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*Source:*

*The Hall Farm*

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# **PITTSGROVE TOWNSHIP FARMLAND PRESERVATION PLAN**

## **INTRODUCTION**

Pittsgrove Township sits at the center of the agricultural industry in southern New Jersey. Located on the eastern side of Salem County, it is flanked by the farm belt of Gloucester County on the north and Cumberland County to the east and south. It is among the top 20 municipalities in New Jersey in terms of its concentration of active agriculture. It is also within a short distance of an immense number of agricultural support businesses that are located in this part of the state. It is also close to major population centers, including the Philadelphia market and the adjoining Vineland-Millville region.

Many farms in Pittsgrove are substantial in size. Others that are smaller are engaged in meeting some of the newer demands for food production. All are on high value soils and many have sensitive environmental features located on their lands. Indeed, 97% of Pittsgrove's lands are ranked as either environmentally sensitive agricultural land or as environmentally sensitive land generally, according to the New Jersey State Development and Redevelopment Plan. Many areas in the township are listed as critical habitat for threatened and endangered species by the Landscape Project

Over 2,000 acres, or about 25%, of farmland in Pittsgrove is permanently preserved. Both farm owners and non-farming residents have made a commitment to retain their agricultural community. The township's Open Space and Farmland Preservation Trust Fund was established in 2000 and has been increased by direct appropriation and then by an increase in the rate. It is now at \$.03 per \$100 of assessed value. The municipality developed its first Farmland Preservation Plan in 2004 and was awarded Planning Incentive Grant funding in the same year.

Development continues at a steady pace in Pittsgrove, despite the township's lack of public water and sewer. Smaller subdivisions are the norm, along with many minor subdivisions and single homes built along scenic roads. Pittsgrove has issued nearly twice as many building permits – 1,137 – as any other municipality in Salem County because of its location along the Route 55 corridor and its proximity to the Vineland-Millville region and even to Philadelphia.

It is not just the number of units that is important but also where they are located in a community. In Pittsgrove they are scattered across the landscape, creating further sprawl in the region, with sprawl's inherent costs to the township. Some are immediately adjacent to active agricultural land or even within the middle of a large node of farmland. This growth has also reduced the scenic values for which Pittsgrove's roadways are noted and which were delineated for protection in its 2005 Open Space Plan.

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All of these conditions led to decisions by the Agricultural Advisory Committee to revise its Farmland Preservation Plan and to reapply for a Planning Incentive Grant. The Project Area outlined in the township's 2004 Farmland Plan and Grant application was retained and a second Project Area – the East Project Area – was added. This latter region includes many smaller farms (10 to 30 acres in size) and has owners who applied for preservation at the county level but whose farms did not rank high enough for funding, given the large sizes of farms in Salem County. In the current Salem County Farmland Plan, only the western side of Pittsgrove is included in the County Project Area. Thus, neither of the two municipal Project Areas will be funded through the County Planning Incentive Grant, although preservation is still possible there.

For Pittsgrove Township, the smaller farms of the East Project Area, taken together, are highly important in retaining viable agriculture in the town. They also tend to conduct farming that meets current food interests, or to have the potential to do so. All the targeted farms within the East Project Area (64 farms totaling 2,182 acres) are within a half mile of Parvin State Park and other important critical habitats in Pittsgrove, including the Maurice River and many upland forests that remain in the township. All are on excellent soils. The township has been attempting to save the wildlife habitat that lies east of the Park, and which sits just north of the Muddy Run as it makes its way to Rainbow Lake and beyond. This is adjacent to the Project Area. Being able to preserve farms along with adjoining forests and wetlands would allow Pittsgrove to meet its long term goal of protecting greenways and providing continuous wildlife habitat between nodes of forest..

Pittsgrove Township has had considerable success in implementing the Planning Incentive Grant it was awarded in 2005. A total of 728.9 acres, or 19.97% of the total North Project Area, has been preserved, and more is pending. It has done this with only the limited resources that rural communities often have. The township has been highly supportive of measures to protect its lands. Pittsgrove has used nearly every land management tool available to municipalities including mandatory clustering and large farmland buffer requirements. This 2007 Farmland Preservation Plan outlines some additional possible steps for preservation, as well as providing considerable information on programs that support farmers and agricultural viability generally.

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## 1.0 PITTSBORO TOWNSHIP'S AGRICULTURAL LAND BASE

### 1.1 OVERVIEW

#### 1.1.1 Salem County

Farm acreage and farming throughout New Jersey changed dramatically during the second half of the 20<sup>th</sup> century. Farm acreage trends from 1954 to 1997 show a loss of 50% of the state's agricultural land base. Most of that decline occurred between 1954 and 1974 when an average of 35,192 acres of farmland were lost each year. The rate of decline slowed after 1974 and from 1974 to 2002, farmland in the state declined in acreage at an average of 5,561 acres per year.

Salem County is the exception to this downward trend in farmland. According to data from the 2002 Census of Agriculture conducted by the U.S. Department of Agriculture National Agricultural Statistics Service, there has been a gradual growth in farming activity in the county from 1997 to 2002 as seen in **Table 1: Salem County Farms** below. The total number of farms increased by 5% from 716 to 753 in that period and total land in farm production increased by 4% from 92,890 acres to 96,238 acres. Conversely, the average size of farms in Salem has decreased slightly, from 130 acres to 128 acres, a 2% drop. However, the median farm size of 40 acres is still much larger than the median size for the rest of the state, which is 22 acres.

*Table 1: Salem County Farms*

	2002	1997	1992	1987
<b>Number of farms</b>	753	716	752	697
<b>Land in farms (acres)</b>	96,238	92,890	98,256	95,265
<b>Average farm size (acres)</b>	128	130	131	137
<b>Median farm size (acres)</b>	40	46	(N)	(N)

*(N) Not available*

*Source: US Dept. of Agriculture, Census of Agriculture*

Of Salem County's 753 farms in 2002, 312 (41%) were 50 acres or greater in size, as seen below in **Table 2: Size of Salem County Farms**. Another 41% (306 farms) were between 10 and 49 acres, and 135 farms (18%) were less than nine acres in size.

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**Table 2: Size of Salem County Farms**

	2002	1997	1992	1987
<b>1-9 acres</b>	135	106	113	82
<b>10-49 acres</b>	306	229	246	213
<b>50-179 acres</b>	176	188	243	249
<b>180-499 acres</b>	88	94	110	105
<b>500 to 999 acres</b>	31	30	31	42
<b>1000 or more acres</b>	17	13	9	6

*Source: US Dept. of Agriculture, Census of Agriculture*

According to the Salem County Farmland Preservation Plan, adopted in 2007, Salem County is home to 130,835 acres of farm-assessed property. This number is much greater than the amount of land in farms because it also includes woodland, farm structures, wetlands, and water bodies located on farms. Of that total, 21,287 acres were permanently preserved by December 2006 with another 1,201 acres pending preservation. This total of 22,488 acres constitutes 17% of farm-assessed land, 10% of all land, and 23% of farmland in Salem County as identified in the 2002 Census of Agriculture.

Salem County's 96,238 acres of farms as recorded by the 2002 Census of Agriculture comprises about 44% of the county's total land area. Salem is third among New Jersey counties in its total acreage of farmland, after Burlington and Hunterdon counties. As seen in the table below, the majority of total farm acreage in the county consists of cropland (80%).

**Table 3: Types of Farmland in Salem County**

Category		2002	1997
Total Cropland	farms	670	674
	acres	77,228	75,847
	<i>Harvested Cropland</i>	592	627
		66,815	66,636
	<i>Cropland used only for pasture or grazing</i>	243	273
		4,829	6,508
Total Woodland	farms	347	317
	acres	9,987	8,398
	<i>Woodland pastured</i>	93	62
		911	987
	<i>Woodland not pastured</i>	276	282
		9,076	7,411
Pastureland and rangeland (other than cropland and woodland)	farms	210	113
	acres	2,888	2,510

*Source: US Dept of Agriculture, Census of Agriculture*

According to the Census of Agriculture, the average age of farmers in Salem County was 54 in 2002, slightly higher than the average age in 1997 of 53. Of principal operators in 2002, 104 (14%) are female and 649 (86%) are male. About 54% of principal operators consider farming

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to be their primary occupation. Individuals or families owned 90% of all farms in Salem County in 2002 as compared to realty investment firms or other non-farming businesses.

### 1.1.2 Pittsgrove Township

Pittsgrove Township covers 29,502 acres of land, of which 13,149 acres (45%) had Farmland Assessment in 2004. Similar to county-wide trends, Pittsgrove Township has increased slightly in its amount of farm-assessed land. Between 1984 and 2004, the amount of total farm-assessed land in the township increased 3% from 12,734 to 13,149 acres as seen below in **Table 5: Farm-Assessed Land in Pittsgrove Township**.

**Table 5: Types of Farmland in Pittsgrove Township**

Category	Acreage				
	2007	2004	2000	1990	1983
Total Cropland	8,096	8,096	8,430	7,042	8,374
Harvested Cropland	7,957	7,896	8,249	6,810	8,086
Cropland Pastured	139	200	181	232	288
Total Woodland	4,520	3,979	3,330	2,646	2,381
Unattached Woodland	1,472	2,142	1,574	1,022	(N)
Attached Woodland	3,049	1,837	1,756	1,624	(N)
Permanent Pasture	42	444	279	465	329
<i>(N) Not available</i>					

Sources: NJ Dept. of Agriculture; 2007 Pittsgrove Township Farmland Assessment applications

## 1.2 SOILS

Pittsgrove Township's soils are very rich in agricultural value and are among the finest, most productive soils in all of New Jersey. In Pittsgrove Township the soils consist of 22 series types and 39 variations within those series as identified by the Soil Conservation Service. The majority of these township soils (16,301 acres, or 55%) are considered Prime Farmlands (P-1). Prime Farmlands are lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They can sustain high yields of crops when managed with correct farming methods. Prime Farmlands are not excessively erodible or saturated with water for long periods of time and do not flood frequently.

Another 4,866 acres (16%) of Pittsgrove's soils are classified as Farmlands of Statewide Importance (S-1). These soils are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed with favorable conditions.

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About 4,178 acres (14%) of Pittsgrove soils are categorized as Farmland of Unique Importance (U-1), which can support the production of specialized crops only. A summary of the agricultural quality of soils in Pittsgrove is shown in the table below.

**Table 6: Classification of Pittsgrove Township Soils**

Farm Classification	Acres	Percentage
Prime farmland (P-1)	16,301	55%
Farmland of statewide importance (S-1)	4,866	16%
Farmland of unique importance (U-1)	4,178	14%
Not prime farmland (Local Importance)	1,767	6%
Not Rated	2,391	8%
Total	29,502	100%

Source: NJDEP

These designations of soils within Pittsgrove Township are shown on **Map 7: 2007 Project Areas – Soil Classifications**. A complete list of Pittsgrove soils is shown in **Table 7: Pittsgrove Township Soils** and all soils are shown on **Map 6: Pittsgrove Township Soils**.

**Table 7: Pittsgrove Township Soils**

Soil Type	Description	Farm Class	Acres
AhrA	Alloway silt loam, 0 to 2 percent slopes	Prime farmland	7.65
AucB	Aura loamy sand, 0 to 5 percent slopes	Prime farmland	125.37
AugB	Aura sandy loam, 2 to 5 percent slopes	Prime farmland	3,817.22
AugC	Aura sandy loam, 5 to 10 percent slopes	Statewide importance	22.63
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	Prime farmland	2,326.79
AuhC	Aura gravelly sandy loam, 5 to 10 percent slopes	Statewide importance	100.54
AupA	Aura loam, 0 to 2 percent slopes	Prime farmland	1,357.17
AupB	Aura loam, 2 to 5 percent slopes	Prime farmland	2,513.83
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	Unique importance	185.57
ChsAt	Chicone silt loam, 0 to 1 percent slopes, frequently flooded	Not prime farmland	58.18
ChtA	Chillum silt loam, 0 to 2 percent slopes	Prime farmland	161.43
ChtB	Chillum silt loam, 2 to 5 percent slopes	Prime farmland	828.16
DocB	Downer loamy sand, 0 to 5 percent slopes	Statewide importance	2,621.23
DocC	Downer loamy sand, 5 to 10 percent slopes	Statewide importance	35.92
DoeA	Downer sandy loam, 0 to 2 percent slopes	Prime farmland	613.33
DoeB	Downer sandy loam, 2 to 5 percent slopes	Prime farmland	521.92
DopB	Downer-Galestown complex, 0 to 5 percent slopes	Not prime farmland	115.58
EveB	Evesboro sand, 0 to 5 percent slopes		2,117.19
EveC	Evesboro sand, 5 to 10 percent slopes		273.52
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	Not prime farmland	39.13
FodB	Fort Mott loamy sand, 0 to 5 percent slopes	Statewide importance	69.76
GabB	Galestown sand, 0 to 5 percent slopes	Unique importance	617.56
GamB	Galloway loamy sand, 0 to 5 percent slopes	Statewide importance	306.47
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	Statewide importance	167.70

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Soil Type	Description	Farm Class	Acres
HboA	Hammonton sandy loam, 0 to 2 percent slopes	Prime farmland	12.07
MakAt	Manahawkin muck, 0 to 1 percent slopes, frequently flooded	Unique importance	3,374.55
MbrA	Matapeake silt loam, 0 to 2 percent slopes	Prime farmland	10.18
MbuA	Mattapex silt loam, 0 to 2 percent slopes	Prime farmland	117.96
MbuB	Mattapex silt loam, 2 to 5 percent slopes	Prime farmland	9.55
MutA	Muttontown sandy loam, 0 to 2 percent slopes	Prime farmland	24.09
OTKA	Othello and Fallsington soils, 0 to 2 percent slopes	Statewide importance	1,501.66
OTMA	Othello, Fallsington, and Trussum soils, 0 to 2 percent slopes	Statewide importance	39.73
PEEAR	Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	Not prime farmland	881.00
PHG	Pits, sand and gravel	Not prime farmland	98.24
SacA	Sassafras sandy loam, 0 to 2 percent slopes	Prime farmland	994.02
SacB	Sassafras sandy loam, 2 to 5 percent slopes	Prime farmland	1,126.94
UR	Urban land	Not prime farmland	109.68
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	Not prime farmland	5.15
WATER	Water	Not prime farmland	460.45
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	Prime farmland	1,733.08
<b>Total</b>			<b>29,502.20</b>

Source: NJDEP

### 1.3 WATER RESOURCES

The average precipitation rate in New Jersey is 44 inches a year and, despite some minor variation, all parts of Pittsgrove Township are near this amount. Some farmers rely solely on precipitation to nourish crops during the growing season. Others depend also on either surface or groundwater to meet their water needs.

