify locations and types of lands to be preserved with county funds."

Members of the agricultural community in Salem County are also encouraged to attend a special public meeting to discuss farmland preservation on Wednesday, April 26, at 7 p.m. at the Ware Building on 51 Chancy Road, Mannington. This meeting is being hosted by Salem County Board of Chosen Freeholders, and the Salem County Agriculture Development Board and will be facilitated by the Morris Land Conservancy.

Salem County has hired the Morris Land Conservancy to develop an Open Space and

Farmland Preservation Plan to identify and prioritize land preservation for agriculture, recreation, open space, and natural resource conservation. As part of this plan, the county is requesting local input to help set priorities for preservation. At this meeting, farmland will be the focus and the farmland preservation portion of the plan will be explained and discussed. Residents will be encouraged to ask questions, discuss their preservation priorities, voice their concerns and provide information which will be vital to develop-

ing an accurate representation of county farmland preservation goals.

Additional public meetings are scheduled for May and June and will focus on gathering input from park managers, non-profit groups and municipal officials. The final Open Space and Farmland Preservation Plan will be completed by December 2006.

For more information on upcoming meetings contact the Morris Land Conservancy at (970) 544-1010 or visit the Salem County Web site at www.salemcounty.nj.gov.

Today's Sunbeam
Pages A1 + A5

Land preservation seeds planted

■ Farmers attend hearing hosted by Freeholders and Salem Agriculture Development Board

By ANDREW FRANKUM Staff Writer

WOODSTOWN— Approximately 100 Salem County farmers voiced their opinions and addressed issues with the current

farm preservation program Wednesday night for the public hearing hosted by the Salem County Board of Chosen Freeholders and the Salem County Agriculture Development Board.

Members of the New Jersey State Agriculture Development Committee and Morris Land Conservancy were present to discuss farmland preservation. Heidi Winsinger, the chief of acquisitions for the N.J. State

Agriculture Development Committee discussed the changes that have occurred to the acquisition of farmland in the state.

Winsinger said the state will soon be beginning a year-round acceptance instead of a seasonal one. Winsinger told the residents the state only focuses on the highest quality farms with large acreage, good soil and water.

She said many of the other farms would have a better chance

following a municipal or county preservation plan.

After Winsinger's presentation, Barbara Beckins Davis, director of municipal program for Morris Land Conservancy, which was hired by the county freeholders to create a farm preservation plan, took control of the meeting.

Davis told the residents the reason for the meeting was to listen to farmers.

(See FARMERS, Page A-5)

Farmers: Preservation discussed

(Continued from Page A-4)

"This is your right, as farmers and residents, to tell us," Davis said.

Davis told residents the farm preservation and open space plan should conform with Green Acres and the State Agricultural Development Committee so they can access the money in these programs.

"If you plan well you can access money you didn't know of before," Davis said.

Davis also presented an anticipated timeline that includes an upcoming meeting on May 24, that will focus on park managers and local nonprofit organizations. And the possible drafting of a farmland plan to be delivered to the county on June 28.

In October, Morris Land Conservancy plans to have a draft an open space and farmland preservation plan.

The rest of Wednesday's meeting involved the farmers and residents listing their issues with the current farmland preservation plan.

The farmers and residents said they were worried about pressure from development, their crop's water needs, funding for farm preservation, communication between the applicants the county and the state, and using appraisals value that are outdated.

For over an hour the residents and farmers listed their problems and concerns while Davis wrote them down.

When Davis asked the crowd what they wanted the future of farming in Salem

County to look like one woman said, "I want to see my son farming the land. And he is two and a half."

After the conversation on farm preservation, Davis and others from the Morris Land Conservancy hung the list of issues on the wall and asked residents to place stickers on the issues that were most important.

Davis also urged residents to continue filling out the surveys so they can get a better understanding on what the community wants and needs.

The Morris Land Conservancy surveys due date was extended to May 2. Residents can download and complete the surveys or received more information at www.morrislands.com.

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 questions on the survey compared to other open space questions is few to many
- From Elmer Grange meeting-a need identified was public access to water and other public lands-as a farmer and land owner they have concerns over liability and public access to their lands
- Protect the farmer-secondary businesses are needed and attract new farmers to Salem County-protect 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

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?

- Keep farms active for the next generation
- Seven generations of farmers were present in the room
- Envision diverse farming in the County
- Land base-availability (getting higher prices) and less affordable
- Agriculture support industries
- North Jersey farmers are getting high dollar values up north-selling out up there and then bringing the money down here to drive up values of our land here as they migrate south to buy our land
- Farmers from outside Salem County and south jersey area coming in to buy specifically preserved farms
- increasing the re-sale value of preserved farms and therefore decreasing affordability of the land acquisition property
- equity is increasing in lands that are preserved
- young farmer-programs to help us change from what we used to do to what we need to do-emerging markets, keep operations viable (network, marketing)-is there awareness and outreach to the Rutgers 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 Rutgers Extension are outlets for this information (do they target information)
- Fear of being down zoned
- Fear of being state initiatives/targeted like the pinelands and highlands preservation areas

- What if the State designated Salem County as a special agricultural zone to protect agriculture just as much as the highlands and pinelands-problem is equity taken out of the ground when these programs are created-no re-imburement-"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 appraised 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

Attention Salem County Residents

Are you interested in helping to shape the preservation programs for Salem County?

If so, please plan on attending a public meeting, which will be hosted jointly by the Salem County Board of Chosen Freeholders, the Salem County Agriculture Development Board and the County Open Space Advisory Committee. Morris Land Conservancy will be facilitating this meeting. Participants will help establish priorities to help guide the future of the County's preservation programs.

Date & Location:

Wednesday, November 29– Ware Building
Cheney Road, Mannington Township

Time: 7:00 PM

Ordered and Paid for the by the Salem County Board of Chosen Freeholders

TODAY'S SUNBEAM

YOUR GOOD MORNING NEWSPAPER

188th Year, No. 78

USPS No. 358940

SERVING SALEM COUNTY, N.J., SINCE 1819, TUESDAY, NOVEMBER 28, 2006

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Open space forum slated

Meeting planned for Wednesday

Special to Today's Sunbeam

SALEM — County freeholders will sponsor another public forum to hear comment on the draft Farmland Preservation Plan and the Open Space and Recreation Plan that was released earlier this month.

The meeting will take place in the Ware Agricultural Center on Cheney Road in Mannington at 7 p.m. Wednesday.

"Farmland and open space preservation is an important issue for Salem County and it is important that all voices are heard as we prepare to finalize these plans which will provide guidance to the County on these issues," said Freeholder Director Lee Ware, who also serves as freeholder liaison to the Salem County Agriculture Development Board. "We have used almost every medium available to us in order to get feedback from county residents and this meeting will provide another opportunity to discuss together our vision for Salem County's farmland and open space preservation efforts."

The meeting on Wednesday evening will be the sixth and final public meeting on the Open Space and Farmland Preservation Plan. Comments from the public will be recorded and the final Open Space and Farmland Preservation Plan will be completed before the year's end. The meeting will be moderated by the Morris Land Conservancy.

"This final meeting will provide us with valuable feedback as we prepare to finalize our plans," said Freeholder Beth Timberman, who also

(See FORUM, Page A-5)

Forum: Open space meeting on Wednesday

(Continued from Page A-1)

serves as freeholder liaison to the County Open Space Advisory Committee. "The process that we have followed for these plans have been intentionally interactive to ensure

that everyone has the opportunity to offer their suggestions and opinions. The plans that are being developed will provide us with a valuable tool to ensure that Salem County remains beautiful and viable."

**Salem County Open Space Advisory Committee and
County Agricultural Development Board**

Invite the Public

**To Provide Comment on the
Draft Salem County Open Space and Farmland Preservation Plan**

Wednesday, November 29, 2006
7:00 pm

Ware Building, 51 Cheney Road, Woodstown

Agenda

- Goals of Preservation Plan and Public Meeting
- Overview of the Salem County Open Space and Farmland Plan and Maps
- Identification of Priority Areas and Land Preservation Goals
- Issues impacting Salem County's Open Space and Farmland Initiative
- Public Comment on Draft Plan and Maps

Hosted by:

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

Freeholder Liaisons:

Beth Timberman, Salem County Open Space Advisory Committee
Lee Ware, Salem County Agriculture Development Board

State Representatives:

Tim Brill, State Agriculture Development Committee
Curt Gellerman, New Jersey Green Acres

Meeting Facilitated by Morris Land Conservancy

County of Salem – Farmland Preservation Plan

Salem County Agriculture Development Board:

MISSION: To protect quality farmland and support the local agricultural economy.

- GOALS:**
- Preservation of viable productive farmland and its resources
 - Retention of the County’s farms and farmers that provide an economic base for the County
 - Preservation of the agricultural heritage, livelihood, and lifestyle that contribute to the high quality of life, for present and future generations
 - Support the agricultural infrastructure to enable young farmers to stay in Salem County, as well as purchase and farm additional farmland

<u>FAST FACTS:</u>	<ul style="list-style-type: none"> • Of the 338 square miles (216,320 acres) of land in Salem County, more than 60% is farmland assessed (130,835 acres) • Of that farmland, 16% is preserved (21,287 acres), and an additional 1,201 acres are pending approval; totaling 22,488 acres • The Census of Agriculture estimates 96,238 acres of productive farmland in Salem County • 73,750 acres of farmland remain unprotected
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- PROGRAM GOALS:**
- 13,000 acres in five years
 - 26,000 acres in ten years

- PROJECT AREAS:**
- Cohansey–Pole Tavern–Pine Tavern Agricultural Project Area
 - Mannington Meadows–Seven Stars–Algonkin Lake Project Area
 - Maskells Mill-Hagerville-Mannington Meadows Project Area

Any farm located within the Salem County ADA is eligible for preservation, regardless of whether it is located within an identified project area.