Pittsgrove is entirely within the watershed of the Maurice River, which originates in Gloucester County as three main stream systems: Still Run, Little Ease, and Scotland Run. The first two streams come together in adjoining Franklin Township, and are met by Scotland Run in Willow Grove Lake in Pittsgrove. From that point southward, the water body is referred to as the Maurice River. The main channel is joined by Muddy Run at the southernmost end of Pittsgrove. Smaller tributaries of the Maurice, such as Dry Branch, Endless Branch, and Green Branch, along with tributaries to Muddy Run such as Palatine and Indian Branches, traverse the township. The Maurice River system drains a total of 385 square miles, making it one of the largest watersheds in New Jersey, and empties into the Delaware Bay at the southern end of Cumberland County.

The township is underlain by the Kirkwood-Cohansey aquifer, which is a large unconfined aquifer composed of clay, sand, and quartz of fine to coarse grain size. Depths range from 20 to 350 feet moving from the western side of South Jersey towards the southeast and the Atlantic Coast. The water is of good quality and is utilized by Pittsgrove residents for their drinking water. The Kirkwood-Cohansey system supports much of the protected New Jersey Pinelands and is hydrologically connected to extensive coastal wetlands in the south. The aquifer faces

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issues with saltwater infiltration, and base flow reduction in streams which draw most of their total annual flow from ground water.

According to *The Vital Resource: New Jersey Statewide Water Supply Plan*, issued in 1998, the Kirkwood-Cohansey aquifer is estimated to be in deficit because ground water use exceeds the ground water supply, which is estimated to be 54 million gallons per day (mgd). By 2010, estimated water demand will be 72 mgd, and by 2040 this will rise to 77 mgd, resulting in a shortfall of 18 mgd and 23 mg respectively. The Water Supply Plan is currently being updated and will be available in 2008. These numbers may change based on more recent analysis.

### ***Irrigation***

There are various ways to irrigate a farm. A farm pond may be dug that captures surface water from the surrounding area. The pond may also tap groundwater if the water table is close enough to the surface. Another method is to withdraw water from a stream, especially for irrigating land near the stream. Drilling one or more wells and pumping from groundwater is a more costly, but frequently used, method. Irrigation methods are also variable, with sprinklers distributing water in a variety of ways. Drip irrigation relies on watering the subsurface and is more efficient in water use.

According to Albert Jarrett of Penn State University, irrigating cropland by sprinkler requires supply rates as high as 10 gallons per minute (gpm) per acre. Drip irrigation requires 3 to 7 gpm per acre. Farm ponds can lose 40 % to 60% in volume through seepage and evaporation so a farm pond requires roughly four acres of upland watershed to supply one acre-foot of usable water per year.

Water Allocation rules of the NJ DEP require that farmers must obtain a water use registration or certification to withdraw surface or groundwater in large quantities for agricultural, horticultural or aquaculture use. If an applicant has the capacity to divert and/or withdraw 100,000 gallons per day (equivalent hydraulically to 70 gallons per minute) but does not need to do so, a water use registration is required. If that amount or above is actually proposed to be withdrawn, the applicant must obtain water use certification, which is good for five years. The forms for applying for these usages are submitted to the Rutgers Cooperative Agricultural Extension Service Agent in the County Extension office and are forwarded to NJ DEP Bureau of Water Allocation. Annual reporting of usage is also a requirement.

It is becoming more difficult to obtain permissions for water withdrawals so it is important to keep current certifications active and not allow them to lapse. Competition from other land uses and strict environmental regulations are leading to reduced water diversions for agriculture, which is a source of concern to farmers.

Assistance with irrigation projects and water quality improvements, along with preparation of conservation plans, is available through the Natural Resource Conservation Service of the US Department of Agriculture. See Section 7 for details on relevant programs.

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In Pittsgrove Township, 11 farms utilize water diversions requiring certifications or registrations, as the following table shows. These certifications and registrations do not reflect the number of wells or other water sources on a given farm, which may be multiple. Irrigation wells in Pittsgrove, along with household drinking water wells, tap the Kirkwood-Cohansey aquifer.

**Table 8: Water Allocation Certifications & Registrations in Pittsgrove Township**

Program Interest ID	Program Interest Name	Activity Number	Activity Type Description	Effective Start Date	Effective Expiration Date
SA0147	DUBOIS FARM	AGC030001	Agricultural Certification - Renewal	4/1/2004	3/31/2009
SA0014	DUBOIS FARMS	AGC070001	Agricultural Certification - Renewal	8/1/2007	7/31/2012
SA0154	GARRISON FARM	AGC050001	Agricultural Certification - Renewal	4/1/2005	3/31/2010
SA0040	GARRISON FARMS	AGC030001	Agricultural Certification - Modification	7/1/2005	6/30/2010
SA0069	H & S DUBOIS	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0058	H&S DUBOIS FARM	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0063	H&S DUBOIS FARM	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0064	H&S DUBOIS FARM	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0065	H&S DUBOIS FARM	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0066	H&S DUBOIS FARM	AGC030001	Agricultural Certification - Renewal	1/31/2003	1/31/2008
SA0067	H&S DUBOIS FARM	AGC060001	Agricultural Certification - Minor Modification	6/1/2006	9/30/2009
SA0067	H&S DUBOIS FARM	AGC060002	Agricultural Certification - Administrative Modification	8/1/2006	9/30/2009
SA0068	H&S DUBOIS FARM	AGC010001	Agricultural Certification - New	6/30/2001	6/30/2006
SA0009	OLBRICH FARMS	AGC060001	Agricultural Certification - Renewal	5/1/2007	4/30/2012
SA0012	OLBRICH FARMS	AGC050001	Agricultural Certification - Modification	11/1/2006	10/31/2011
SA0082	PARVIN FARM	AGC050001	Agricultural Certification - Renewal	12/1/2006	11/30/2011
SA0123	PAULAITIS FARM	AGC040001	Agricultural Certification - Renewal	1/1/2005	12/31/2009
SA0184	ROBERT HLUCHY FARMS	AGC060001	Agricultural Certification - Modification	6/1/2006	5/31/2011
SA0039	WALKER BROTHERS FARM	AGC050001	Agricultural Certification - Modification	4/1/2006	3/31/2011
SA0176	WEGNER FARM	AGC070002	Agricultural Certification - Modification	10/1/2007	9/30/2012
SA0008	WOJCULEWSKI FARM	AGC050001	Agricultural Certification - Renewal	9/1/2005	8/31/2010
SA0137	PETROGLO FARM	AGC060002	Agricultural Certification - Administrative Modification	6/1/2006	3/31/2011

Source: NJDEP

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## 2.0 AGRICULTURAL INDUSTRY IN THE REGION

### 2.1 SALEM COUNTY

According to the US Department of Agriculture, Salem County was first in the state in production of wheat, barley, sweet corn, and potatoes in 2005. The total market value of agricultural crops in Salem County was close to \$73 million, the fifth highest in the state.

#### 2.1.1 Agricultural Support Services and Related Businesses

The local agricultural industry is served by a number of businesses offering agricultural supplies and services in Salem County, particularly in Elmer and Woodstown Boroughs and Upper Pittsgrove Township, along with communities in adjacent Gloucester and Cumberland counties. These local stores provide farming equipment and supplies, seeds, fertilizer, animal feed, and irrigation systems. See the tables in **Appendix C: Agricultural Support** for a listing of many of these businesses.

Residents of Salem County can purchase local produce, flowers, and other agricultural products at one of the 20 roadside markets or one of the twelve community farmers market in Salem, Gloucester, or Camden Counties. See **Appendix C, Table C-6: Roadside Markets in Salem County, New Jersey**. These direct markets attract customers from the entire region interested in purchasing fresh, locally grown produce and are an important source of agritourism. Many of the roadside markets offer customers the opportunity to pick their own produce such as apples or pumpkins and may also include non-agricultural products such as cookbooks or baked goods.

There are many food distributors and brokers in the region surrounding Pittsgrove Township, as seen in **Appendix C, Table C-2: Produce Wholesale Distributors in Southern New Jersey, Table C-5: Food Products Wholesale Suppliers and Distributors in Southern New Jersey, Table C-3: Vegetable Auctions in New Jersey, and Table C-4: Produce Cooperatives in New Jersey**. A table of **Cold Storage Warehouses in Southern New Jersey** is also included in **Appendix C, as Table C-7**. Because of its strategic location between major metropolitan areas, southern New Jersey has the greatest concentration of cold storage warehouses on the East Coast.

### 2.2 PITTSGROVE TOWNSHIP

Field (grain) crops occupy the largest acreage of farmland in Pittsgrove, covering 5,705 acres according to farm assessment data from 2004. Vegetables cover an additional 1,853 acres in the township. Most vegetable farming sells to the wholesale market, with many local farmers doing their own packing. These operations are successful due to carefully timed marketing and large investments in the operation. In addition, some of Pittsgrove's active farmers maintain subsidiary operations or businesses that are related to farming. A few smaller farms are producing organic produce or are considering this approach.

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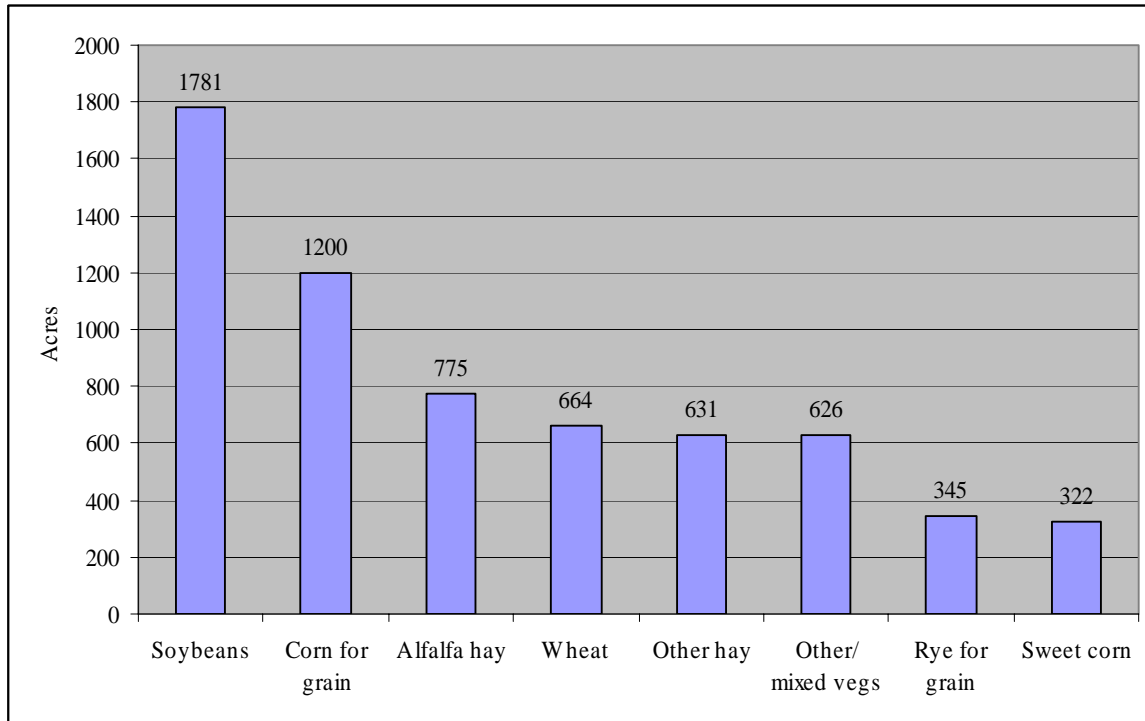
**Table 9: Crop Types in Pittsgrove Township, 2004**

Crop type	Acres
Field crops	5,705
Fruit and berries	25
Ornamental	351
Vegetables	1,853
<b>Total</b>	<b>7,934</b>

*Source: NJ Dept of Agriculture, 2004*

As shown in **Table 9** above and in the following **Table 10**, six out of the top eight crops that cover the greatest amount of acreage (72%) in Pittsgrove Township are field crops. Soybeans are by far the dominant crop in the township, covering nearly 1,800 acres of farmland.

**Table 10: Dominant Crops in Pittsgrove Township, 2004**



*Source: NJ Dept of Agriculture, 2004*

Equine and livestock operations exist in Pittsgrove Township although they occupy less acreage than do field crops. Indeed, as of the 2002 Census of Agriculture, Salem County was number one in cattle and calves raised and number five in the state of New Jersey in the number of equine farms and equine animals.

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### 3.0 LAND USE PLANNING

#### 3.1 STATE PLANNING

##### 3.1.1 New Jersey Development and Redevelopment Plan

Pittsgrove Township lies within two planning areas of the *New Jersey State Development and Redevelopment Plan* (the State Plan). Most of the township is within the Rural/Environmentally Sensitive Planning Area (PA4B). Large areas of wooded wetlands and land along stream corridors and their floodplains are designated as Environmentally Sensitive Planning Areas (PA5). Policy objectives for PA5 – Environmentally Sensitive Planning Areas are to protect the resources by guiding development into Centers and by establishing buffers and greenbelts around Center boundaries, as well as by protecting and preserving large, contiguous tracts and corridors of this land. See **Map 12: New Jersey State Planning Areas**, which depicts these planning areas graphically.

In sum, all of Pittsgrove’s upland is designated by the State Plan as part of the Rural/Environmentally Sensitive Planning Area where policy objectives are to “enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers.” It is further characterized by having valuable ecosystems or wildlife habitats and where “development should respect the natural resources and environmentally sensitive features of the area and conflicts between agricultural practices and sensitive environmental resources should be minimized.”

##### 3.1.2 Agricultural Smart Growth Plan for New Jersey

The State issued an *Agricultural Smart Growth Plan for New Jersey* in November 2003 which focuses on five components:

- Farmland preservation
- Innovative conservation planning
- Economic development
- Natural resource conservation, and
- Agricultural industry sustainability.

All five components need to be present for agriculture in the state to be preserved and enhanced. Within these categories are a total of 13 specific objectives that are further broken down into specific strategies. Although the Plan is designed to target actions by the state, it includes background information on various techniques and measures that can be used by municipalities. These are summarized or incorporated into recommendations in Section 6.

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### **3.2 COUNTY PLANNING**

#### **3.2.1 Salem County Open Space and Farmland Preservation Plan**

Adopted by the Salem County Freeholders in 2007, the *Salem County Open Space and Farmland Preservation Plan* includes *Volume 2: Farmland Preservation Plan* as the official Salem County Plan.

The Plan delineates three project areas for the county: The first, the Cohansey – Pole Tavern – Pine Tavern Agricultural Project Area, includes a portion of Pittsgrove Township, along with areas in Quinton, Alloway, and Upper Pittsgrove townships. There is a high concentration of preserved farms in this region and it links to areas in Cumberland and Gloucester counties that are high preservation areas with priority farms. The overall goal of the Salem Plan is to preserve 13,000 acres in five years and 26,000 acres in ten years.

The Cohansey-Pole Tavern-Pine Tavern Project Area in Pittsgrove Township is located on the western side of the municipality. This is the area in Pittsgrove of the largest farms.

### **3.3 PITTSGROVE TOWNSHIP PLANNING AND REGULATIONS**

#### **3.3.1 Municipal Master Plan**

Pittsgrove Township's most recent Master Plan, adopted in December 2000, listed agricultural preservation among its primary goals. Objectives for retaining agriculture included the following: use zoning methods to prevent residential or nonresidential uses from intruding upon contiguous agricultural lands, encourage new houses in agricultural areas to be clustered on lesser quality soils, acquire farmland preservation easements and development rights of both large and small farms in cooperation with landowners, and retain current local funding portion as part of state and county preservation efforts.

In December 2003 Pittsgrove Township adopted a Farmland Preservation Plan Element into its Master Plan. In that Element, three areas of the township were designated as priority areas for farmland preservation. These were:

1. The western part of the township from Buck Road west and from Lawrence Corner south. This area contains the highest acreage of farms and the fewest landowners per acres. This area also contains the highest concentration of farms that have been permanently preserved and appears to be under the least amount of development pressure.
2. The north central part of the township from Langley Road south to Upper Neck Road and from Buck Road east to Alvine Road. This area contains the next highest concentration of farms. However, the farms are smaller in acreage than those in the western portion of the township, and are under a great amount of development pressure due to the proximity of large developments on the northern edge of the area, and expensive building lots on the south.

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3. The area west of Brotmanville and Norma (and east of Parvin Mill Road). This area contains a significant number of acres in farming, but there are also many small landowners, who are under constant pressure to divide into building lots.

Area #2 was selected as the Project Area for the Planning Incentive Grant application that Pittsgrove submitted and was awarded in 2004. This decision was based partly on the amount of funding available through the Planning Incentive Grant program at that time and the need to concentrate on larger farms that were under development pressure.

### 3.3.2 Zoning/Development Regulations

Various innovative zoning ordinances that provide incentives to preserve farmland can be adopted by a municipality. This includes restrictions on the development of residential housing within the municipality's Agricultural district. It also includes zoning that is directed at maintaining the agricultural industry. No New Jersey municipalities restrict residential zoning completely in their Agricultural zone but some have established minimum residential densities of 15 acres per residential unit, or more. The ideal zoning density for maintaining agricultural viability is not clear, but appears to be at least 10 acres. This density has been viewed by NJ courts in recent zoning cases as indicative of a municipality's intention to protect its farming, rather than just to restrict residential growth.

A large percentage of Pittsgrove's land is zoned for Agriculture or Rural Residential where the zoning establishes maximum densities for new development of one dwelling unit per three acres of land. Some areas of the township along the eastern side near Brotmanville and Rosenhayn and near Route 40 and Elmer Borough are zoned as R-1 Residential, where maximum density is one dwelling unit per two acres. Smaller areas constitute the one-acre R-2 zones (minimum requirement of 45,000 square feet) which are adjacent to existing R-3 zones (minimum requirement of 30,000 square feet). Pittsgrove has also designated a C-Conservation zone along the entire Maurice River corridor and the southeast corner of the township. Here, five acres is the minimum lot size for new development. See **Map 13: Pittsgrove Township Zoning** for details

Farming is permitted in all Pittsgrove zoning districts. Section 60-3 of the township code requires buffers separating all nonresidential uses from residential uses. Buffers between active farmland and major subdivisions must be 200 feet and between farmland and minor subdivisions they must be 100 feet.

### 3.3.3 Township Ordinances –Clustering and Conservation Design

A zoning ordinance may have a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space, or as farmland. Clustering protects farmland where development is inevitable and does so without the use of public funding. It does

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not reduce the number of residential units that are possible or direct their placement in planned growth areas, however. Pittsgrove Township has adopted a mandatory clustering ordinance that preserves a minimum of 50% of the land as preserved farmland or open space on lands that are about to be developed.

Conservation Design is a form of clustering that requires careful analysis of the environmental resources and farming potential so that the housing layout is situated to protect these features. The Growing Greener model for conservation design, developed by planner and landscape architect Randall Arendt of the Natural Land Trust in Media, Pennsylvania, lays out a four-step process for such development. Key provisions are that the clustering is mandatory and that there must be at least 50% open space/farmland retained. The number of units that can be built is determined by the underlying zoning for the site, after primary (nonbuildable) areas are deducted from the land area calculation. The deed-restricted open space/farmland is then determined through an interactive process with the town. A key element is that the open space/farmland must link to other land areas, rather than being isolated. Placement of the housing is the third step in the design, again done in conjunction with the township as much as possible. Finally lot lines and other site plan features are determined.

Pittsgrove Township's cluster ordinance includes some of the provisions of the Growing Greener model and the township is currently working with the Delaware Valley Regional Planning Commission to strengthen the Growing Greener model components of its ordinance. When well-designed, open space and farmland should be linked to contiguous farm parcel lands. This will maintain the integrity of the farming area and make farming operations easier. It will also protect some of the highly important natural areas of the township that adjoin farmland and it will allow preservation of important scenic views, which in Pittsgrove are largely across beautiful farmland.

### 3.3.4 Current Land Use

About 29% (8,628.8 acres) of land in Pittsgrove Township was agricultural as of 2002, based on the NJ Department of Environmental Protection's most current land use/land cover data which is derived from aerial flights made in 2002. Another 10,392 acres were categorized as forested, and residential land covered 4,339 acres. See the Land Use/Land Cover table below. According to the 2003/2004 Farmland Assessment data compiled by the State, Pittsgrove Township is within the top 20 municipalities in New Jersey in terms of the amount its active agricultural land (harvested and pastured cropland and permanent pasture).

See also **Map 3: NJDEP Land Use/Land Cover (2002) – Project Areas.**

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*Table 11: NJDEP Land Use/Land Cover (2002)*

<b>Land Cover Type</b>	<b>Area (Acres)</b>	<b>Percent (%)</b>
AGRICULTURE	8,628.82	29.25
BARREN LAND	104.89	0.36
FOREST	10,391.96	35.22
URBAN	4,339.06	14.71
WATER	556.44	1.89
WETLANDS	5,482.63	18.58
<b>Total</b>	<b>29,503.80</b>	<b>100.00</b>

*Source: NJDEP*

### 3.3.5 Water and Sewer Infrastructure

All water supply in Pittsgrove is from private wells that draw on the Kirkwood-Cohansey aquifer. There is no public water supply or sewer service in the township.

The Kirkwood-Cohansey aquifer has abundant water in this part of southern New Jersey, but its unconfined nature makes it subject to potential contamination from both surface sources and septic systems. Recharge of the aquifer is also heavily dependent on maintenance of open land that has high permeability. Such land tends also to be the best farmland in the municipality, which makes farmland preservation and protection of soils a particularly high priority.

There is no approved sewer service area within Pittsgrove Township.

### 3.3.6 Township Development Pressures

Development pressure in Pittsgrove Township is high, largely due to the prime location of the township and road accessibility to it. On the north the township borders Gloucester County, which is a fast-developing part of the Philadelphia regional metropolis. The city of Vineland in Cumberland County is along the entire eastern border. There is a major transportation corridor – the limited-access Route 55 – running along Pittsgrove’s eastern border. There are three exits from Route 55 that are within two miles of the township, all along major east-west roads that cross the township or adjoin it.

The desirability of Pittsgrove Township from a development perspective can be seen in the number of building permits issued in recent years compared with other municipalities in Salem County. Between 1980 and 2005, Pittsgrove Township issued 1,137 building permits, as the table below shows. This is the largest number by over twice the amount of any township in Salem County. Although major subdivisions have not been that large in Pittsgrove, the steady growth of residential units along road frontage and the development of smaller subdivisions on farmland is a constant encroachment on farming operations and on the health of the farming industry in the township.

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**Table 12: Pittsgrove Township Building Permits**

Year	# Building Permits	Year	# Building Permits	Year	# Building Permits
1980	58	1990	51	2000	36
1981	19	1991	31	2001	32
1982	32	1992	28	2001	46
1983	27	1993	42	2003	50
1984	27	1994	51	2004	63
1985	62	1995	37	2005	48
1986	67	1996	23	Total	275
1987	67	1997	32		
1988	58	1998	37		
1989	66	1999	47		
Total	483	Total	379	Total All Years	1137

Source: Salem County

**Table 13: Single Family Housing Permits Issued in Salem County from 1980 to 2005**

Municipality	1980-1989	1990-1999	2000-2005	Total
Alloway Twp.	153	161	123	437
Carneys Point Twp.	65	97	79	241
Elmer Borough	10	11	9	30
Elsinboro Twp.	19	20	4	43
Lower Alloways Creek Twp.	81	51	41	173
Mannington Twp.	38	32	27	97
Oldmans Twp.	52	64	28	144
Penns Grove Borough	11	13	9	33
Pennsville Twp.	195	150	184	529
Pilesgrove Twp.	174	199	227	600
Pittsgrove Twp.	483	379	275	1137
Quinton Twp.	76	87	53	216
Salem	23	5	28	56
Upper Pittsgrove Twp.	134	136	79	349
Woodstown Borough	35	34	119	188

Source: Salem County; Compiled by Herb Wegner, Pittsgrove Township Agricultural Advisory Committee

### 3.3.7 Transfer of Development Rights

Section 3.4.8 below gives a general description of Transfer of Development Rights (TDR) programs and how they work.