County of Salem

**OPEN SPACE AND FARMLAND
PRESERVATION PLAN**

Comment Card – November 29, 2006 Public Hearing

Name: _____

Municipality: _____

Farmland Owner? _____ Yes _____ No

Do you represent or belong to a local organization in Salem County? __ Yes __ No

If so, the name of the Organization: _____

Your comments on the Draft Salem County Open Space and Farmland Preservation Plan: _____

Thank you!

Salem County Open Space Advisory Committee
Salem County Agriculture Development Board
Ware Building, 51 Cheney Road, Woodstown, NJ 08098

County of Salem – Open Space and Recreation Plan

Goals of the Open Space and Recreation Plan:

- Preserve Farming and the Farmer in Salem County
- Protect the County's water resources
- Retain natural forested land and the habitat that it secures
- Treasure the Garden County's Agricultural Heritage
- Protect the special natural resource areas that are unique to Salem County.
- Create Partnerships and Obtain Additional Grant Funding to leverage local preservation funds
- Connect People with the Outdoors, Agriculture, and Natural Areas
- Build upon Existing Public and Private Preserved Lands to Create Greenways and Prevent Fragmentation of Habitat and Agricultural Resources
- Improve Quality of Life for the next generation through retention of Farms and Natural Lands for recreation and conservation.

Land Preservation Recommendations:

Greenways:

- Burden Hill Greenway
- Swedes Run Greenway
- Pedricktown Marsh Greenway
- Green Branch Forest Greenway

Blueways:

- Salem River Blueway (including Mannington Meadows)
- Alloways Creek Blueway
- Bayshore Blueway
- Stow Creek Blueway
- Oldmans Creek Blueway
- Maurice River Blueway
- Muddy Run Blueway
- Riverview Blueway

Brownbelts:

- Pine Tavern -Pole Tavern-Cohansey Agricultural Project Area
- Algonkin Lake-Seven Stars-Mannington Meadows Agricultural Project Area
- Mannington Meadows-Hagerville-Maskells Mill Agricultural Project Area

Summary of Preserved Land in Salem County

Salem County encompasses a total of **338 square miles** or **216,320 acres**. Of this total, **50,783 acres**, or **23%** of the total land area in Salem County, are currently preserved through the following methods:

PRESERVED OPEN SPACE			
Owner	Class	Acres	% of County
Federal	15C	3,500	2%
State	1, 4A, 15C	18,260	8%
County	1, 15C	74	<1%
Municipal	1, 3B, 4A, 15C	621	<1%
New Jersey Natural Lands Trust	1, 2, 4A, 15F	1,126	1%
New Jersey Conservation Foundation	1, 15F	561	<1%
The Nature Conservancy	15F	1,206	1%
The Conservation Fund	15F	125	<1%
PSE&G DCR Estuary Enhancement Program	1, 3A, 3B	<u>2,820</u>	<u>1%</u>
		Total:	28,295
			13%
PRESERVED FARMLAND			
Type	Class	Acres	% of County
Preserved Farmland	2, 3A, 3B, 15C	21,287	10%
Farmland Pending Preservation	2, 3A, 3B	<u>1,201</u>	<u><1%</u>
		Total:	22,488
			10%
		<u>TOTAL ALL PRESERVED LANDS^:</u>	<u>50,783</u>
			<u>23%</u>

^ Includes Farmland pending preservation

Preserved Open Space Lands by Municipality

Municipality	Preserved Open Space (acreage)
Alloway Twp	1,284
Carneys Point Boro	455
Elmer	18
Elsinboro Twp	3,289
Lower Alloways Creek Twp	10,172
Mannington Twp	1,486
Oldmans Twp	498
Penns Grove Boro	4
Pennsville Twp	3,609
Pilesgrove Twp	701
Pittsgrove Twp	4,860
Quinton Twp	1,870
Salem City	0
Upper Pittsgrove Twp	47
Woodstown Boro	-
Total:	28,295

IN RE: SALEM COUNTY OPEN SPACE and FARMLAND PRESERVATION PLAN

November 29, 2006

Open Space Advisory Committee meeting, taken in the Ware Building, 51 Cheney Road, Woodstown, New Jersey, before LISA F. PENROD, Certified Shorthand Reporter and Notary Public of the State of New Jersey, on the above date, commencing at 7:10 p.m., there being present:

BEFORE:

Barbara Davis, Morris Land Conservancy

SALEM COUNTY OPEN SPACE ADVISORY COMMITTEE

Paul Codella, Chair, Beth Timberman, Freeholder Liaison

SALEM COUNTY AGRICULTURE DEVELOPMENT BOARD

Andy Buzby, Chair, Lee Ware, Freeholder Liaison

DEGNAN & BATEMAN CERTIFIED SHORTHAND REPORTERS

(856) - 547 - 2565

MR. WARE: Good evening. It's been a great day today. We had a bridge dedication in Salem and Veterans Salem County Memorial Bridge and now we're here tonight. So many people worked so hard to make this project come to fruition. On behalf of the Board of Chosen Freeholders, I would like to welcome each of you to the sixth and final meeting. Is this the final one?

MS. DAVIS: Yes.

MR. WARE: To discuss the Farmland and Open Space Preservation Plan that are being assembled by Morris Land Conservancy. The Board of Chosen Freeholders contracted with Morris Land Conservancy to develop these plans because we know that growth and preservation are important topics for the residents of Salem County and we wanted to have plans developed that would help God's future preservation efforts to ensure that we are in lock step with the will of the residents of this fine county. The plans that will be discussed this evening will identify areas appropriate for preservation and will guide future investment within the county.

The Morris Land Conservancy has worked with the Salem County Agriculture Development Board and the Salem County Open Space Advisory Committee throughout the planning process. Local government officials, including developmental boards, historical commissions and environmental organizations, also participate in interviews and surveys to assess preservation needs. Most importantly, we have made a great effort to make sure that anyone from the public could voice their opinions and we thank you for making your voice heard through attending public meetings or filling out a survey. This process has gone on for quite some time and it is exciting that we are getting ready to wrap it up and get this plan on the books.

I would like to thank Morris Land Conservancy for their dedication, excitement for this project. You have been excitable. Additionally, I want to extend our thanks to Andy Buzby, Chair of the Salem County Agriculture Development Board, and Paul Codella, Chair of the Open Space Advisory Committee, and the many fine citizens that has served with them. Let's hear it for these guys. They worked very hard.

(Audience applauds.)

MR. WARE: These people are great and their dedication to Salem County is without measure and we're truly appreciative of their service. Last but not least, and I bug her just about every day, I want to thank Chris Alexander for assisting these committees on a daily basis and entirely advocate for these issue and presents a tremendous work ethic. Chris, let's hear it for Chris.

(Audience applauds.)

MR WARE: I also want to thank the representatives from Green Acres for attending this evening. I also want to recognize my fellow freeholders who are with us this evening; Freeholder Beth Timberman, Deputy Director Bruce Bobbitt, Freeholder Dave Lindenmuth and Freeholder Elect Jeff Hoagan. Barbara, you have given us our goals, you have given us our vision. You have worked very hard and we're all very proud of you. I'm going to turn this over to Miss Barbara Davis.

MS. DAVIS: Thank you, Lee. Okay. It's my job tonight to give you the rules of the evening because I'm good at this stuff so you have to follow my rules, and I'm also going to give you an overview of the plan. I first want to welcome Curt Gellerman from New Jersey Green Acres, Tim Brill and Steve Brunner from the State Agriculture Development Committee. These gentlemen drove down from Trenton to be with us tonight. They are resources for you and they're here to answer questions if they come up tonight and to meet with you afterwards if you have any questions for them. They're terrific people, bother them, ask them questions. They'll really be able to help you. The structure for the meeting tonight is that we're going to briefly go over the Open Space and Farmland Preservation Plan, talk about the maps that surround the room and then hear from you. The bulk of the evening tonight is to listen to you, your comments on the draft plan. We have a stenographer here who's recording all of the questions and that will be incorporated into the Open Space and Farmland Preservation Plan. I do want to go over some of the paperwork. God forbid an environmentalist doesn't have paperwork.

Okay. The first thing is I have a sign-in sheet. Curt, can I hand this to you? Okay. Everyone needs to sign in. There's sign-in sheets in the back. Chris, if you could pass one around as well. If you haven't signed in, please do so. I'm not going to be contacting you; no solicitation. It's to show the SADC and New Jersey Green Acres that we had a nice turnout, which you did, and I really thank you for taking the time to come out this evening.

The second thing that we have in the back -- and I want to introduce Mike Tongran from the Morris Land Conservancy. Mike, if you could raise your hand. We have comment sheets. If you don't have time tonight or you're not comfortable speaking in public, please take a comment sheet, fill it out and send it back to Chris here in the Ware Building so the County Open Space Committee and the County Agriculture Development Committee can hear your questions and concerns on the Open Space and Farmland Preservation Plan. So they look like this. They're white sheets. The yellow sheet is the agenda for tonight so you can see what it is that we're covering. We have the names of the people who are here up at the panel. I'm next to Paul who's chair of the County Open Space Committee. Next to him is Andy Buzby, Chair of the Salem County Agriculture Development Board. We have Beth Timberman, the freeholder liaison to the Open Space Committee, and Lee Ware who's the freeholder liaison to the County Ag Development Board. These people know what's going on. They're your contacts. Ask them questions. They're experts on these plans. It also talks about who's here from the state so you have their names.

On the back is a short description of why the county undertook an Open Space and Farmland Preservation Plan. It has a time line with the public meetings that were held, the survey sheets and when all the products were delivered and when the final plan will be delivered. It has my information from the Morris Land Conservancy and contact information for the Ag Development Committee and the Open Space Committee.

The two sheets that are blue and green, does anybody not have these sheets? Because Mike can pass them around. Are you guys okay? Okay. These are my cheat sheets because I can't remember anything. The first one is the blue sheet on the Open Space and Recreation Plan. The second one is on the Farmland Preservation Plan.