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Pittsgrove Township's leadership has considered the possibility of establishing a TDR program and has concluded, for the present, that it would be a difficult and expensive option, given the lack of water and sewer infrastructure within the township and the lack of easy access to such infrastructure in adjoining communities. It is also difficult to see where a viable Town Center could be established in the town. Pittsgrove's environmentally sensitive land, both forested and farmland, further constrains identification of such a receiving area. As the *New Jersey Development and Redevelopment Plan* outlines, Planning Areas 4B (rural environmentally sensitive) and 5 (environmentally sensitive) are not ideal regions for such growth.

A Regional TDR program would be of interest to Pittsgrove, whether across Salem County or between this part of Salem and Cumberland counties, because of Pittsgrove's proximity to Vineland. Such programs could serve many rural communities in various areas of New Jersey if they were developed. There are many barriers to such multi-municipal programs, however. The current prohibition against sharing of municipal revenues with receiving area communities is an example and must be addressed for such a program to work.

### **3.4 DESCRIPTION OF FARMLAND PRESERVATION OPTIONS**

#### **3.4.1 Purchase of Development Easements**

This most common of farmland preservation techniques entails the purchase from a landowner of the right to develop his or her land for nonagricultural purposes. Once those rights are purchased, the land is deed-restricted by a development easement while the land continues to be privately controlled. The easement value is determined by two independent professional appraisals and is the difference between the fair market development value of the land and the value of the land as farmland. The land continues to be farmed and can be sold to another farmer in the future at whatever market price is then current for preserved farmland in the area. Land must be farm-assessed to be eligible and taxes continue to be paid on this privately-held land.

Landowners may sell development easements through the Salem County program, which is administered by the County Agriculture Development Board (CADB), or directly to the State of New Jersey through the State Agriculture Development Committee (SADC). In both cases, the farmland is ranked on a number of criteria and high ranking farms are approved for purchase of development easements. An offer is made to the landowner who can accept or reject it.

Within state and county programs, appraisal rules dictate that the value of an easement, and of land generally, is to be based on comparable recent sales of farmland in the area. This puts the preservation programs at a disadvantage, in relation to the higher, speculative land offers made by developers. In addition, development easement offers are for only part of the value of the land – the easement value.

It can be difficult to compare the financial, as well as the more intangible, benefits of preservation versus development. The advantage of preserving farmland with the easement purchase method is that a landowner gets to continue living on his/her land and can sell it or leave it to heirs, knowing it will remain open and in farming. Sale of development easements

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nearly always reduces estate taxes, as well. None of this is true with a sale to a developer. A disadvantage of most developer land offers is that there tend to be “contingencies” attached to them – conditions that must be met, such as Planning Board approvals for a proposed development, before the offer will be finalized. This can significantly delay a final sale.

The advantage that a developer has is that an offer for land can be above market value, due to the speculative nature of development. The developer can offer more than land is currently selling for, because the cost can be folded into each future residential housing unit and because the increased amount will not actually be paid out for a few years.

Most preserved farmland in Pittsgrove Township has been protected through acquisition of farmland easements. Three farms were Fee Simple acquisitions. See **Section 4** of this Plan for more details.

### 3.4.2 Fee-Simple Acquisition

Farmland can be purchased outright through a fee-simple sale where the farm is purchased in its entirety and then is deed restricted and sold as a protected farm. This approach is sometimes used when a landowner wishes to retire but has no heirs to continue farming or does not want to go through the process of severing the development rights and then selling the land to another farmer.

Fee-Simple acquisition is available through the Salem County program but has not been used due to limited financial resources, since it is more expensive than purchase of development rights. The State of New Jersey, through the SADC, does purchase farmland outright, especially in cases where there is a threat from imminent development. After severing the development rights, the State then re-sells the land to an interested farmer through a state auction.

### 3.4.3 Planning Incentive Grants

The SADC has established a farmland preservation planning incentive grant program to provide grants to eligible counties and municipalities as a means of supplementing current farmland preservation programs. This funding, referred to as the “PIG” program, has as its goal the protection of large areas of contiguous farmland on good soils because this will enhance the long-term viability of the farming industry in a given area

In order to be eligible for PIG funding, a municipality must adopt a farmland preservation plan element into their municipal Master Plan, appoint an Agricultural Advisory Committee (AAC), and delineate one or more planning areas where farms are “targeted” for preservation if owners are interested. In addition, the AAC is expected to consider measures that the township could take that would promote the farm industry and remove barriers to farming.

PIG funding allows a municipality to obtain its own state funding and to promote preservation and farming within the community directly, as an addition to the state and county efforts.

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Targeted farms within the planning area are “pre-approved” and do not undergo the ranking and competition for preservation dollars that are part of the direct state and county easement purchase program. The municipality can select the licensed appraisers it wishes to use, and can work more directly with farm landowners through its AAC. This tends to strengthen interest in preservation by landowners in the community.

PIG funding does impose a financial obligation on the municipality, since the state funds must be matched at a ratio of about 60% state to 40% municipal and/or county, depending on land values. A town needs a dedicated source of preservation funding to meet this requirement, so that it can consider bonding for its share of the match, using the dedicated funds for bond financing. However, the PIG funding is like a line of credit from the state – only when a municipal commitment is made for an easement or fee-simple purchase does the funding come into use. It is at that point that municipal and county funding is also required.

Overall, PIG funding increases farmland preservation in a community, but it does require additional effort and financing, especially at the county level. For Pittsgrove Township, Salem County is in a position to fund at least half of the non-state share of any municipal PIG project, or up to 20% of the total cost, through its Open Space and Farmland Preservation Trust Fund. The County is currently developing a county-wide Planning Incentive Grant that includes a portion of Pittsgrove Township in one of its Project Areas. The County is also willing to fund a match to the Planning Incentive Grant that Pittsgrove is submitting in 2007, with two Project Areas, but it will be requiring that acquisitions occur under an Installment Purchase arrangement.

Recently promulgated procedural rules for the SADC strongly support the use of PIG funding by both counties and municipalities in the future, along with use of other techniques that will support maintenance of agricultural lands and industry viability.

### **3.4.4 Installment Purchase**

Development easements may be purchased through an installment purchase agreement that spreads payment over a period of time, typically 20 to 30 years. Payments to the landowner are semi-annual, tax-exempt interest payments and the principal is due at the end of the contract term. A landowner may sell the installment purchase agreement at any time and thus recoup the principal.

There are considerable tax advantages to installment purchase for a landowner. In addition, installment purchase stretches county and other public funding dollars and allows more acquisitions. All farmland preservation purchases in Burlington County are done on an installment basis and Salem County is currently investigating the establishment of such a program.

Where possible, installment purchases of farms, where payments will occur over a five-or six-year, or greater, period should be sought. This would allow the municipality to consider bonding for acquisitions through a capital budget. In addition, some landowners may prefer this method of payment, for tax or other reasons.

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### **3.4.5 Donation**

Land, or the development rights to the land, can be donated by a landowner to a public entity or a non-profit organization, either directly or by will. The contribution is tax-deductible and can be used effectively in estate planning. Such a donation will, of course, ensure that the land remains free from development.

### **3.4.6 Payments to Farmers**

Some New Jersey municipalities have adopted an ordinance that allows them to reward farmers who preserve their land by paying an additional pre-set dollar amount per acre, once the preservation has been accomplished. These payments range in amount from as low as \$100 to as high as \$3,000 per acre and there are various restrictions on them, such as that only tillable acreage will be included or that there is an upper limit on the total amount that will be paid.

The advantage of these payment schemes is that they help to offset the difference between the appraised value of development easements based on comparable sales, which is the basis for the certified offers made to farm landowners through preservation programs, and the higher offers that developers will make, based on the speculative future values under which development operates. Even low payments have value in demonstrating a municipality's commitment to its farmers and to farmland preservation.

### **3.4.7 Nonprofit Organizations**

Some nonprofit land trusts are actively preserving farmland in southern New Jersey, either through fee-simple acquisition or purchase of development rights. Funding for nonprofit preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Pittsgrove Township. Funding from the Nature Conservancy has already protected many acres of critical habitat in Pittsgrove, along the Maurice River corridor.

### **3.4.8 Transfer of Development Rights (TDR)**

In 2004 the New Jersey legislature authorized the establishment of TDR programs throughout the state. Prior to that, only Burlington County could preserve farmland through this market-based program. Six municipalities were selected by the state to develop their own TDR programs as demonstration projects.

A TDR program involves establishment of a geographical sending area within a municipality, where development is to be restricted, and of a receiving area where development is to be

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encouraged. Sale of the transferred development rights involves establishing a TDR bank or other financial mechanism by which landowners in a sending area are compensated for relinquishing their development rights and where development rights for the receiving area are purchased. The development rights generate greater density of development in the receiving area, which is the principal incentive for their purchase by a developer. Sending and receiving areas must be approximately equal in development potential for the TDR program to work, and the sending area generally needs water and sewer infrastructure in order to support the increased development density.

A TDR program has the distinct advantage of preserving land and containing sprawl development without any expenditure of public funds. It is complicated and somewhat expensive to establish, however, and does not reduce overall growth, although growth is directed to the most appropriate areas. For a town that has the proper infrastructure in place and a sufficiently sized, well-planned receiving area, a TDR program can generate significant land preservation and innovative development.

### **3.4.9 Agricultural Enterprise District**

An agricultural enterprise district is similar to an Urban Enterprise Zone program, such as exists in Vineland, NJ, in that it is a designated area where businesses (farm operators) have the opportunity to voluntarily participate in the program and take advantage of important economic benefits. These can include benefits similar to those provided by the SADC 8-year preservation program, plus streamlined and expedited water allocation certification, cost-free business plans, management and training services, financial and estate planning, expedited approvals on government loans and costs shares, minimum wage offset grants, broader exemption from sales tax, and other incentives. In turn, the farm owner enters into a term agreement during which time the farm is preserved through an agricultural easement and the program has right-of-first refusal if the owner chooses to sell the property.

A Pilot Agricultural Enterprise District has been proposed for the Gloucester, Salem, and Cumberland County region by the Tri-County Agricultural Retention Partnership (TARP), which is a collaboration of farmers and organizations working in support of agriculture and farm preservation in the area. Such a project requires state approval and allocation of funding similar to the state's 8-Year Preservation Program. It also requires approval by the three counties. At this time (fall 2007), Salem and Cumberland County's Boards of Agricultural and County Agricultural Development Boards have all approved the concept and Gloucester County approvals are currently being sought. Such a proposal has been part of the Cumberland County Farmland Plan for some time. Municipalities could opt into such a program if it is approved at the state and county levels.

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### 4.0 FARMLAND PRESERVATION IN PITTSGROVE TOWNSHIP

#### 4.1 COUNTY AGRICULTURAL DEVELOPMENT AREA

Nearly two-thirds of Salem County is designated by the Salem County Agricultural Development Board as an Agricultural Development Area (ADA). The vast majority of the ADA is located in the eastern 3/4ths of the county, with lands closer to the Delaware River and in the corridor bounded by the New Jersey Turnpike being largely excluded from it. All of Pittsgrove's land is within the County ADA.

#### 4.2 PRESERVED FARMLAND

##### 4.2.1 Permanently Preserved Farmland in Pittsgrove

Farmland easements acquired through the Salem County Farmland Preservation Program or direct to the State was the method used for most permanent preservation of farmland in Pittsgrove Township through 2007. Three farms were preserved through fee simple acquisition by the State. Pittsgrove's 2004 Planning Incentive Grant has generated permanent protection of three farms: the 153-acres Paulaitis farm, the 80-acre Schroeder farm, which was preserved in July 2007 with 100% SADC funding, and the 113-acre Tamagni farm which completed the preservation process in February 2008. Two additional farms are currently going through the process of appraisals and adjustments.

*Table 14: Preserved Farmland in Pittsgrove Township through February 2008*

Block	Lot	Preserved Farm Name	Preserv Type	Owner's name	Location	Preserved Farm Acres-
<b>Permanent Preservation</b>						
2004	33.00	Crystal	Cty EP	Crystal, Samuel & Inge	Crystal Rd.	29.67
1302	6.00	Dubois 1	Cty EP	DuBois, Raymond L	Rattlesnake Lane	4.44
1303	13.00	Dubois 1	Cty EP	DuBois, Raymond L	Greenville Rd.	17.08
1402	2.00	Dubois 1	Cty EP	DuBois, Raymond L	71 Rattlesnake Lane	64.62
103	31.01	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	72.26
104	63.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	11.21
1001	10.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	29.07
1001	12.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Willow Grove Rd.	21.34
1002	1.00	Dubois 2	SADC EP	Dubois, Robert C & Mary Lou	Buck Rd.	3.00
1303	12.00	Dubois 3	Cty EP	Dubois Henry D Jr & Steven	Greenville Rd.	8.61
1304	25.00	Dubois 3	Cty EP	Dubois Henry D Jr & Steven	Greenville Rd.	24.19
1402	6.00	Dubois 3	Cty EP	Dubois Henry D Jr & Steven	Griers Lane	37.01
1404	2.00	Dubois 3	Cty EP	Dubois Henry D Jr & Steven	Greenville Rd.	54.24
1403	2.00	Dubois 4	SADC EP	Dubois, H.D. & S J Dubois, Partners	Griers Lane	76.01
1404	7.00	Dubois 4	SADC EP	Dubois, H.D. & S J Dubois, Partners	Burlington Rd.	94.12
1401	9.00	Dubois 5	SADC EP	Dubois, Henry & Steve	145 Griers Lane	27.95
1201	8.02	Eachus	Cty EP	Eachus, Virgil & Ward	Eft Rd.	4.81
1203	48.00	Eachus 1	SADC EP	Eachus, Ella V	Palatine Rd.	39.91

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Block	Lot	Preserved Farm Name	Preserv Type	Owner's name	Location	Preserved Farm Acres-
1203	49.00	Eachus	Cty EP	Eachus, Ella V	122 Palatine Rd.	95.75
1301	1.00	Eachus	Cty EP	Eachus, Virgil & Ward	115 Eft Rd.	41.16
1502	20.00	Garrison	Cty EP	Hluchy, Robert	Husted Station Rd.	59.04
1403	3.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	981 Burlington Rd.	40.52
1404	4.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Olivet Rd.	34.08
1405	25.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Olivet Rd.	21.30
1405	29.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	32.77
1405	31.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	3.6
1405	32.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	8.03
1406	1.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E	Burlington Rd.	4.95
1406	2.00	Garrison 2	Cty EP	Garrison, Donald C & Louise E		0.45
1102	34.00	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	16.78
1102	34.01	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	14.59
1102	34.02	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	18.52
1102	34.03	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	4.78
1102	34.04	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	7.43
1102	34.05	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	Sheep Penn Rd.	14.82
1102	37.00	Garrison 3	Cty EP	Garrison, George W-Trust & Maryetta	70 Sheep Penn Rd.	36.15
1404	6.00	Garrison 4	Cty EP	Garrison, Stephen A & Janet S	980 Burlington Rd.	55.96
1405	30.00	Garrison 4	Cty EP	Garrison, Stephen A & Janet S	Olivet Rd.	19.89
1301	9.00	Harris	Cty EP	Harris, Earl W & Marie	Pole Rd.	13.96
1401	2.00	Harris	Cty EP	Harris, Earl W & Marie	Pole Rd.	26.43
1401	2.02	Harris	Cty EP	Harris, Earl W & Marie		4.64
2101	52.00	Kilby	SADC FS	Pittsgrove Farms, LLC	Crow Pond Rd.	40.67
2001	28.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	510 Almond Rd.	20.28
2003	2.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	712 Alvine Rd.	57.42
2003	3.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Alvine Rd.	10.80
2003	4.01	Doyle-Gracemark	SADC FS	Parvin, Joseph W & Pauline L	Alvine Rd.	53.64
2003	23.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Crow Pond Rd.	9.24
2701	33.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Almond Rd.	50.73
2701	35.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Almond Rd.	19.16
2701	36.00	Parvin	SADC EP	Parvin, Joseph W & Pauline L	Almond Rd.	19.22
801	39.00	Paulaitis	PIG	Paulaitis, Charles E Jr	Holdcraft Rd.	55.09
801	41.00	Paulaitis	PIG	Paulaitis, Charles E Jr	Holdcraft Rd.	10.5
801	43.00	Paulaitis	PIG	Paulaitis, Charles E Jr	496 Lawrence Corner Rd.	87.23
1301	1.01	Poole	SADC EP	Poole, Everett E Jr & Elizabeth	Burlington Rd.	42.53
802	1	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	6.67
303	8	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	42.93
303	36	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	4.94
303	37	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	12.19
303	38	Schroeder	SADC FS	Snyder, Emily et al	Alvine Rd.	12.78

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Block	Lot	Preserved Farm Name	Preserv Type	Owner's name	Location	Preserved Farm Acres-
801	18	Tamagni	PIG	Tamagni III, Henry	457 Willow Grove Rd.	19.69
801	34	Tamagni	PIG	Tamagni III, Henry	457 Willow Grove Rd.	93.9
201	49.00	Walker	SADC EP	Walker Bros	Fork Bridge Rd.	14.77
201	50.00	Walker	SADC EP	Walker Bros	Fork Bridge Rd.	17.84
201	53.00	Walker	SADC EP	Walker Bros - Samuel & Everett Walker	Langley Road North	2.82
201	56.00	Walker	SADC EP	Walker Brothers	Langley Road North	1.84
201	85.00	Walker	SADC EP	Walker Bros - Samuel & Everett Walker	440 Langley Rd.	39.57
201	88.00	Walker	SADC EP	Walker Bros	105-109 Porchtown Rd.	18.51
203	5.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	31.79
203	7.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	6.84
301	2.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	11.73
301	32.00	Walker	SADC EP	Walker, Everett H et al	Willow Grove Rd.	68.27
301	38.00	Walker	SADC EP	Walker Bros	Porchtown Rd.	25.76
304	55.00	Walker	SADC EP	Walker, Everett H et al	Willow Grove Rd.	18.17
401	62.00	Walker	SADC EP	Walker Bros	Fork Bridge Rd.	7.40
201	6.00	Walker 1	SADC EP	Walker, Glenn & Donna	153 Harding Hwy	21.68
301	11.00	Wegner	SADC EP	Wegner, Herbert G.	Fork Bridge Rd.	9.45
301	28.00	Wegner	SADC EP	Wegner, Herbert Gates	Willow Grove Rd.	17.31
301	29.00	Wegner	SADC EP	Wegner, Herbert G.	Willow Grove Rd.	22.31
301	31.00	Wegner	SADC EP	Wegner, Herbert G.	794 Willow Grove Rd.	57.03
301	34.00	Wegner	SADC EP	Wegner, Herbert G. & Catherine V	Willow Grove Rd.	29.39
304	53.00	Wegner	SADC EP	Wegner, Herbert G. & Catherine V	Willow Grove Rd.	9.90
304	56.00	Wegner	SADC EP	Wegner, Herbert G.	Willow Grove Rd.	19.68
304	57.00	Wegner	SADC EP	Wegner, Herbert Gates	Willow Grove Rd.	5.32
304	58.00	Wegner	SADC EP	Wegner, Herbert Gates	Willow Grove Rd.	4.86
304	59.00	Wegner	SADC EP	Wegner, Herbert G.	Willow Grove Rd.	11.91
902	4.00	Wojculewski	SADC EP	Wojculewski, John F Sr & Aleta I	180 Upper Neck Rd.	30.13
902	36.01	Wojculewski	SADC EP	Wojculewski, John F Sr & Aleta I	McKishen Rd.	65.68
<b>TOTAL</b>						<b>2434.75</b>
<i>SADC EP = State Easement Purchase</i> <i>SADC FS = State Fee Simple acquisition</i> <i>Cty EP= Salem County Easement Purchase</i> <i>PIG = Pittsgrove Township Planning Incentive Grant</i>						

Source: SADC 7/2006; Pittsgrove Township Agricultural Advisory Committee, 2/2008

### 4.2.2 Eight-Year Farmland Preservation Program in Pittsgrove

Farmers can participate in an Eight-Year Farmland Preservation Program to temporarily preserve their land for eight years. This program can serve as a trial period for farmers to see if preservation is the right choice for them. There are two types of Eight-Year Farmland Preservation Programs, the State Eight-Year Program and the Municipal Eight-Year Program. Although this program offers no direct compensation, farmers are eligible to receive grants covering up to 75% of the cost of approved soil and water conservation projects. Participation in the Municipal Program can also offer greater protection for the farmer concerning nuisance complaints, eminent domain actions, and zoning changes.

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There are four farms in the 8-Year Program in Pittsgrove Township, as the following table shows.

**Table 15: Farm Parcels in the 8-Year Program**

Block	Lot	Owner's Name	Location	Acres
801	47.00	Olbrich, Carl + Edward	16 Hughes Rd	5.35
1002	15.00	Olbrich, Carl + Edward	16 Hughes Rd	24.97
1002	16.00	Olbrich, Carl + Edward	16 Hughes Rd	30.15
1102	23.00	Lickfield, Robert F JR	1161 Centerton Rd	11.34
1102	43.00	Lester, Jeffrey M & Deborah B	920 Lower Mill Rd	64.70
1303	4.00	Hluchy, Robert	313 Spotwood Gravel Hill	114.39
<b>TOTAL</b>				<b>250.89</b>

Source: Pittsgrove Township

### 4.4 CURRENT PLANNING INCENTIVE GRANT

The State Agriculture Development Committee (SADC) provides this funding to counties and municipalities, as described in Section 3.4.3. A community can receive up to \$1.5 million per year through this funding source, although new SADC rules require that a given year's appropriation must be spent within three years or the funding will be withdrawn. The new rules also include a new provision that non-profit organizations can obtain Planning Incentive Grants for farmland preservation, with the funding to be utilized within two years. As mentioned in Section 3.4.3, a municipality must generate some matching funds, although it can do so in partnership with the County Agriculture Development Board and county funding.

#### 4.4.1 2004 Planning Incentive Grant Project Area

In 2004 Pittsgrove Township applied for and was awarded a Planning Incentive Grant for a Project Area entitled "Buck Road – Porchtown Road." This included agricultural properties roughly bordered between Buck Road to the west, Porchtown Road to the east, Langley Road to the north and Lawrence Corner Road to the south and encompassed approximately 3,000 acres, of which about 1500 acres was under farmland assessment. The targeted farms within the Project Area totaled about 1,000 acres. These farms are listed in the table below along with their current status as of October 2007.

**Table 16: Pittsgrove Township 2004 Project Area Targeted Farms**

Landowner/ Farm Name	Acres	Status
Paulaitis	148	Preserved
Hughes	147	Offer declined
Petronglo	109	In progress
Kibort	130	In progress
Olbrich	128	No current interest
Schmidt	96	No current interest
Tamagni	113	Preserved
Schroeder	80	Preserved
Vankueren	53	No current interest
Shelton	35	No current interest
<b>Total</b>	<b>1,039</b>	

Source: Pittsgrove  
Agricultural  
Advisory Committee

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### 4.4.2 Agricultural Advisory Committee (AAC)

The Township Committee established an Agricultural Advisory Committee in late 2003 to oversee the development and implementation of the 2004 Farmland Planning Incentive Grant application and Farmland Preservation Plan and to recommend actions to the Township Committee that would support the agricultural industry. The Agricultural Advisory Committee has continued to operate and is composed of five members all of whom are farmers who farm lands they own. See Acknowledgements page for a list of members.

All meetings of the AAC are open to the public and dates are published in the newspapers of record for the township, the *Daily Journal* and *Today's Sunbeam*.

### 4.5 COORDINATION WITH OPEN SPACE PRESERVATION PROGRAMS

In 2005 Pittsgrove Township prepared an Open Space & Recreation Plan with the assistance of the Morris Land Conservancy. That plan highlighted the important resources within the township and developed a greenway system for their protection. The greenways encompassed areas of forested wetland that adjoin the Maurice River corridor and its tributaries in Pittsgrove Township and connected nodes of upland forest that still abound in the township. It also identified scenic corridors and bald eagle foraging areas. Pittsgrove applied for and received a Green Acres Planning Incentive Grant, in conjunction with the Open Space Plan.

Both the Landscape Project, produced by the Endangered and Nongame Species Program of NJDEP's Division of Fish & Wildlife, and the Heritage Priority Database were consulted in determining where growth should and should not occur, in township planning, and where farmland preservation will enhance open space protections. The descriptions of the two Project Areas in this 2007 Farmland Preservation Plan incorporate information drawn from those sources. See Section 5.2.1. **Map 10: Landscape Project** is also included here as a reference. As it shows, Pittsgrove has a large amount of critical habitat in the upland forest category. Some of this land is located on farms in the Project Areas.

The ability of particular soils to recharge groundwater has been mapped by the NJ Department of Environmental Protection. Pittsgrove sits atop the Kirkwood-Cohansey aquifer which is an unconfined aquifer where direct infiltration of rainwater is essential to the aquifer. As **Map 11: Groundwater Recharge** shows, large areas of township recharge 11 to 14 inches per acre per year. Much of this level of recharge is in areas that are forested, but there is considerable recharge occurring on farmland generally. Some high recharge areas are located within the Project Areas.

### 4.6 FARMLAND PRESERVATION FUNDING IN PITTSGROVE TOWNSHIP

The State, County, and Municipality have all contributed to farmland preservation in Pittsgrove Township, beginning in 1992. The following table shows the share that has been supported by SADC funding and in what percentage. State funding of County Easement Purchases and of Municipal Planning Incentive Grant Easement Purchases varies according to the per acre total

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cost. In the past, it has reached as high as 76%. As land values have risen in Pittsgrove, the percentage of state funding has dropped. Currently it is closer to 60%.