I do want to explain to you, what Salem County did, in my opinion, was extremely innovative. The Salem County hired the Morris Land Conservancy to write one document, an Open Space and Farmland Preservation Plan. A priority of the planning process was to incorporate the visions for farmland protection and open space protection in a consistent and overall manner for Salem County.

What we have done is written this document in two volumes. They are in the back on the table and they are also outside on the table. They also appear on your web site.

The first one, Volume One, is your Open Space -- sorry -- is your Open Space and Recreation Plan. The second one, Volume Two, is your Farmland Preservation Plan. The reason they came out in two volumes is because the two agencies have slightly different regulations for the documents and we wanted to make sure your plans were complete and would be accepted by New Jersey Green Acres and the State Agriculture Development Committee for funding.

These plans were a bottoms-up approach. We had significant public input into the Open Space and Farmland Preservation Plan. The poster by the door, please take a look at it when you leave, documents all of the public input. There's a photograph from each public

meeting. There's a photograph from the tours. We toured the county every time we came out, and it's a beautiful county; it really is, and you know this better than I do.

We also attended the legislative tour in August and there's a photograph of the tours and there's a photograph of the survey form and the invitation. This was a document that reached hundreds of people before anything was written down on paper, as it should be. This is your farmland plan. This is your open space plan.

The Open Space and Recreation Plan includes a documentation of the available land for preservation and the amount of preserved land in Salem County. I want you to hold your breath for a minute and just listen to these numbers. Salem County encompasses a total of 338 square miles or 216,320 acres; okay? Of this total, 50,783 acres or 23 percent of the total land area in Salem County is currently preserved. That's a very impressive number. It's preserved through federal ownership, state, county, municipal, nonprofit ownership, and PSE&G has an estuary enhancement program that protects nearly 3,000 acres.

In terms of preserved farmland, you have 21,287 acres of preserved farmland which represents 10 percent of the county. You have 1,201 acres of farmland pending preservation, for a total of 22,488 acres. And this appears on the back of your blue sheet so it gives you a breakdown of what's permanently protected.

Based on the public input upon review of your master plan, we came up with a series of goals for open space preservation in Salem County. The first and foremost was to preserve farming and the farmer in Salem County. The second was to preserve the county's water resources.

This is truly a link between your open space and your farmland program was the protection of your water resources. Every public meeting, every survey, this ranked extraordinarily high, was the protection of your water.

To retain the natural forest land and the habitat that it secures. You are very fortunate to have vast forest of beautiful, richly forested land in Salem County and a priority clearly came to protect those forested resources.

You wanted to treasure the Garden County's agricultural heritage, your buildings, barns, brick pattern houses, field tiles, all came up as priorities for conservation. Protect the special natural resource areas that are unique to Salem County. No one else has a Mannington Meadows. No one else has a Delaware Bay shore like you do.

You want to create partnerships and obtain additional grant funding to leverage local preservation funds. You want, need, have to do this; okay? For every dollar you spend in preserving land, you want to bring dollars for or five to one back into Salem County to help preserve that land. These plans go extraordinary way to making that a reality.

You want to connect people with the outdoors, agriculture and natural areas. You want to build upon existing public and private preserved lands to create greenways and prevent fragmentation of habitat and agricultural resources, and you want to improve the quality of life for the next generation, which is a truly commendable goal.

Now, I want to go over the maps relating to the Open Space and Recreation Plan. The open space map is to my left, your right. The open space map is a parcel base map. Again, you're extremely fortunate in Salem County that your county has undertaken the effort to digitize all of your block and lots in Salem County. Makes it much easier to undertake any planning process when you have this level of detail and accuracy.

It may look like it was easy to put together. I'll tell you it wasn't finalized until a couple weeks ago. Things change every moment. It's a big county.

The brown is farmland, anything that's assessed as farmland. So I want you to think about that. This includes farm assessed property, barns, houses that are on farm assessed. It includes wetlands and waters that are on farms; includes forests that are on farms. So this is a big number. Of the 338 square miles or the 216,320 acres, more than 60 percent of Salem County is farmland assessed or 130,835 acres; okay?

The dotted ones -- can you guys see the speckled brown? I know in the back it's hard. There's another map in the back that just is the farmland map. You see there's the brown and then there's the speckled? The speckled is preserved farms. The map in the back I think has a purple color; is that correct? And those are the pending farms; is that right as well? I'm remembering everything correctly? Okay.

This -- even -- I'm telling you this now, even if you look at that map and you tell me that your farm is pending for the purposes of the plan as it stands now, this is the map that's going to go in. The county can update it as time goes on. This was very difficult to pull this information together. There was a lot of different information sources.

The numbers that we have in the plan now, Chris can defend, I can defend. We went through the SADC, fabulous resource, to get those numbers together. So we're pretty confident that we did it right. So I'm keeping my fingers crossed that everyone says, fabulous, Barbara.

This map up here, anything in green, any shade of green is permanently protected in terms of open space. The different shades of green, I know it's almost impossible to see from the back, just indicates a different level of ownership.

The yellow is undeveloped land and then the purple is municipal. But big picture, brown is farmland, green is open space, yellow is undeveloped land. The gray is U.S. government land, the Army property that's along the shore of the Delaware River.

Based upon the goals that were identified in the Open Space Plan, based upon your natural features, we have our natural features map. Sorry it's a little wrinkly. This is our working map so you can see we really worked it.

Is Nancy here, Nancy Merit? See, there's water on that map.

Okay. This map is really the – and Nancy's been hawking me, as she should. This is really the basis of some of the environmental features in Salem County. The green is the forested land cover. Anything in blue is water, whether it be wetlands or surface water. It's a very comprehensive map.

Your county feeds into the Delaware River. You've got the Maurice River, the Salem River. This is a hugely rich county in terms of its water resources and any preservation effort has to take into account where your water is and where it goes.

The brown underneath that map, can you all see that? That's your soils layer. I didn't include a separate soils map, but I just wanted to give you an idea, the deep brown are your prime agricultural soils. The peachy color and the orange color, which again, if you're in the back, I'm really sorry, almost impossible to see, those are your soils of statewide significance and local significance.

Salem County has a very rich soil base. It's why your agricultural land is so productive. This map gives you an idea of the natural features in Salem County and it's the basis of both your farmland, project area map and your greenway map.

To my left is the greenway map that's included in your Open Space Plan. The greenway map includes a system of three projects; your greenways, blueways and brownbelts. The greenways are really based on your forested areas, both upland and forested wetlands. Your brownbelt we're going to go over in a minute; those are your agricultural project areas, and the blueways are your river corridors and your bay shore area.

Every municipality in Salem County has a project area in it. Every municipality in Salem County has either a natural feature or an agriculture feature of such significance that it's been identified by your County Open Space Advisory Committee and your County Agriculture Development Board as a priority for conservation and it's been identified on your greenway map.

Now, the Farmland Preservation Plan, the first thing that's asked is what is the mission and vision of the County Ag Development Board, and I think it's important enough to just read, The vision of the Agriculture Development Board is to protect quality farmland and support the local agricultural economy. Very succinct and absolutely accurate. And how they want to do this is to preserve viable productive farmland and its resources to retain the county's farms and farmers that provide an economic base for the county, to preserve its agricultural heritage, livelihood and lifestyle, and to support the infrastructure that enables young farmers to stay in Salem County as well as purchase and farm additional farmland, a huge priority for the County Ag Development Board.

The goals of the County Farmland Program are to preserve an additional 13,000 acres in five years and to preserve an additional 26,000 acres in 10 years.

As part of the Farmland Preservation Plan, the County Ag Development Board has developed what it calls a farmland project areas map, and that is to my right and your left. Now, if you look on this map, it's regional in nature. The yellow – I know it's hard to see. Sorry. I keep saying that. Come up and talk to me after. The yellow in the southern part of the county is -- that's Gloucester County, right? Is Gloucester County, and that's its priority farmland areas. Cumberland. I knew I messed that up. I'm so embarrassed. Sorry. Okay, it's Cumberland County as farmland preservation areas. We included Cumberland County because it's digital. Gloucester County is not digital. It's north of Salem County, but in the plan itself, the map for Gloucester County has been scanned in and there's a discussion of continuity in terms of regional resources for farmland preservation.

The green on your farmland project areas map is preserved open space. The State Agriculture Development Committee wants the County Ag Board to be aware of preserved open space and to preserve land that is consistent with the preserved open space that surrounds it.

The brown, the light brown is farmland and then on this map it also shows a preserved farmland as speckled.

Now, the yellow line on the map --Beth, can you stand up and show them the yellow line?

MS. TIMBERMAN: You mean the dark yellow line?

MS. DAVIS: Yes.

That is your agriculture development area line. This is something that's been adopted by the Salem County Ag Development Board and it's the boundaries in Salem County for farmland preservation.

I want to read this line that appears your green sheet and appears on your map and appears in your Farmland Preservation Plan, and it's really important. Any farm located within the Salem County ADA, the Agriculture Development Area, is eligible for preservation, regardless of whether it is located within an identified project area.

Now, let's get to the identified project area. The Salem County Ag Development Board has developed -- has identified three project areas of county importance for preservation. The three are identified geographically as the Cohansey-Pole Tavern-Pine Tavern Agricultural Project Area, the Mannington Meadows-Seven Stars-Algonkin Lake Project Area, and the Maskells Mill-Hagerville-Mannington Meadows Project Area. It forms a U shape in the center of the county.

If you look at the natural features map, the natural features map, the dark brown are the prime soils so you can see that the project areas are consistent with the best soils in Salem County. In addition, if you look at the natural features map, the project area map also follows the areas that are not completely wet and aren't forested. So again, the county is looking at preserving some of the most productive farmland in the county.

Again, this does not preclude their participation in any farm outside of the project areas. It just highlights some of the most important in Salem County.

The pink outlined areas, there's one in Pittsgrove and three in Pilesgrove, these are the municipal planning incentive grant project areas. Again, it's a great program by the State Agriculture Development Committee, something that I would encourage Salem County to apply to as a county. The planning incentive grant areas are areas in which the local municipality has decided have the greatest farmland importance for their town. So if you think about the project areas that the county has identified, these are municipal project areas. They identify areas with the willingness of sellers and the local municipality promises to commit their own funds to help purchase the farms in those project areas and they asked the county to help support those farms in those project areas and then apply to the state. It receives enhanced funding and approval from the state because of the local and county commitment to purchase those farms. Those farms are priority areas for the county as well in the planning incentive grant areas because the county has already preapproved them as priority areas. So even if they don't appear, such as Pittsgrove, within a project area for the county, it is a priority area for the county 'cause the Ag Board has already approved it as a project area.

Also if municipality comes in and they want to have a new project area, they can apply to the county as they've always done for the county support. So it's a good matching program and enhances municipal, county and state funds.

Okay. The Open Space and Farmland Program in Salem County is a willing seller program. The county -- this is a county document and does not preclude local divisions. So on a municipal level, move forward, move ahead, but work with the county to make sure that you can match your funds together.

We found several issues in our planning work this year that impact your open space and farmland initiatives. Funding is an issue in Salem County, and I'm going to tell that's not unique. Funding is tight across the State of New Jersey. Water usage is an issue in Salem County. Concern about water quality came up. Agriculture, viability and continuity came up as a high priority in Salem County. Connectivity, the Salem County Ag Board and Open Space Committee want to see these lands connect to one another. The concept of bringing in partners for funding was important. Historical preservation, historic buildings. The rural heritage and character of your county is unique and that came up as important in Salem County.

Interestingly enough, active recreation did not come up as an important open space issue in Salem County. That came in on the surveys toward the end of the list. It's not to say it's not important, but it didn't come up as a high priority, but trails did. Not as a high priority, but higher than active recreation. Natural resource protection came up as important, along with the view sheds.

So at this point I've talked quite a bit. I've tried to keep to my time frame, and we're going to open it up for public comment, and the way we're going to try to do this is just in terms of time and being able to hear from everyone, we'd like to -- I'm going to facilitate the forum. I have Beth, Lee, Paul and Andy here to answer questions so we're all available to answer questions for you. I'd like to limit it to two questions per person with a five-minute time limit, again, to give everybody the opportunity to ask questions, and I'd like to limit it that if you've asked a question, that you allow someone else to ask before you go ahead and repeat your question.

Is everybody comfortable with that kind of structure for the forum tonight? Okay. Excellent.

All right. With that said, I'm going to turn it over to you. We're happy to answer questions.

Nancy, if you could identify yourself, that would be great.

MS. MERIT: Nancy Merit. Good evening. I just wanted to thank the state. Curt, I've never met you. Thanks so much for coming out and I also want to thank you for that big huge white sign on Route 40 in Pilesgrove Township. We love seeing that there. Thanks for putting it up.

Could you maybe explain what this plan is going to be used for? I mean, it's great to have a plan but I think a lot of people are a little in the dark. So what use is it going to be put to? Can you talk to the purpose behind it, what the uses could be?

MS. DAVIS: Lee said I could answer that.

Okay. The use of the plan, the first step for this -- and if I don't answer it well, just stop me and make sure I answer it well.

The use of the plan, the purpose for the Open Space and Farmland Preservation Plan is to first identify what's here in Salem County and it might seem like a very simple thing to do, but it's a big tall order. How much land do you have? How much of it's preserved? How much is out there as being potential for being preserved? What do you have? And that's part of, if you look on your fact sheet for the farmland plan, your farmland assessment is 130,000 acres.

The Census of Agriculture records what's productive farmland and they record 96,238 acres. If you subtract the amount of preserved land, which is 22,488, you have 73,750

acres of unprotected, productive farmland in Salem County, and it came up very clear that it was a priority to protect your farmland.

So that's the first thing is to identify very clearly how much is preserved and what's left to be protected and what is important for protection in Salem County both from farmland and from open space. That's why the public meetings were held and that's why the surveys were distributed and recorded.

I'm a very detail oriented person and I'm going to tell you the first thing that Salem County should do is submit both plans to the New Jersey Green Acres and to the State Agriculture Development Committee for their review and approval for funding on the state level for land acquisition in Salem County. You want to be able to leverage your local dollars.

These plans clearly demonstrate where the land is that needs protection and why it needs protection. You need to be able to document why a piece of property is so important to you as a county government, and these plans do that. Both the State Ag Development Committee and the New Jersey Green Acres have enhanced funding levels for counties and towns that have approved Open Space and Recreation Plans and approved Farmland Preservation Plans. That's one of the reasons that the document was divided into two volumes, so that they would be a little bit easier to review by the two different boards.

Yes, sir.

MR. OBER: My name is John Ober.

Has the CADB made a determination that they're going to support the planning grants that now exist in the county? Is there a document yet?

MR. BUZBY: Yeah. The planning – the planning incentive plans as they were written, we do support them, John.

MR. OBER: Okay. I heard you say that, but is there a document?

MR. BUZBY: I thought that -- well, as I thought that the freeholders originally approved the plan incentive grants? That goes back two years ago.

MR. OBER: Okay. So for example, in Pilesgrove, I'm aware of that one. The one we submitted is approved by the CADB?

MR. BUZBY: The planning incentive grant, you're talking about the -- your grant as it was written originally?

MR. OBER: Yeah. In other words, areas shown on the map, there's three in Pilesgrove Township.

MR. BUZBY: Oh, do we support -- yes.

MR. OBER: Okay. Okay. And also, I do notice that the two eastern districts in Pilesgrove are not in your -- in the county plan, but you're saying because they're in a municipal plan --

MR. BUZBY: That's right. That's right.

MR. OBER: Okay. Thanks a lot. By the way, you do have 1,200 some acres pending. We have over that in Pilesgrove pending now, in excess of 1,200. So did you include the ones that we have pending?

MS. DAVIS: I included what Chris and Tim gave me as pending. So that's -- those were the numbers I had. Take a look at the Farmland Plan and E-mail me.

MR. OBER: Okay. I'll have Chris -- because there are other agencies that have those farms under option beside us.

MS. DAVIS: Thank you.

MR. WAGNER: Herb Wagner, Pittsgrove.

I have a follow-up question to the one that John just asked regarding planning incentive grant areas and the possibility of some future planning incentive grant areas. As you can see, the planning incentive grant area in Pittsgrove Township really is an area that took into account a thousand acres of adjacent farms that were pretty much -- all that was left in that area when you look at the fact that we do have a lot of greenway areas and water areas, and I'm going to ask you to focus your attention on that map over there to the right-hand side and you can see where the planning incentive grant areas sit and you can see why that planning incentive grant area couldn't have been any bigger than what it was pretty much, because it pretty much takes into account all of the farmland that is outside the greenway area.

Now, what I'm getting at, if you look at that map carefully and you drop your eyes down a few inches, you'll see another big white area. If you look at the other map back over here, you'll see that that's mostly farmland.

I have said in my status reports to the SADC of which I've given a copy of to the Salem County Ag Development Board that's been my plan ever since I started this. As a matter of fact, I have maps that show the area down there as impossible planning incentive grant area for Pittsgrove Township, and if you're curious what area I'm talking about, that's the one that's at the bottom of that map over there. It's practically that whole area. I have about 12 farms there and I have about seven farms that have applied for preservation in that area and they were all turned down by either the state or the county for various reasons, mostly because they were small, but there are some that are 70, 80 acres, and of

course, that includes a 200-acre farm that has been preserved by Joe Parvy. So we have a lot of farms in that area.

It's been my intent to submit a plan incentive grant for that area. I brought it to the attention of the township committee last night and they certainly were in agreement with that, but the question was, well, does the plan mean that Salem County has? Does it mean that if we do apply for planning incentive grant area in that particular area, whether it's going to be ignored because it doesn't fall in the project area, and so that's kind of a follow-up to John's question and I kind of went -- and this is one step further. I'd like to hear what your answer is about that.

MR. BUZBY: Okay. And I anticipated this from Pittsgrove Township. I don't mean that to be smart and I see good reason.

We were asked to pair down --originally when we were asked, our project area or our -- we were ready to paint everything within our ADA brown, and we did an overlay of our soils maps. We looked at our current project areas. We gave and took from each municipality, I feel, to be as fair as we could.

Right now, I don't see why that would be an issue with starting another planning incentive grant in the lower part of your township.

MR. WAGNER: That's the only question I have. I'm not asking you to extend the project area. I understand your rationale. We agree to disagree.

MR. BUZBY: Well, I don't -- the planning incentive grant is about the municipality being able to critique the preservation of project areas. So yeah, I wouldn't see that that would be a problem in the future.

MR. WAGNER: Okay. That's really my only question.

MR. BUZBY: Thank you.

MS. DAVIS: Yes, sir.

MR. YANIS: My name is Jim Yanis. I live in Alloway Township. I have a question concerning the applications that are permitted and I would really like to have a printout or some definite answer as to where an individual land owner stands concerning an application that has been denied and then should they apply again or where does that application stand in the applications that are submitted in the future?

MR. BUZBY: You're not alone, Jim. I don't know if you're talking about your own personal situation.

MR. YANIS: I am talking about my personal. I'm sure there are other land owners --

MR. BUZBY: Yeah.

MR. YANIS: -- that have a --

MR. BUZBY: I know there is. You need not reapply. We have your application. We have a lot of applications. We have more applications and some very good applications right now that we don't have the funding for them right now. A lot of them are in project areas. A lot of them are too small to make it in the first tier of the direct easement round and we haven't had -- last spring we did not have a county round, and you're -- and we're getting more and more applications all the time, which I'm happy to have the quality of them. It's better than it's ever been, and the easement values are better than they've ever been and the funding is short as it's been.

MR. YANIS: In other words, you're saying that a land owner, myself particularly, I could leave this meeting assured that my applications are --

MR. BUZBY: We didn't throw it in the trash. Yeah. We've still got your application.