**Table 17: Cost and Funding of Pittsgrove Township Preserved Land**

<b>Farm</b>	<b>Acres</b>	<b>SADC/Cty</b>	<b>Per Acre Total Cost</b>	<b>State Cost Share</b>	<b>Type of Acquisition</b>	<b>Total Cost</b>	<b>Date of Purchase</b>
Property 1	143.65	\$249,951	\$2,320	75%	Cty EP	\$333,268	6/19/1992
Property 2	158.98	\$188,154	\$1,548	76%	Cty EP	\$246,109	8/25/2000
Property 3	95.8	\$147,887	\$1,544	100%	SADC EP	\$147,887	1/26/2001
Property 4	42.5	\$89,303	\$2,100	100%	SADC EP	\$89,303	6/18/2001
Property 5	264.2	\$614,477	\$2,325	100%	SADC EP	\$614,477	8/14/2001
Property 6	56.34	\$80,559	\$1,900	75%	Cty EP	\$107,036	12/14/2001
Property 7	74.98	\$122,967	\$2,200	75%	Cty EP	\$164,956	2/5/2002
Property 8	53.6	\$120,697	\$2,250	100%	SADC FS	\$120,697	3/17/2002
Property 9	64.62	\$89,549	\$1,837	75%	Cty EP	\$118,724	4/22/2002
Property 10	118.4	\$176,398	\$1,986	75%	Cty EP	\$235,198	5/13/2002
Property 11	43.9	\$150,959	\$3,434	100%	SADC FS	\$150,959	6/21/2002
Property 12	113.57	\$114,546	\$1,298	78%	Cty EP	\$147,458	7/18/2002
Property 13	38	\$78,148	\$2,050	100%	SADC EP	\$78,148	10/15/2002
Property 14	185.4	\$463,483	\$2,500	100%	SADC EP	\$463,483	1/22/2003
Property 15	175	\$432,405	\$2,470	100%	SADC EP	\$432,405	1/27/2004
Property 16	163	\$407,771	\$2,505	100%	SADC EP	\$407,771	3/11/2004
Property 17	75.45	\$188,525	\$2,499	100%	SADC EP	\$188,525	3/11/2004
Property 18	40.7	\$182,993	\$4,500	100%	SADC FS	\$182,993	4/26/2004
Property 19	127	\$266,574	\$2,100	100%	SADC EP	\$266,574	2/18/2005
Property 20	29.7	\$114,985	\$5,952	65%	SADC EP	\$176,572	8/31/2005
Property 21	153	\$510,856	\$4,900	68%	PIG	\$749,460	6/9/2006
Property 22	79.2	\$108,780	\$1,820	75%	Cty EP	\$144,112	3/8/2007
Property 23	79.51	\$1,040,000	\$13,000	100%	SADC FS	\$1,040,000	7/9/2007
Property 24	113.6	\$852,285	\$7,500	62%	PIG	\$852,285	2/19/2008
<b>Total</b>		<b>\$6,792,252</b>				<b>\$7,458,400</b>	
<i>Cty EP = County Easement Purchase</i>							
<i>SADC EP = State Easement Purchase</i>							
<i>SADC FS = State Fee Simple acquisition</i>							

*NJ SADC, Pittsgrove AAC, 2/2008*

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## 5.0 FUTURE FARMLAND PRESERVATION PROGRAM

### 5.1 PITTSGROVE TOWNSHIP FARMLAND PRESERVATION PLANNING GOALS AND OBJECTIVES

#### 5.1.1 Preservation Goals and Objectives

The Pittsgrove Township Agricultural Advisory Committee established the following Goal and Objectives for its Farmland Preservation Plan and Program:

Goal: To retain a viable agricultural industry in Pittsgrove Township.

Objectives:

- To increase land preservation resources of all types that are devoted to protecting farmland and agriculture
- To permanently preserve those farmlands that are essential to the maintenance and protection of the agricultural industry within Pittsgrove Township, based on soil quality and land use planning criteria
- To utilize development rights and fee-simple acquisition as the principle means of permanent preservation of farmlands
- To implement regulatory measures, policies, and programs that will protect and enhance agriculture and the agricultural industry within the township
- To educate Pittsgrove residents about the benefits of farming in the community

### 5.2 2007 PROJECT AREAS SUMMARY

The Agricultural Advisory Committee recommended the establishment of two Project Areas (PAs) in the township for its 2007 Farmland Preservation Plan and for a Planning Incentive Grant application. The North Project Area is the same as the Buck Road – Porchtown Road Project Area in Pittsgrove's 2004 Farmland Preservation Plan. The East Project Area is an addition that incorporates a substantial area of farmland on the southeast side of the township. Both are described here and depicted on **Map 1: Project Areas**. Tables listing all targeted farms in each Project Area (*Tables 23 and 24*) are at the end of this Section.

See **Appendix A** for a complete list of all Farm-Assessed land in Pittsgrove as of August 2007, with details on harvested cropland, pasture, and appurtenant and non-appurtenant woodland.

#### 5.2.1 2007 Project Areas - Descriptions

##### *North Project Area:*

This Project Area encompasses the former Buck Road-Porchtown Road Project Area as depicted in the 2004 Pittsgrove Farmland Preservation Plan, but its boundaries have been shifted very

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slightly to match parcel lines. It is located in the northern section of the Township along and around Willow Grove and Porchtown Roads to just west of Buck Road. It totals 3,650 acres in size. Assessed farmland within the Project Area comprises 2,281.5 acres (62.5% of total area).

**Map 4: North Project Area** depicts all farm-assessed land.

There are 29 target farms on 58 parcels covering 1,269 acres, within the Project Area. A target farm is any parcel of farm-assessed land that is 10 acres or greater in size or any cluster of parcels held by the same owner or related owners in the same vicinity. Within the North Project Area there are six preserved farms on 38 parcels totaling 928.9 acres. This constitutes 40.7% of farm-assessed land and 25.4% of the total acreage within the Project Area.

Soils in this Project Area are among the best in the region. **Table 18** below shows the breakdown of the acreage within the boundaries of the Project Area into the various soil classifications. **Map 8: North Project Area – Soil Classifications** depicts those soil classes within the Project Area.

*Table 18: Soil Classification – North Project Area*

Soil Classification	Acres	% of Total Project Area
Prime soils	3,162.14	86.7
Soils of Statewide Importance	271.21	7.4
Unique	67.59	1.9

Much of the land within the North Project Area has been ranked by the NJ DEP Landscape Project as “Critical” forested habitat or “Suitable” grassland habitat. This makes farm preservation within the Area even more valuable because of the high habitat value of the non-tilled habitats on the farms and adjoining them. There is considerable critical upland forest in this Project Area, as well as a stretch of critical wetland forest running along Dry Branch, at the northern end of the Project Area.

The Landscape Project, developed by the Endangered and Nongame Species Program of the NJDEP Division of Fish & Wildlife, documents the value of various types of habitats within New Jersey. It then ranks these habitats as to their importance. The highest ranking goes to habitat areas where there has been a documented occurrence of one or more species that are on either the federal or the state Threatened and Endangered Species lists and where there is a sufficient amount of habitat type to sustain these species (“critical habitat”). The grassland habitat category of the Landscape Project refers to actual grasslands and to farmland that supports grassland-dependent species of animals, especially birds that breed within and along farmed land.

Most of the farmland within Pittsgrove’s North Project Area is ranked as “Suitable grassland habitat” or “Priority Species grassland habitat,” meaning that it could support species that are on the endangered or threatened (T&E) species lists but that there are no documented occurrences of those species at the locations. It also means that this farmland does support non-T&E species that the state considers of priority because their numbers are declining.

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See **Table 23: North Project Area Target Farms and Farm-Assessed Parcels** at the end of this Section for details of each “target” farm parcel’s ownership and other details. See **Appendix A** for a complete list of all Farm-Assessed land in Pittsgrove, with details on harvested cropland, pasture, and appurtenant and non-appurtenant woodland.

### **East Project Area**

The East Project Area is located in the southeast section of the Township and totals 3,533 acres. Assessed farmland within the Project Area is on 2,374 acres (67% of total area). **Map 5: East Project Area** depicts all farm-assessed land.

There are 64 target farms on 108 parcels covering 1,911 acres, within the Area. A target farm is any parcel of farm-assessed land that is 10 acres or greater in size or any cluster of parcels held by the same owner or related owners in the same vicinity. Within the Project Area there are three preserved farms on nine parcels totaling 254.7 acres. This constitutes 10.7 of farm-assessed land and 7.2% of the total acreage within the Project Area.

Soils in this Project Area are among the best in the region. **Table 19** below shows the breakdown of the acreage within the boundaries of the Project Area into the various soil classifications. **Map 9: East Project Area – Soil Classifications** depicts those soil classes within the Project Area.

**Table 19: Soil Classification – East Project Area**

<b>Soil Classification</b>	<b>Acres</b>	<b>% of Total Project Area</b>
Prime soils	1846.8	52.3
Soils of Statewide Importance	970	27.5
Unique	343.07	9.7

Much of the land within the East Project Area has been ranked by the NJ DEP Landscape Project as “Critical” forested habitat and as “Suitable” grassland habitat. This makes farm preservation within the Area even more valuable because of the high habitat value of the non-tilled habitats on the target farms and adjoining them. There is considerable critical upland forest in this Project Area, as well as a stretch of critical wetland forest running along the eastern side of the Area, within the Maurice River corridor.

Again, as in the North Project Area, most of the farmland within Pittsgrove’s East Project Area is ranked as “Suitable grassland habitat” or “Priority Species grassland habitat.”

See **Table 24: East Project Area Target Farms and Farm-Assessed Parcels** at the end of this Section for details of each “target” farm’s ownership and other details.

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## 5.2.2 2007 Project Areas – Summary and Goals

Total acreage of unpreserved target farms within the two Project Areas is considerable – 3,180 acres in all, as shown in the table below. This is based on looking only at actual “farms” which are defined as any parcel of farm-assessed land that is 10 acres or greater in size or any cluster of parcels held by the same owner or related owners in the same vicinity.

*Table 20: Target Farm Acreage in Project Areas*

Project Area	Target Farm Acres	75% of Acreage
North	1,269	952
East	1,911	1,433
<b>Total</b>	<b>3,180</b>	<b>2,385</b>

To arrive at meaningful goals for municipal preservation efforts is difficult, given the entirely voluntary nature of the farmland preservation programs. Looking at both Project Areas equally and estimating that 75% of the target farm acreage is the maximum achievable, generates a breakdown over 10 years into preservation goals that seem realistic. To the degree that Pittsgrove Township can increase preservation in the earlier years, above these goal levels, it can maximize the benefits of the Planning Incentive Grant funding,

### **Acreage Goals**

- State FY 2009 goal = 239 acres
- One year (2010) goal = 215 acres
- Five year (2014) goal = 1,314 acres
- Ten year (2019) goal = 2,385 acres

## 5.2.3 Eligibility

The SADC’s new rules at N.J.A.C. 2:76-6.20 set forth minimum eligibility criteria for all farms participating in the Planning Incentive Grant. Pittsgrove’s Agricultural Advisory Committee has recommended that the municipality’s eligibility match this criteria. That is,

For lands less than or equal to 10 acres in size:

- the land must produce agricultural or horticultural products of at least \$2,500 annually;
- at least 75% of the land must be tillable or a minimum of five acres, whichever is less;
- at least 75% of the land, or a minimum of five acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and
- the land must exhibit development potential based on certain standards.

For lands greater than 10 acres in size:

- at least 50% of the land or a minimum of 25 acres, whichever is less, must be tillable;
- at least 50% of the land, or a minimum of 25 acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and

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- the land must exhibit development potential based on standards set forth in the rule.

Pittsgrove Township has elected to include as targeted farms only those farms that are ten acres or larger in size.

### 5.2.4 Ranking Criteria

Pittsgrove Township has elected to use Salem County's ranking criteria as the basis for its own criteria but has modified them slightly. The principal change pertains to farm size. In the County's ranking system, this factor has heavy weighting in the county's ranking system and smaller farms tend to rank too low to be preserved.

The East Project Area in Pittsgrove, in particular, was designated with the aim of preserving smaller farms, as well as to cover larger ones that are outside the County's Project Area. Preservation of these farms can be critical to the viability of farming in a Project Area as a whole. In addition, these farms are often the ones with innovative farm programs or opportunities for organic farming and direct marketing or Community Supported Agriculture.

The Pittsgrove Township Ranking Criteria gives additional weight to small farms that adjoin larger ones, whether those larger farms are preserved or not. Part of the rationale for this weighting is that smaller farms serve as important buffers to larger farm operations, as well as having viability directly. Certainly, development on these smaller parcels, which has been the trend in Pittsgrove, is detrimental to maintaining contiguous active farmland in the Project Areas. The weighted Ranking Criteria applies to both Project Areas.

See **Appendix B: Ranking Criteria for Pittsgrove Township Project Area Farms**

## 5.4 FUNDING PLAN

Pittsgrove Township has sufficient funding through its Open Space and Farmland Preservation Trust fund to finance municipal bonds that can be used for farmland preservation as well as for other open space. The funding plan in the next section shows how this can be done over a ten-year period.