MR. YANIS: Or whether I should reapply with a new program? I applied in the springtime and I finally -- this is very sarcastic, but at the original meeting in May, I felt that the meeting I was at was assured that the applications had to be in by June and then in September you would receive an answer as to whether you were approved for direct easement or not from Trenton, and it took me four telephone calls to Trenton to finally get a letter in October that I was not approved.

So I'd like to rest assured that I can leave this meeting and know that my application will remain in the pipeline, I don't have to apply again, new programs and so forth and so on.

MR. BUZBY: Yeah. That's --

MR. YANIS: Is that true?

MR. BUZBY: Yeah.

MR. YANIS: Thank you.

MS. DAVIS: Tim, I don't mean to put you on the spot, but do you want to address that as well?

MR. BRILL: Yeah. I guess I need to say for those of you who are familiar with the state's funding situation right now, we're in the last real application year of funding under the original Garden State Preservation Trust Act, funding plan, and that's a double-edged sword. It's good thing, but we need to document the demand for future funding, and we did go through a rather difficult process in Trenton this spring and summer to sort through the many quality applications that we had in Trenton here to determine what our funding would allow us to undertake here.

If some of the farms that we selected as priority farms are not successful for whatever reason, it may be possible for us to continue to reach down the priority list into some of those farms that did not quite score high enough under our criteria. So don't give up hope and we're certainly in the early stages of the process to document the need for future funding and we anticipate some type of public question on the ballot next November, so it's really critically important that we really document the demand for all the programs and I guess Curt can kind of echo much of that sentiment as well. So don't give up hope here.

MR. YANIS: Well, to address it again, in the letter that I finally got from Trenton, there was no mention that I was still in consideration -- still being considered, so with another phone call to Trenton and I was assured verbally that I would remain in the pipeline.

I think the point I'm making is that there should be some way of addressing an applicant signed, sealed and delivered that they can sleep well at night realizing that they're still in the pipeline.

MR. BRILL: That's a good point, and yeah, I apologize for not making sure that that information wasn't as clear as possible. We've tried to match up farms with the best program option. We know it's confusing sometimes for land owners to kind of decide, well, does it make sense to even try to compete statewide, for instance? And usually we can kind of help guide applications. But circumstances change on our end as well, as many people in the room can attest here, but thanks for hanging in there and hopefully, like I say, worstcase, with future funding, we can really expand our commitment to Salem County here.

MS. DAVIS: Thank you, Tim. Thank you, Mr. Yanis.

I would -- that's why I'm recommending so strongly to -- how many freeholders do I have here tonight? Four? Here's my recommendation. I'm not going to mince words. Submit the plans to the state, both plans, even if the state has no funding this year. Get yourself in the pipeline so that you're good and ready and there when the state does have funding. Give the opportunity for the state to see how important preservation is to Salem County.

You have an excellent set of documents here. They're thorough, they're detailed and they clearly show why land is so important to protect in Salem County, on a wide basis. Submit them to the state for their review.

Okay. Next question. I know I saw a couple questions. Could you just introduce yourself.

MS. LUCAS: Barb Lucas. I live in Pilesgrove on Route 40, between Woodstown and Upper Pittsgrove line, and I see that line straight down there with that brown. Is that Upper Pittsgrove line? Is that why you put that there or how did you come with a straight line like that?

There's a lot of ground that's preserved between Woodstown and Upper Pittsgrove in that. I don't know if it's light brown or dark brown.

MR. BUZBY: We followed your soil maps. What's your main concern?

MS. LUCAS: I don't understand why we have brown down the line here and not brown from Woodstown to Upper Pittsgrove, down Route 40.

MR. BUZBY: You wanted to be in the dark brown area?

MS. LUCAS: Well, I just didn't know why.

MR. BUZBY: Okay.

MS. LUCAS: Because there's a straight line. Is that Upper Pittsgrove line?

MR. BUZBY: No. This basically is, though.

MS. LUCAS: It looks like it to me. Because there's ground between Woodstown and on down Route 40 up to Upper Pittsgrove.

MR. BUZBY: I'll reiterate what I said earlier. When we were first asked to do this, we put everything in the ADA in the dark brown and then we were asked to go back and prioritize. So it was a give and take. It was an overlay of the soils maps, our project areas and everybody had to give and take a little bit here. But just because you're not in the dark brown area doesn't mean you're not eligible for farmland preservation.

MS. LUCAS: Well, then, what is the dark brown area good for, then?

MR. BUZBY: That's our priority areas.

MS. LUCAS: I thought, like, if you had 100 acres or more that you were going to be a priority, if it's tough soils. But all you got a letter from the state that says you're a priority farm but we don't have any funding for you, go the county or go to the pig grant, and the pig grant says, we don't have any money for you, go to the county, and the county says, we don't have any money for you, go to the state. So --

MR. BUZBY: What's your question, Marge? What's your question?

MS. LUCAS: What's this map going to do?

MR. BUZBY: I'm sorry?

MS. LUCAS: What's this map do? I don't understand what it does.

MR. BUZBY: It's meant to prioritize our preservation areas.

MS. LUCAS: So if I'm not in the brown, it's not good.

MS. MERIT: Does all the money go to the dark brown first? No? For sure, no? Because that is a concern. Okay.

MS. LUCAS: I don't understand what we're doing a map for if it means nothing.

MS. DAVIS: Good questions, all good questions. I'm going to make sure I answer them and I don't forget any.

The dark brown U shape is the county's priority for preservation. The state has enhanced funding if you identify project areas for preservation. That's all it means is that they're eligible for enhanced funding from the State of New Jersey for those farms.

The ADA line is in criteria for farms that can apply to the county for funding. So any farm is eligible to be preserved in Salem County for funding. Your concern about lack of funding, state and county, is absolutely real, and there's no other way to put it, and what I'm going to ask you, and you can poo-poo me and that's okay, is that you hold on tight. The state is working to have a question on the ballot in 2007 to renew the Garden State Preservation Trust.

The Salem County freeholders are looking for innovative ways to ensure that funding continues into Salem County. I would ask that if it's important to you, and I trust that it is, to preserve your farm, to hang in there; keep the discussions going. Meet with Andy and the Salem County Agriculture Development Board and let him know how important it is to you. Write to the state, write to the county. Write to your neighbors and let them know how important it is that Salem County's land be preserved. Let people know. Educate the public as to why land conservation is important in Salem County, and get the funding renewed.

Okay. Yes, sir.

MR. EISENHOWER: Steve Eisenhower, Natural Land Trust, and I hadn't heard -- maybe -- I came in late and maybe this was addressed, but I'll just speak on behalf of the other open space issues in case anybody's interested in those. You know, we were involved with preserving land for either the easements or through, you know, outright purchase and making it part of what we have in preserved forest land primarily and also open land, follow up on this a little bit. Did you address this already? Just on the other avenues, these are things that are available. Has this been addressed yet or not?

MS. DAVIS: Well, we discussed it briefly, but if you can discuss it quickly, I'm happy to include it.

MR. EISENHOWER: Three minutes.

MS. DAVIS: Two and-a-half.

MR. EISENHOWER: You have the state. You have the federal areas, which obviously are the refuge. You have the wildlife management areas. So if you own property adjacent to that, that's another avenue that's open to you. It doesn't have to go through the farmland program. There's another program which is the Green Acres program focused on the non-farmland areas and that's what we're involved in protecting.

You have about seven acres. We call it the Burden Hill Forest Preserve, and then also New Jersey Conservation Foundation also has, I guess, about six or 700 acres too. So it's just another way of preserving land, and sometimes we have some properties which are part farmland that we can preserve, too, and Curt is also involved with that with the Wildlife Management areas and also the state parks and the federal lands.

That's pretty much it. I just want to make that point.

MS. DAVIS: Thank you, Steve.

Steve makes an excellent point and one of which is the meeting prior to this with the County Open Space Committee, we discussed in length the SADC and Green Acres, if you don't mind me speaking for you for a moment. They're really promoting what they consider hybrid projects, cooperative projects. If you have a parcel that's both wooded and tilled farm, there's an opportunity to combine funding sources and the protect land for both its open space value and its agricultural value. Open space acquisition does include a public access pump on it. So that needs to be part of the decision process. Again, through the county or municipal open space programs, that's traditionally understood that there's a public access component and Green Acres has a public access component. Agriculture do not. So if your land is conducive to that, there are ways to be innovative no how you protect your land. Nonprofit organizations are an excellent resource for you if you're looking to protect your land, is a nonprofit land trust, and we work with hundreds of land owners to protect their property throughout the northern part of the state. New Jersey Natural Land Trust is excellent. New Jersey Conservation Foundation and Nature Conservancy, wonderful resources for you here in Salem County.

Are there others questions? Ready.

Yes, ma'am.

MS. DUNNE: My name's Loretta Dunne. I have been a volunteer for about six or seven years with Fish and Wildlife monitoring an eagle's nest in Mannington marsh area. My understanding is that -- I sent you an E-mail recently. My understanding is that there's a potential for a very large farm in that area, Seabrooks property might be developed. So my question is how does this project -- you know, all of this mapping and everything go

into changing zoning perhaps in the county or how's -- is it being used somehow in that way to protect things when people can't sell or when their neighbors want to make big -- you know, sell for big housing markets?

MS. DAVIS: Earl, I'm going to answer this. If I say something wrong, stop me. Earl's ready. He's your county administrator.

Okay. The Open Space and Farmland Preservation Plan is not a regulatory document. The maps that you see here are vision documents; okay. The greenway map shows a vision for preserved land in Salem County. The farmland project area shows a vision for farmland preservation in Salem County. It does not dictate zoning. It does not -- the plan doesn't include recommendations for zoning.

What the plan does is that it's to be adopted as an element of your county's master plan. It includes information on each and every municipality in Salem County. It's consistent with each and every municipality's existing zoning and preservation goals, and you can look in the plan and there's a page on every single town in Salem County, what their preservation goals are, what their recreation areas are and the amount of land that they protected and what they're documented as priority areas.