### 5.4.1 Municipal Funding

#### *Open Space and Farmland Preservation Tax*

Many New Jersey communities have adopted a tax to support an Open Space and Farmland Preservation Trust fund. This typically begins as a \$.01 tax per \$100 of assessed property value but can be as high as \$.09 per \$100. These funds usually also support historic preservation. They can be used for direct acquisition or as the municipal match to county and state funding. Trust funds are the source of matching dollars for most active recreation land acquisitions and their match to county funding for farmland preservation often increases the ranking level of a

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particular farm. If the tax impacts of expanded school enrollments due to increased development are compared to the preservation tax, the preservation tax will always be substantially less.

A community may choose to fund its Preservation Trust through a means other than a tax. An annual allocation from general funds or direct bonding are two means used by some New Jersey communities. The objective is to have a dedicated source of funding for preservation within the community.

In general, the amount of funding a municipality can generate is not enough to accomplish much direct preservation of land. Municipal funding can, however, provide bond financing that will provide substantial dollars for the preservation effort. A municipal Preservation Trust can also fund the planning and other direct costs of the municipal preservation program.

The Township of Pittsgrove proposed a dedicated tax for the acquisition of open space and farmland in 2000 through voter referendum. Township residents voted overwhelmingly in favor of the referendum question establishing an “Open Space and Farmland Trust Fund.”

In 2000, Pittsgrove established an “Open Space and Farmland Preservation Trust Fund.”

- The Trust as first approved was funded by an amount of one half cent (\$.005) per \$100 of assessed value beginning in the year 2001.
- It quickly became apparent that additional funds would be needed to accomplish any significant protection of land. The township decided to appropriate funds directly for preservation, equivalent to two and one-half cents per \$100 of assessed property value in 2001 through 2003.
- Another referendum was placed on the ballot in November 2003 and voters approved a dedicated property tax of three cents (\$.03) per \$100 of assessed value.

As of September 30, 2007 the Open Space Trust Fund in Pittsgrove Township had a balance of \$627,750. Of that total, \$178,250 was received in 2007.

### ***Total Cost to Achieve Goals***

The total cost of land over the next ten years is particularly difficult to estimate. The current down turn in the housing market is already having a negative impact on land values, but how long this will continue is very uncertain. However, using a figure of \$7,500 as the average easement purchase cost, based on recent appraisals, and increasing that amount over the ten year period, gives a total cost for 75% of the target farm acreage in both Project Areas as close to \$22 million. For the sake of estimating cost over time, the easement purchase cost of \$7,500 per acre was kept level for 2010 and 2011 and increased by \$500 increments from 2012 through 2020.

The Municipal Planning Incentive Grant award maximum is \$1.5 million. Calculating the state share of the Project Area acreage at 60%, which is the maximum amount that the SADC would provide at current per acre cost levels, and subtracting that from the total, leaves a balance of just under \$12 million over the course of the ten years. If that is shared between the municipality and the county, with 20% of the cost allotted to each, the total ten-year cost to achieve the goals

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would be just over \$4.5 million for each entity. *See Table 21: 75% of Estimated Cost of Project Area Target Farms* below for a breakdown of the annual costs.

*Table 21: Estimated Cost of 75% of Target Farms in Project Areas*

State Fiscal Year	Goals-acreage	Per acre price	Total Cost	60% State share	20% Municipal share	20% County share
2009	239	\$7,500	\$1,792,500	\$1,075,500	\$358,500	\$358,500
2010	215	\$7,500	\$1,612,500	\$967,500	\$322,500	\$322,500
2011	215	\$8,000	\$1,720,000	\$1,032,000	\$344,000	\$344,000
2012	215	\$8,500	\$1,827,500	\$1,096,500	\$365,500	\$365,500
2013	215	\$9,000	\$1,935,000	\$1,161,000	\$387,000	\$387,000
2014	215	\$9,500	\$2,042,500	\$1,225,500	\$408,500	\$408,500
2015	215	\$10,000	\$2,150,000	\$1,290,000	\$430,000	\$430,000
2016	215	\$10,500	\$2,257,500	\$1,354,500	\$451,500	\$451,500
2017	215	\$11,000	\$2,365,000	\$1,419,000	\$473,000	\$473,000
2018	215	\$11,500	\$2,472,500	\$1,483,500	\$494,500	\$494,500
2019	211	\$12,000	\$2,532,000	\$1,519,200	\$506,400	\$506,400
<b>TOTAL</b>	<b>2,385</b>		<b>\$22,707,000</b>	<b>\$13,624,200</b>	<b>\$4,541,400</b>	<b>\$4,541,400</b>

### ***Bonding***

Municipal bonding over the ten-year period will allow farmland preservation to occur over a longer time period without depleting Pittsgrove's Open Space and Farmland Preservation Trust Fund. Monies from bonding can be used at the start to acquire options for preservation of farms, which will require less funding in the earlier years and allow more farms to be optioned for preservation. The completion of sales can then occur at a pace that accords with the funding available each year and with the specific conditions and needs of landowners.

- The township could generate sufficient funding in 20-year municipal bonds over a ten-year period to finance its share of the \$4.5 million needed for Project Area target farms. The bond financing would be covered by monies in the Trust Fund, which would continue to grow with each year's tax increase, based on expected increases in total ratable value. The unexpended portion of the bond would also yield interest revenue. *See Table 22: An Example of Possible Municipal Funding of Targeted Farm Costs.* These figures do reflect particular assumptions about rates, which are listed below the table. To finance such a bond, the municipal Open Space and Farmland Preservation Trust Fund tax rate will need to increase over time, beginning perhaps in 2013.

### **5.4.2 County Funding**

It is anticipated that the county will continue to pursue its farmland preservation program in the Project Areas it has delineated in its Planning Incentive Grant Farmland Preservation Plan. This would allow preservation of farms in the western agricultural district of Pittsgrove. The County is also able to preserve large farms outside its Project Area, provided they can be protected under

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an Installment Purchase Agreement, which is a purchase mechanism that Salem County has recently opted to utilize for all farmland preservation.

County funding to match Pittsgrove's share of costs under the municipality's Planning Incentive Grant of up to \$500,000 per year has been discussed by Salem County and needs to be confirmed. This amount would enable the township to achieve its goals and would ultimately save Salem County money. Instead of contributing 40% as a match to the SADC's 60% cost share, Salem County would only need to contribute 20% for any farmland preserved with the municipal Planning Incentive Grant funding. The cost to the county for the 10-year funding plan outlined here is \$4.5 million. Spread over ten years, a commitment of under \$500,000 per year would easily cover the County's 20% share.

### **5.4.3 Other Partners**

A nonprofit land trust that is protecting farmland in this part of South Jersey is the New Jersey Conservation Foundation (NJCF). Pittsgrove Township is included in NJCF's Tri-County Farm Belt SADC Project Area which receives funding from the SADC nonprofit program and from the Federal Farmland Ranchland Preservation Program (FRRPP) and William Penn Foundation. NJCF also protects open space lands with funding from the New Jersey Green Acres program, and they can protect farmland that has important species or habitat on it with that funding, as well.

The Nature Conservancy, Bayshore Office, has preserved many acres of land along the Maurice River corridor in Pittsgrove. The Conservancy (TNC) is largely focused on protecting important habitat with highly ranked endangered or threatened species, but that can include farmland, especially if the acreage abuts important and/or protected habitat along the Maurice River.

The South Jersey Land & Water Trust has a Green Acres Planning Incentive Grant that can fund open space and farmland through fee simple. Currently, SJLWT's Green Acres PIG Project Area is for any lands within the Raccoon and Oldmans Creeks watersheds, but it provides assistance to projects throughout southern New Jersey.

## **5.5 FARMLAND PRESERVATION PROGRAM ADMINISTRATIVE RESOURCES**

Pittsgrove Township's 2004 Municipal Planning Incentive Grant and its Farmland Preservation Plan have been implemented by an active Agricultural Advisory Committee, especially through the volunteer work of the AAC Chair, who has great land preservation expertise. The township staff, and especially its knowledgeable Administrator, provides good support to these efforts. The township does not have GIS capability and relies on its engineer for mapping.

Over time, the township may need to enter into an agreement for services by a Preservation Coordinator consultant, or create a staff position that could handle the implementation of the current plan on at least a part-time basis. Towns that make this commitment find that they have much greater success with preservation generally and that there is a greater inclusion of agriculturally beneficial practices and efforts included in economic planning.

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**Table 22: An Example of Possible Municipal Funding of Target Farm Costs**

A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Net Taxable Value All Property (end of previous year)	Open Space & Farmland Trust Rate	Open Space & Farmland Trust Revenue (B x C)	Bond Issue Owed (Principle)	Bond Balance after Acquisitions (Prev F - G)	Funds Needed - 20% Municipal Share - Project Areas	Debt Service for Year (Prev E x .045 + \$100,000 or \$130,000)	Interest Earned on Unexpended Bond Issue (F x .025)	Balance of Trust Acct after debt service & Direct Exps (prev. L-H-M)	Interest Earned on prev year Trust Acct. Balance (.025 x prev L)	Total Trust Acct. Balance at End of Year (J+D+I)	Expenditures Direct from Trust Acct.
2007	\$594,170,863	0.0003	\$178,251						627,750	\$11,237	\$817,238	
2008	\$609,025,135	0.0003	\$182,708						\$817,238	\$20,431	\$1,020,377	
2009	\$624,250,763	0.0003	\$187,275	\$2,000,000	\$1,641,500	\$358,500	\$0	\$41,038	\$1,020,377	\$25,509	\$1,233,161	
2010	\$639,857,032	0.0003	\$191,957	\$1,900,000	\$1,319,000	\$322,500	\$190,000	\$32,975	\$1,233,161	\$30,829	\$1,455,948	
2011	\$655,853,458	0.0003	\$196,756	\$1,800,000	\$975,000	\$344,000	\$185,500	\$24,375	\$1,265,948	\$36,399	\$1,499,102	
2012	\$672,249,794	0.0003	\$201,675	\$1,700,000	\$609,500	\$365,500	\$181,000	\$15,238	\$1,313,602	\$37,478	\$1,552,755	
2013	\$689,056,039	0.0004	\$275,622	\$1,600,000	\$222,500	\$387,000	\$176,500	\$5,563	\$1,552,755	\$38,819	\$1,867,196	\$164,500
2014	\$706,282,440	0.0004	\$282,513	\$1,500,000	\$0	\$408,500	\$172,000	\$0	\$1,526,196	\$46,680	\$1,855,389	\$408,500
2015	\$723,939,501	0.0004	\$289,576	\$1,400,000	\$0	\$430,000	\$167,500	\$0	\$1,274,889	\$46,385	\$1,610,849	\$430,000
2016	\$742,037,989	0.0004	\$296,815	\$1,300,000	\$0	\$451,500	\$163,000	\$0	\$1,013,349	\$40,271	\$1,350,436	\$451,500
2017	\$760,588,938	0.0005	\$380,294	\$1,200,000	\$0	\$473,000	\$158,500	\$0	\$735,936	\$33,761	\$1,149,991	\$473,000
2018	\$779,603,662	0.0005	\$389,802	\$1,100,000	\$0	\$494,500	\$154,000	\$0	\$518,491	\$28,750	\$937,043	\$494,500
2019	\$799,093,753	0.0005	\$399,547	\$1,000,000	\$0	\$506,400	\$149,500	\$0	\$288,543	\$23,426	\$711,516	\$506,400
2020	\$819,071,097	0.0005	\$409,536	\$900,000			\$145,000	\$0	\$55,616	\$17,788	\$482,939	
2021	\$839,547,875	0.0005	\$419,774	\$800,000			\$140,500	\$0	\$337,939	\$12,073	\$769,787	
2022	\$860,536,571	0.0005	\$430,268	\$700,000			\$136,000	\$0	\$629,287	\$19,245	\$1,078,800	
2023	\$882,049,986	0.0005	\$441,025	\$600,000			\$131,500	\$0	\$942,800	\$26,970	\$1,410,795	
2024	\$904,101,235	0.0005	\$452,051	\$500,000			\$127,000	\$0	\$1,279,295	\$35,270	\$1,766,615	
2025	\$926,703,766	0.0005	\$463,352	\$400,000			\$122,500	\$0	\$1,639,615	\$44,165	\$2,147,132	
2026	\$949,871,360	0.0005	\$474,936	\$300,000			\$118,000	\$0	\$2,024,632	\$53,678	\$2,553,246	
2027	\$973,618,144	0.0005	\$486,809	\$200,000			\$113,500	\$0	\$2,435,246	\$63,831	\$2,985,887	
2028	\$997,958,598	0.0005	\$498,979	\$100,000			\$109,000	\$0	\$2,872,387	\$74,647	\$3,446,013	
2029	\$1,022,907,563	0.0005	\$511,454					\$0	\$3,337,013	\$86,150	\$3,934,617	
2030	\$1,048,480,252	0.0005	\$524,240					\$0	\$3,934,617	\$98,365	\$4,557,223	
2031	\$1,074,692,258	0.0005	\$537,346					\$0	\$4,557,223	\$113,931	\$5,208,499	