You can use these plans in your planning process to help you in your master planning process for zoning in that sense. So the planning board would then take a document like, look how the county has identified their land and use it as another tool in their toolbox for helping to design appropriate zoning for particular areas in their municipal.

Earl, do you want to add anything to that or does that cover it?

MR. GAGE: No. Just the DEP also has an overlay of protected areas which they rank on a scale of one to five which would help in the protection of that area, the wetlands.

MS. DAVIS: Right. In the Open Space and Recreation Plan, and I want to make sure -- there's two copies here for everyone to see. There's one in the table on the back and there's one in the table right outside and these are mine up here, but we included several maps in the plan, and I'm just going to -- sorry. I guess this is distracting for you, but the first map in the plan refers to what Earl was talking to, and it's the natural features map that includes the natural heritage priority sites. These are sites of significant threatened and endangered species habitat in Salem County, of which there are many. The second natural features map in the Open Space Plan includes forested and wetland areas in Salem County. It's a subset of the natural features map that's shown. To reduce this map to an 11-by-17 size makes it illegible. So we actually divided it into two separate maps, and again, these county documents are meant to be tools for the county and they're meant to be tools for you as a municipality; and I just want to, if you'll allow me, the Open Space and Recreation Plan includes what we call fact boxes, fact sheets. They're excellent tools for you to bring to the public to explain what open space is. It talks about containment in lieu of taxes program. It talks about Garden State Greenways, which has been developed by the New Jersey Conservation Foundation. It talks about what community supported

agriculture is. It talks about how open space pays, how preserving land can actually help your ratables in your community.

These are excellent resources for you and that's really the job of the county is to provide resources to you as residents and representatives of your municipalities to share with each other. This is an excellent tool. Look at it and take information from it for your own municipal use or your private use. It's on the county's web site, and once the plan is finalized at the end of December, the final plan will be there as well.

Are there other questions on the Open Space Plan? Yes, sir.

MR. ACEY: Barbara, I'd just like to thank you again. I think you've done a tremendous job, and thank the freeholders for their efforts.

I'm Don Acey from Mannington Township. I was wondering if the two volume set after the final draft is done could be made available to each municipality to have on site at their municipality, city hall, whatever, so if someone wanted to come in and actually look at it and don't have access to a computer, most of us do or don't, depends on where you are and what you're doing, but they might want to be able to access that, if that's possible.

MS. DAVIS: Earl is nodding his head very strongly. We've been contracted to print 100 copies of the plans so there'll be more than enough available, and Earl is nodding that he will make sure that each of the municipalities receive a copy of the plan. It's also on a CD.

I'm recommending that you, you know, if you get into your municipality, ask the county to provide it on CD as well for ease and distribution. It's very expensive to print. It's a great document but a lot of color pictures.

MR. ACEY: I wanted to thank you again. You do an excellent job at the meetings. Thank you.

MS. DAVIS: Thank you very much.

Other questions on the plan.

MS. RIM: Cheryl Rim, Pilesgrove Township. Again, thank you, and I would also like to thank you on behalf of the public because the public really did turn out for this and I think it shows how passionate Salem County residents are.

I guess I have two questions. The first is before this plan is submitted to the state and for the filing, will there be an opportunity, maybe for you to meet the individual township planning boards just in case there's any areas that they would like to see tweaked or, you know, concerns or whatever that they may have? That's the first question.

And the second is, now that with this last election that our additional funding did not pass, I'm concerned about how our -- I mean, I understand leveraging funds with outside organizations and that that can be successful, but can you give us any insight into how this will really work and how maybe we can move forward should we possibly put this on the ballot again? How can we do a better job at educating the public in the future? Other areas that may have gone through something similar to be dealing with such an industrious plan in a time of hardship at a local level and at the state level.

MR. WARE: Thank you, Cheryl. Two years ago we bonded for \$9 million. This is a catch 22. The good thing is our farmers' numbers, I know what I got years ago and I know some other farmers got ten the years ago, but the numbers have gotten up there, \$10,000 an acre, 12,000 or 15 and higher. That's the good news. The bad news is that \$9 million is eaten up. That's -- Chris Alexander will allude to.

The vote spoke in the last election loud and clear. I knew there was going to be a saturation point sooner or later with Carneys Point with two cents and Mannington with two cents and the state's going to come back with -- I don't know what they're going to come back with next year. The governor's down by 2,000 votes which was surprising but we will listen to the voters.

This freeholder board, and I think everyone agrees, when the numbers come in, without talking to the treasurer today, if the ratables come in like I hope they do with everything, we will do something creative and we will have a line item that's going to be the equivalent of two cents with no burden to the taxpayers.

It is important, we are all here tonight because we want to maintain our rural character in Salem County. Right now, the state's broke and we're broke, and we will do everything we can to keep this program going because we live in Salem County, we love Salem County for a reason.

Did I answer that question?

MS. RIM: You answered it.

MR. WARE: Thank you.

MS. RIM: Will there be an opportunity with individual planning boards?

MR. CORDELLA: Yeah. Part of our goals and objectives that came out of this plan is to go to the people and really educate them as to what we've learned over the last 14 months in this process. Up until now we've had six weeks where you came out and told us how you felt, but you are the people that care and have some knowledge and some stake in it. There's a whole lot of voters out there, as we found out on November 7th, that really need to understand why it's important for us. So the next time around that it's on the ballot, we will have gone out to schools, we will go out to townships, we will have -- I

forget what it's termed in our goals. It's like a road show, so to speak, where we go out and we promote and we show slides and we will educate people why this is important, and personally, I don't think we'll have the same result next time.

MS. DAVIS: Yes, sir.

MS. LUCAS: Ms. Lucas. I live in Pilesgrove, and really concern that we had to isolate ourself to the dark brown area and I'm just concerned about if somebody's in the other area, do they have to wait all the way to the end of the list before they be considered or is money going to be -- make a difference how it's going to be considered?

MR. BUZBY: I don't think we're going to build houses on the rest of the county. You are assuming that anywheres it isn't dark brown that we're just -- it's not a project area.

MS. LUCAS: Well, you said prioritize. That means after everybody else is set, the rest of them will follow in. That's what I understood it as.

MR. BUZBY: Well, I'll tell you, this is the first --

MS. LUCAS: I know it's hard for you.

MR. BUZBY: Wait a minute. Just listen a minute, Woody.

This is the first plan like this I've ever been involved with, and as I said earlier in the -- we were asked to prioritize our areas. Now, what the difference is going to be, if you take a farm that you know that will rank well with the SADC, because it's outside the area or inside the area, maybe Tim Brill could tell me what the difference would be. What the difference in the score is it going to have to be to fail or pass?

MR. BRILL: I mean, it's not that clear to us even. It's all relative in terms of -- yeah, I didn't bring my crystal ball with me tonight.

MR. BUZBY: That's all right. That's what I'm dealing with.

MR. BRILL: We will do our level best to help steer land owners to what we believe to be the best program option and we are in a time frame in the short run where we clearly don't have enough resources to be everything to everybody anymore at today's prices.

Having said that, again, we're committed to making the case or helping to make the case for future funding. I think your plan identifies the first priority area, but there are clearly other farms outside of these areas that we also would like to see preserved, and we will work with municipalities and the county to help find the resources and the programs ultimately to try to get all the farms in as best we can. There are other tools involving the transfer development rights and we're engaged with a number of municipalities, including Mannington right now, on a pilot program I hear that we think could pay some dividends. But again, it's still early in the process of sorting that kind of opportunity out as part of

the mix of program options here. So we look forward to working with the interested land owners who come forward here, but it's real important that we keep everybody on the bus, so to speak, in the next 12-month time frame.

MR. BUZBY: I don't know how well --

MS. LUCAS: Make it all brown, then.

MS. TIMBERMAN: I would like to ask him a question. Being as a few more townships have put on the ballot and passed for funding for pig grants, should we keep encouraging that? We hope that the state's going to come up with more money. But I mean, we're in probably the most rural county and the most agricultural county in the state. So I think if there's going to be a future for farming and certainly a future for the SADC, we are the future and the state needs to be paying attention to what we're doing. So I want to keep encouraging townships to put their money in and hopefully you'll notice that and put some money down here for – you know, to encourage them to do that.

MR. BRILL: Yeah, absolutely, I would encourage you to do that. Having said that, the SADC, at their September meeting, did make the decision not to open up another round of planning incentive grant opportunities for new municipalities. We are having trouble funding the previously approved planning incentive grant project areas in the short-term period. With a next round of funding we anticipate the ability to take on new project areas, and in the meantime, we encourage municipalities to move ahead in adopting master plan elements for farmland preservation, establishing adversary committees to your planning boards and do the setup work that will put you in the head of the list for future program funding as well. But in the absence of that, again, we are looking at other options with respect to transferring development rights, looking at working with other partners in the nonprofit sector as well as the Green Acres program to try to work out other options to be considered would include installment plans.

We met with your Ag Development Board this summer with a leading expert on the financing options that would help to stretch funds over a longer term period and allow us to preserve more farms sooner. So those are some of the options we're exploring, and keep pushing us is all I can say, at the state level. We'll do our level best.

I mean, the last funding gap in Salem County we tried to fill as much as we could with the state direct easement program, but again, we are limited under the Highlands Act to spending a certain cap amount of funding in each of the counties that we work in. Salem County gets a pretty significant share of the pie, but unfortunately, as you've put it, with the increasing land values, it doesn't go as far as it used to. But we'll continue to make the case, don't worry.

MS. DAVIS: Mr. Ober, I'm going to wait one second because there are other people that have a question. Is that okay?

Yes, ma'am.

MS. BOYCE: I'm Trisha Boyce. I'm with the Pilesgrove Advisory Committee as well as the Woodstown Joint Environmental Commission.

WJEC recently committed an environmental resource inventory which is what -- similar to what you've accomplished here so I know what a great amount of work this was and I commend the freeholder board and the county for getting that all together.

Looking at your farmland preservation plan, 13,000 acres in five years, that's pretty aggressive and I think it's great and I hope you can accomplish it, but what criteria, other than prime soils, were used to identify the project areas on your map?

And then my second question would be what happens a year from now with this plan? Where does it go? What accountability is there?

MR. BUZBY: Well, our preservation action, this is a voluntary program. So I mean, if somebody doesn't apply, we can't twist their arm. This is just a plan.

As far as our future, the lack of funding is a big issue right now, and hopefully we can overcome that. We've had issues before. This is a critical time. The easement values have went up. The Salem County has based more development pressure, probably more than any of us ever thought it would see in the past five years, and it looks like the housing market's on the -- slowing down a little bit, but I don't think we can back off. So I mean, we're going to do the best we can with what we have, and with the cooperation of the freeholders, I'm optimist we can try to meet our present goals, but it is going to be a challenge.

And the -- go ahead.

MS. BOYCE: Was development pressure one of the criteria for placing a farm in that project area? Am I asking specifically, what other --

MR. BUZBY: The brown area, yes, yes.

MS. BOYCE: What other criteria, in addition to prime soils, development pressure?

MR. BUZBY: Yeah, project areas, existing project areas in Salem County to meet the -- it's not hard to have soils worthy of preserving. I've said this, this is the third or fourth time tonight. We wanted to color the whole county with, everything within the ADA brown, and believe me, there's some parts outside the ADA feel worthy of working in at this point.

Did I answer your questions?

MS. BOYCE: I'm still not hearing what else besides --

MR. BUZBY: What other criteria?

MS. BOYCE: What other criteria, besides prime soils? Something else makes a farm unique that's going to put it in that project area versus keeping it outside besides just soil.

MR. BUZBY: I'll be honest with you, Trish, I can step out of that dark brown and find just as good a reason to preserve farms, because if you look, these lines intersect project areas, you know. We were asked, and I think tonight it's being made way too big an issue of this dark brown, okay.

MS. BOYCE: That's what I'm trying to get clarification on.

MR. BUZBY: This is a blanket thing. If you start taking this apart, I can find you places that you can't farm within this dark brown area and I can find you some of the best soils in the county outside of that brown area, you know. But this was our plan to try to prioritize the preservation areas, and what exactly it's going to end up meaning, if Tim Brill couldn't explain that to me tonight, I don't think I can explain it to you.

MS. DAVIS: I'm also going to take a stab at that question, try to give you some specifics, because I'm going to encourage you all to read your farmland preservation plan, download it from the web site. Farmland Preservation Plan explains these project areas.

First thing I want to read to you --okay with this, Andy?

The first thing I want to read to you, when the County Ag Board developed its goals for 13,000 acres, was it recognized the following public policies: The board recognizes farmland as an irreplaceable natural resource, that Salem County agriculture provides a local source of food and fiber. Agriculture makes a significant contribution to the economy and many groups are working together to ensure sustained contribution based on agriculture viability. Farming, due to a lower demand for municipal services, makes a positive fiscal contribution even with farmland assessment. Agricultural, agricultural land is important in maintaining the county's cultural heritage and quality of life. Agricultural lands maintain the open rural landscape and provides environmental benefits associated with the open land. Farmland preservation staff is necessary to educate residents and farmers, process preservation applications and assess -- and access additional 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.

So that's really the basis for establishing the project, you know, the importance of the ADA and for establishing the project areas. Each one of the project areas includes important and significant components for farmland preservation. It's the culmination of those components on a large scale that defines the project area as developed by the County Ag Development Board.

Okay. Can we have another question on the plan?

MS. BOYCE: What are those components? I'm still not hearing them.

MS. DAVIS: Okay. So you're really keen on --

MS. BOYCE: I'm asking for the specifics.

MS. DAVIS: We turn the page, all right, and we're going to answer this and then we're going to move on to other questions, is that it looked at -- I'm going to just read from here, prime farmland soils, lack of forest cover, level tillable terrain, high concentration of preserved farms, strong local commitment to farmland preservation, linking Salem County with preserved farms in neighboring counties, Gloucester and Cumberland County, incorporating -- let's see. I'm just reading this quick. Municipal planning incentive grant project areas where local commitment has been made and matching funds from the state, high priority farmland in neighboring counties, development pressure, development pressure on the farms, concentration of prime farmland soils and soils of statewide importance, municipalities that have completed farmland preservation plans, and I'll just keep going here real quick. Let's see. And that -- those are some of the comments that are made in the plan, a lack of wetlands and marshlands. So those were some of the criteria.

Again, I would strongly encourage you to read the documentation in the Farmland Preservation Plan that supports the development of these maps.

I know there was a question by a woman right here. Yes.

MS. WILSON: My name is Wilson from Mannington. I have two things. Do you think that, especially the man from the state, that a letter writing campaign to our representatives would help?

MR. BRILL: It certainly can't hurt.

MS. DAVIS: I'm going to say yes.

MS. WILSON: I really think it would definitely know where we're -- I mean, we're here discussing it, we're all very much in favor of it and very, you know, emotional almost about it, but I don't think that that young man from up in the peak of New Jersey has any idea what we're talking about, and he really doesn't give two hoots, and the guy from Passaic and Elizabeth, and you know, they don't really care. They've got all their chemical plants that -- supporting them. Why should they care about us?

MS. DAVIS: I'm going to tell you, like I said, the Morris Land Conservancy, the Morris Land Conservancy is part of a consortium of environmental groups that are working with the state to put a ballot request on the November ballot to renew Garden State Trust. We feel as an organization that one of the largest hurdles putting that ballot on is having a legislature approve that ballot question.

So I absolutely agree that contacting your representatives is extraordinarily important in having them understand the passion, I think that word was used here, of Salem County for preserving farmland with the failure of your bond referendum, you need to truly show that that was a one-time issue and that you really need the funding from the state in order to preserve your land in Salem County, and I'm going to tell you, I work throughout the northern part of the state and your concerns are very valid, but I also have many municipal officials up in the northern part of the state who are extraordinarily committed to seeing the programs be funded again. The land's not going away.

MS. WILSON: So the other -- I grew up -- I happen to grow up in Kennett Square and there was a gentleman named Mr. DuPont and he has Longwood Gardens. So I'm directing this toward the Seabrook Estate people. He developed the DuPont Gardens we all cherish today and go and see. They are expensive due to people camping in the woods and leaving a mess. So now it's expensive. But he took that land, made it into a wonderful reservation area as opposed to leaving it go and having it developed as if we would see it all around Longwood Gardens. That's why Longwood Gardens is what it is. I challenge the Seabrooks to do the same, and I don't think they will.

MS. DAVIS: I have further comments on the Open Space and Farmland Preservation Plan.

Mr. Ober.

MR. OBER: I just wanted to commend the board for making that brown area. I don't necessarily agree with it, maybe I do, maybe I don't. Our planning board's going to review this tomorrow evening in a two-hour session set aside for it. But the point is, you have to take the area, perhaps it should be less, because continuous farmland is important. If you buy a piece here and a piece there and a piece here, you don't do as good a job as if you concentrate. We concentrated our area down to areas and we have the same problem. We said, why don't we make the whole thing a pig. But you can't do that because you don't have the funds to do it so you gotta center it down, so maybe the brown should be less and there should be more direction to purchasing that.

The other thing I wanted to mention what he just brought up. What I heard earlier, maybe wrong, maybe I heard wrong, that the brown area and the pig areas almost are the same priority? So those two southern or eastern pig areas in Pilesgrove Township have the same priority as the brown areas? Did I understand that right?

MS. DAVIS: Since the county has committed to the municipal pig areas, they are high priority for preservation.

Okay. Question on the Open Space Plan. Just one second.

Yes, ma'am.

MS. SHERIDAN: Your plans have action plans --

MS. DAVIS: Can I have your name?

MS. SHERIDAN: I'm Janet Sheridan from Salem.

You have action plans at the back of your plans with one-year and three-year, five-year tasks. Who's responsible for implementing all that?

MS. DAVIS: County Open Space Committee and the County Ag Development Board. Those are the boards that these plans were prepared for and that's who the action plans are designed for. I'm glad you read the plan. Okay. Made my night.

Okay. Nancy.

MS. MERIT: The Garden State Preservation Trust, we don't know if it's going to be on the ballot this coming November? Truly we don't?

MR. WARE: It will be.

MS. MERIT: Okay. Are we confident about that? I'm going to tell you something. Cheryl was at the same meeting with me last April with Corzine and the room was formal but very informal. The guy was loose. He was dressed like he was doing his garden and he said politically he didn't think he could get it on the ballot till 20 2009, so if there is an opportunity that we could do this this coming November, so we're all on the same page here.

MR. WARE: Nancy, we moved the economic forum at the college? Did I ask him a point blank question?

MS. MERIT: He didn't exactly answer.

MR. WARE: He said it will be on the ballot and I assure you it will be.

Tim, I think you agree? 99 percent.

MR. BRILL: Nothing's guaranteed in Trenton these days, but it's a very high probability.

MS. MERIT: The fact that our recent ballot question for the county tax didn't pass, is that really that big of a deal for outsiders? I consider you an outsider. You're up north and you see that. Do you read it and go "help?" So you really think we have --

MS. DAVIS: I only truly read it because I love Salem County.

MS. MERIT: Nobody's been fighting harder in the past couple years than folks in this room. There are a lot of reasons locally why it didn't pass that I won't get into because that's not what tonight is for, so if the state is going to take that as an indication that that

is representative of what us folks feel down here, we're going to have to do something to overcome that? Do you think that's the case?

MS. DAVIS: What I'm going to say is I don't work for the state and I'm not the state is that education is really important, and the comment made about a letter writing campaign and contacting your legislatures can only help. And that's my point. Anything that you can do to help ensure the ballot question is on this November. It's important. Get out there. Apathy, you know, won't make it happen.

MS. MERIT: Just real quick and this is something for the county. The preservation programs through the nonprofits, through the non-state entities, could we have a one-stop-shop for folks? Link it on the county web site that you could just give a link to every -- to Steve's organization, to the Audubon Society, New Jersey Conservations Foundation, the Nature Conservancy, have a section on there, because, you know what, nobody has less time than the farmers to do this. I barely have time and I'm not out tilling the land every day.

Can we make it as easy as possible so that if the state isn't working for them, they have one place they can go to find out what other options are? The nonprofits I know bust their butts to do these public meetings, but they got the whole state to cover. So can we as a county put it on our site, do something?

MS. TIMBERMAN: Yeah, I think we can do that.

MS. DAVIS: In your Open Space and Recreation Plan and your Farmland Preservation Plan, there's a section called "Partners," and it's a very detailed list of every single organization that has a conservation interest in Salem County. It includes the name of the organization, its mission statement, its reason of being interested in Salem County, its address, contact name, E-mail, web site, phone number. Very, very comprehensive.

Your Open Space and Recreation Plan also includes a funding chart. It's an Excel data table that goes through every single funding source for conservation, what its evaluation criteria are, what its deadlines are, who the contact person is and the funding available at the time of this plan. This plan is an excellent resource for you to use. So these are standalone sections of the plan that you can take out and look at.

Other questions on the plan? Yes, sir.

AUDIENCE: I'm (inaudible). I'm a resident and work for the National Park Service.

First a question is that how do we submit comments and corrections on the plan and what is the deadline for any comments to be received? And secondly, just a comment I'd like to make about the, you know, the time line we have in terms of addressing these issues. I attended a regional planning conference that was held up in New Brunswick at the end of September and there was a person who did a presentation about New Jersey and the prospect of development in the state and he showed, again, based on current zoning and

mapping what could happen, and basically by 2030 or so the only open space left was in portions of Salem County and portions of Cumberland County; by 2050 that's gone also unless we change the way we address these issues and take, you know, a really active and strong hold in addressing how we protect open space and farmland.

MS. DAVIS: Okay. The final Open Space and Farmland Preservation Plan will be delivered to Salem County freeholders on December 20th with keeping to this a very strict time line, in order to submit it to the state in case they really change their mind and they really want Salem County to meet their member and January deadlines for funding, I always hope, so the final plan is going to be completed December 20th.

In order to have any comments or corrections included in this plan, I need it within the next five days; okay. The meeting tonight is being recorded and will be included, the transcript, in the plan. In the back I have a comment card. All of these comment cards will be collected by Chris Alexander and shared with the committee. So if you're concerned that your comments on the plan won't be included in the final document, please complete the comment card and send it in so the County Open Space Committee and the County Agriculture Development Board can study them and include them in their decision-making as they go to implement these plans.

These plans are meant to be dynamic documents. They should be -- and is part of the action program, that they should be updated annually. The SADC is, with their new rules, is going to require annual updates to the Farmland Preservation Plan. So there are continual opportunities for improving the plan.

Let the County Ag Board and let the County Open Space Committee do its job with what it has. Keep working on them through the following year and if it needs to be updated, it will be updated in a year.

MS. TIMBERMAN: And I just want to say thank you to Barbara Davis and the Morris Land Conservancy for coming all the way down from Morris County to little old Salem County. When we chose them back in, I think it was January, December or January, we asked her to do several public meetings and you did six public meetings and came down for many county tours. We got vans and took you all around Salem County, and Barbara, you were a trooper. You went around on the farms and all over the place with us and I think you fell in love with Salem County, and we really appreciate all the work that you've done. I think you know Salem County better than most of us do.

(Audience applauds.)

MS. TIMBERMAN: We really appreciate it and we really thank you because we could not have done this without you and Morris Land Conservancy. So thank you very much, and I think this is your last public meeting. We will probably have you back for one of the freeholders' meetings, but thank you very much, and hopefully we'll make you proud and we will keep our plan up-to-date. I know you'll be checking on it on the web site so

we do have to keep it up-to-date. We'll keep maps up-to-date and hopefully we'll continue to get funding and keep Salem County green, rural and beautiful. Thank you very much.

(Audience applauds.)

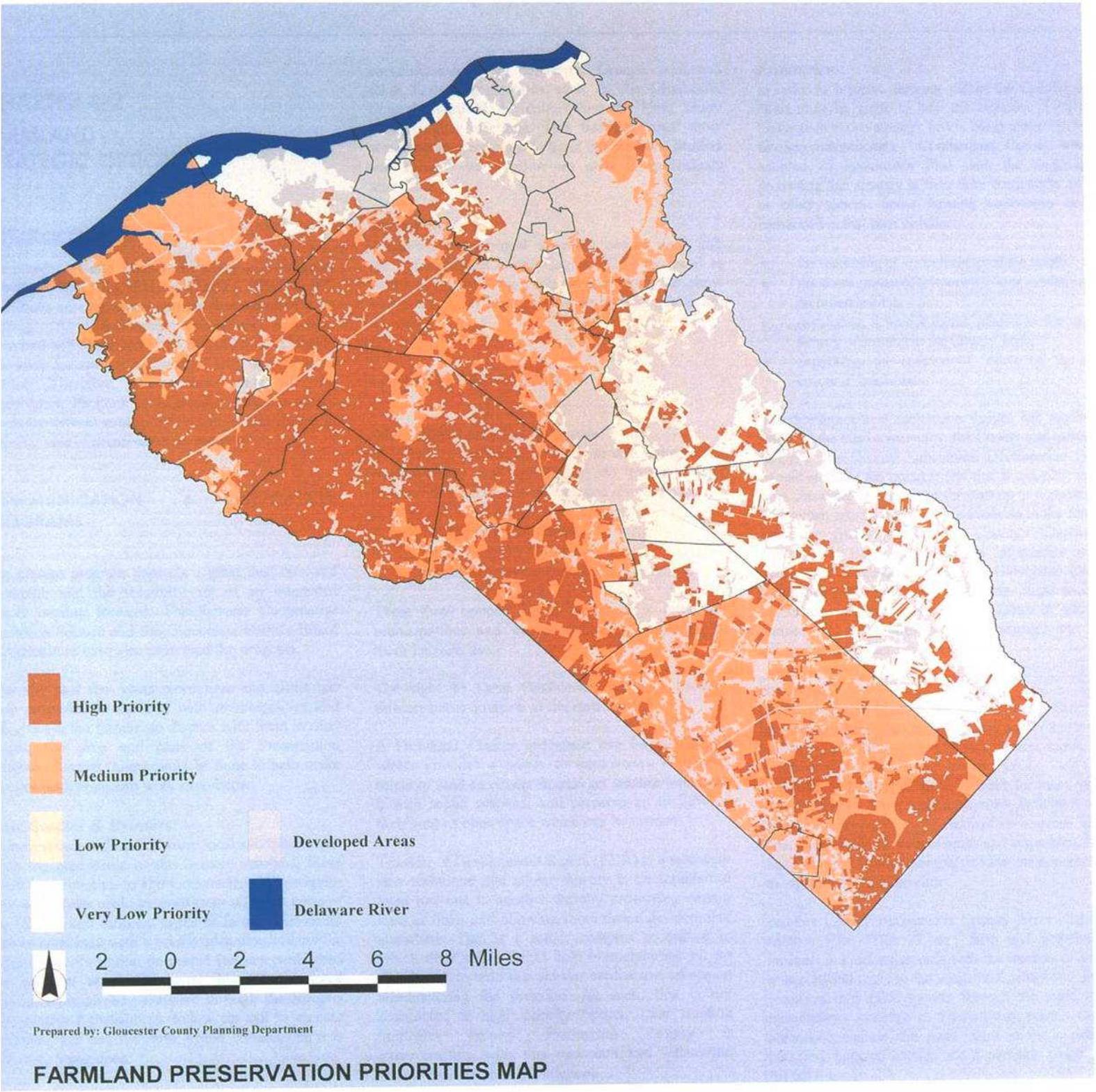
MS. DAVIS: Okay. With that said, the meeting is closed. I'm here. Paul, Andy, Lee and Beth are here. Ask us questions. Thank you so much.

CERTIFICATE

I, LISA PENROD, a Certified Shorthand Reporter and Notary Public of the State of New Jersey, do hereby certify the foregoing to be a true and accurate transcript of my original stenographic notes taken at the time and place hereinbefore set forth.

LISA PENROD, CSR#XIO1753
NOTARY PUBLIC #207531B

Dated: December 6, 2006



Map 4-1.1
 MAPS IN THIS REPORT ARE NOT PARCEL SPECIFIC

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

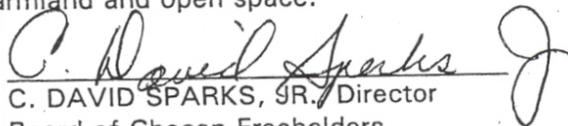
RESOLVED by majority vote of the members of the Board of the Chosen Freeholders of the County of Salem, a quorum of the Board being, in attendance at the regular Wednesday, September 4, 2002 meeting of the Board, that the Clerk of Salem County is hereby requested to print upon the official ballot to 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

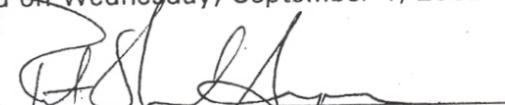
Should the Salem County Board of Chosen Freeholders dedicate \$0.02 (two cents), a certain definite portion of the annual tax revenue of the County of Salem, for purposes of purchasing development rights in order to preserve farmland and open space through the good offices of the Salem County Agricultural 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. 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	<input checked="" type="checkbox"/>						J. Kugler	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
L. Ware	<input checked="" type="checkbox"/>						S. Bestwick	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
M. Facemyer	<input checked="" type="checkbox"/>						C. D. Sparks	<input checked="" type="checkbox"/>					
R. B. Simmermon	<input checked="" type="checkbox"/>												

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

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 these 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.

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 _____

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
State Agriculture Development Committee

Date

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