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A	B	C	D	E	F	G	H	I	J	K	L	M
Year	Net Taxable Value All Property (end of previous year)	Open Space & Farmland Trust Rate	Open Space & Farmland Trust Revenue (B x C)	Bond Issue Owed (Principle)	Bond Balance after Acquisitions (Prev F - G)	Funds Needed - 20% Municipal Share - Project Areas	Debt Service for Year (Prev E x .045 + \$100,000 or \$130,000)	Interest Earned on Unexpended Bond Issue (F x .025)	Balance of Trust Acct after debt service & Direct Exps (prev. L-H-M)	Interest Earned on prev year Trust Acct. Balance (.025 x prev L)	Total Trust Acct. Balance at End of Year (J+D+I)	Expenditures Direct from Trust Acct.
2032	\$1,101,559,565	0.0005	\$550,780					\$0	\$5,208,499	\$130,212	\$5,889,492	
2033	\$1,129,098,554	0.0005	\$564,549					\$0	\$5,889,492	\$147,237	\$6,601,278	
2034	\$1,157,326,018	0.0005	\$578,663					\$0	\$6,601,278	\$165,032	\$7,344,973	
2035	\$1,186,259,168	0.0005	\$593,130					\$0	\$7,344,973	\$183,624	\$8,121,727	
2036	\$1,215,915,647	0.0005	\$607,958					\$0	\$8,121,727	\$203,043	\$8,932,728	
2037	\$1,246,313,539	0.0005	\$623,157					\$0	\$8,932,728	\$223,318	\$9,779,203	

Assumptions:

1 - Taxable Value increases by 2.5% per year

2 - Trust tax rate increases to \$.04 per \$1000 beginning in 2013

3 - Bonding is for 20 years at a rate of 4.5%

4 - Unexpended bond earns 2.5% interest

5 - Interest earned on Trust account balance earns 2.5% interest

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*Table 23: North Project Area Target Farms and Other Farm-Assessed Parcels*

<b>Table 23: North Project Area</b>									
<b>Farm</b>	<b>Block</b>	<b>Lot</b>	<b>Tax Class</b>	<b>Owner</b>	<b>Acres</b>	<b>Location</b>	<b>Preserved Farm</b>		
<b>Target Farms</b>									
1	802	37	3A/3B	BASILONE, NORMAN A & DEBORAH A	38.90	PORCHTOWN RD			
2	301	3	3A/3B	COBLENTZ, WILLIAM W + KATHLEEN	33.95	FORK BRIDGE RD			
3	802	18	3A/3B	CRISANTI, DENNIS + DENISE	10.28	UPPER NECK RD			
	802	36	3A/3B	CRISANTI, DENNIS + DENISE	20.59	PORCHTOWN RD			
4	202	3	3B	DAVENPORT, ROBERT C + ELAINE C	4.65	LANGLEY RD			
	202	3.01	3B	DAVENPORT, ROBERT C + ELAINE C	3.97	LANGLEY RD			
	202	3.02	3B	DAVENPORT, ROBERT C + ELAINE C	3.58	LANGLEY RD			
5	202	29	3A/3B	DIRKES GERALD C SR & MARGARET	5.23	HARRIS RD			
	202	30	3B	DIRKES, GERALD C & MARGARET G	4.62	HARRIS RD			
6	801	33	3A/3B	FIRTH, WILLIAM K JR	44.71	HOLDCRAFT RD			
7	301	25	3A/3B	GYORY, RANDALL	13.24	WILLOW GROVE RD			
8	1002	14	3B	HUGHES, CHARLES E	35.26	HUGHES RD			
9	202	46	3A/3B	HUGHES, MYRTLE K	38.23	WILLOW GROVE RD			
	801	21	3B	HUGHES, MYRTLE K	28.85	WILLOW GROVE RD			
	801	44	3A/3B	HUGHES, MYRTLE K	40.59	HUGHES RD			
10	301	4.01	3B	J E WATERHOUSE LLC	6.65	FORK BRIDGE RD			
	301	5	3B	J E WATERHOUSE LLC	8.07	FORK BRIDGE RD			
11	303	11	3A/3B	JIM SULLIVAN, INC.	31.60	CROW POND RD			
12	801	36	3A/3B	KIBORT, J BRUCE	9.78	HOLDCRAFT RD			
	801	37	3B	KIBORT, J BRUCE	23.83	HOLDCRAFT RD			
	801	48	3B	KIBORT, J BRUCE	45.87	LAWRENCE CORNER RD			
	1002	12	3A/3B	KIBORT, J BRUCE	32.43	HOLDCRAFT RD			
	1002	13	3B	KIBORT, J BRUCE	15.84	HOLDCRAFT RD			
13	201	73	3B	KIM, YOUNG SONG + CHONG KI	12.31	LANGLEY RD			
14	304	15	3A/3B	LITTLE, ROBERT W III & SUSAN E	33.27	ENGLISH RD			
15	801	25	3A/3B	MORRISON, ELFRIEDE-DOERING	14.80	PORCHTOWN RD			
16	201	41	3B	NEMETH, ROBERT L	59.74	HARDING HWY			
17	801	47	3B	OLBRICH, CARL + EDWARD	5.35	LAWRENCE CORNER RD	8-yr Prog		
	1002	15	3B	OLBRICH, CARL + EDWARD	24.97	HUGHES RD	8-yr Prog		

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<b>Table 23: North Project Area</b>										
<b>Farm</b>	<b>Block</b>	<b>Lot</b>	<b>Tax Class</b>	<b>Owner</b>	<b>Acres</b>	<b>Location</b>	<b>Preserved Farm</b>			
	1002	16	3B	OLBRICH, CARL + EDWARD	30.15	HUGHES RD	8-yr Prog			
	1002	17	3A/3B	OLBRICH, EDWARD + CARL	8.60	HUGHES RD				
	1002	19	3A/3B	OLBRICH, EDWARD B	58.74	HUGHES RD				
	801	45	3B	OLBRICH, EDWARD B + BETH J	0.69	HUGHES RD				
18	202	50	3A/3B	PETRONGLO, EDWARD J + LORI	13.02	WILLOW GROVE RD				
	202	59	3B	PETRONGLO, EDWARD J + LORI	16.51	WILLOW GROVE RD				
19	104	59	3A/3B	PETRONGLO, JULIA	70.00	WILLOW GROVE RD				
	104	61	3B	PETRONGLO, JULIA	12.19	WILLOW GROVE RD				
	202	1	3B	PETRONGLO, JULIA	24.98	LANGLEY RD				
	1002	5	3A/3B	PETRONGLO, JULIA	8.73	WILLOW GROVE RD				
	1002	26	3B	PETRONGLO, JULIA	47.83	BUCK RD				
20	304	40	3B	POWELL, AIXZA J & WAYNE	8.97	CROW POND RD				
	304	40.01	3B	POWELL, AIXZA J & WAYNE	10.14	CROW POND RD				
21	1001	14	3A/3B	ROMANO, FRANK P & BARBARA A	16.76	BUCK RD				
22	303	22	3B	SAYRES, JOSEPHINE	34.28	CROW POND RD				
23	202	2	3B	SCHMIDT, LOUISE	12.16	LANGLEY RD				
	202	48	3A/3B	SCHMIDT, LOUISE	32.78	WILLOW GROVE RD				
	202	49	3A/3B	SCHMIDT, LOUISE	20.46	WILLOW GROVE RD				
	801	22	3B	SCHMIDT, LOUISE	17.01	WILLOW GROVE RD				
	801	35	3B	SCHMIDT, LOUISE	13.62	WILLOW GROVE RD				
24	202	44	3B	SHELTON KENNETH SR & KRS EXCAVATING	18.98	WILLOW GROVE RD				
	202	45	3B	SHELTON KENNETH SR & KRS EXCAVATING	24.28	WILLOW GROVE RD				
	801	1	3B	SHELTON KENNETH SR & KRS EXCAVATING	11.96	WILLOW GROVE RD				
25	203	1	3A/3B	THOMPSON, BOBBY L + KAREN J	11.76	LANGLEY RD				
26	801	40.03	3B	VAN KEUREN, SHIRLEY S	41.36	PORCHTOWN RD				
27	304	63	3A/3B	WATERHOUSE, JOHN & ELIZABETH	10.56	WILLOW GROVE RD				
28	301	30	3A/3B	WEGNER, HERBERT G	4.07	WILLOW GROVE RD				
	202	35	3B	WEGNER, HERBERT G + CATHERINE V	20.29	PORCHTOWN RD				
29	1001	21	3A/3B	WILSON III, HARRY J + DONNA M	17.30	LAWRENCE CORNER RD				
				<b>TOTAL ACRES TARGET FARMS</b>	<b>1269.34</b>					

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*Table 23: North Project Area*

Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm			
<b>Permanently Preserved</b>										
	103	31.01	3B	DUBOIS, ROBERT C + MARY LOU	72.17	WILLOW GROVE RD	Preserved			
	104	63	3B	DUBOIS, ROBERT C + MARY LOU	11.20	WILLOW GROVE RD	Preserved			
	1001	10	3B	DUBOIS, ROBERT C + MARY LOU	29.07	WILLOW GROVE RD	Preserved			
	1001	12	3B	DUBOIS, ROBERT C + MARY LOU	21.34	WILLOW GROVE RD	Preserved			
	1002	1	3B	DUBOIS, ROBERT C + MARY LOU	3.00	BUCK RD	Preserved			
	801	39	3B	PAULAITIS JR, CHARLES E	55.09	HOLDCRAFT RD	Preserved			
	801	43	3A/3B	PAULAITIS, CHARLES E JR	87.23	LAWRENCE CORNER RD	Preserved			
	801	41	3A/3B	PAULAITIS, CHARLES E JR + CATHERINE	10.50	LAWRENCE CORNER RD	Preserved			
	802	1	3A/3B	MATILDA S GOOD TRUSTEE	6.67	ALVINE RD	Preserved			
	303	8	3A/3B	SNYDER EMILY S & GRACE E BYSTROM	42.93	ALVINE RD	Preserved			
	303	36	3A/3B	SNYDER EMILY S & GRACE E BYSTROM	4.94	ALVINE RD	Preserved			
	303	37	3A/3B	SCHROEDER, EMILY	12.19	ALVINE RD	Preserved			
	303	38	3B	SNYDER PHILIP W JR	12.78	PORCHTOWN RD	Preserved			
	801	18	3A/3B	TAMAGNI III, HENRY	19.69	WILLOW GROVE RD	Preserved			
	801	23	3A/3B	TAMAGNI III, HENRY	93.90	WILLOW GROVE RD	Preserved			
	201	49	3B	WALKER BROS	14.72	FORK BRIDGE RD	Preserved			
	201	50	3B	WALKER BROS	17.84	FORK BRIDGE RD	Preserved			
	201	88	3A/3B	WALKER BROS	18.51	PORCHTOWN RD	Preserved			
	203	5	3A/3B	WALKER BROS	31.79	PORCHTOWN RD	Preserved			
	203	7	3B	WALKER BROS	6.84	PORCHTOWN RD	Preserved			
	301	2	3B	WALKER BROS	11.73	PORCHTOWN RD	Preserved			
	301	38	3B	WALKER BROS	25.76	PORCHTOWN RD	Preserved			
	401	62	3B	WALKER BROS	1.16	FORK BRIDGE RD	Preserved			
	201	53	3B	WALKER BROS-SAMUEL + EVERETT WALKER	2.82	LANGLEY RD NORTH	Preserved			
	201	85	3A/3B	WALKER BROS-SAMUEL + EVERETT WALKER	39.57	LANGLEY RD NORTH	Preserved			
	201	56	3B	WALKER BROTHERS	1.84	LANGLEY RD NORTH	Preserved			
	301	32	3B	WALKER, EVERETT H ET ALS	68.27	WILLOW GROVE RD	Preserved			
	304	55	3B	WALKER, EVERETT H ET ALS	18.17	WILLOW GROVE RD	Preserved			
	304	53	3B	WEGNER HERBERT G + CATHERINE V	9.90	WILLOW GROVE RD	Preserved			
	301	11	3B	WEGNER, HERBERT G	9.45	FORK BRIDGE RD	Preserved			

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<i>Table 23: North Project Area</i>										
Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm			
	301	29	3B	WEGNER, HERBERT G	22.31	WILLOW GROVE RD	Preserved			
	301	31	3A/3B	WEGNER, HERBERT G	57.03	WILLOW GROVE RD	Preserved			
	304	56	3B	WEGNER, HERBERT G	19.68	WILLOW GROVE RD	Preserved			
	304	59	3A/3B	WEGNER, HERBERT G	11.91	WILLOW GROVE RD	Preserved			
	301	34	3B	WEGNER, HERBERT G + CATHERINE V	29.39	WILLOW GROVE RD	Preserved			
	301	28	3B	WEGNER, HERBERT GATES	17.31	WILLOW GROVE RD	Preserved			
	304	57	3B	WEGNER, HERBERT GATES	5.32	WILLOW GROVE RD	Preserved			
	304	58	3B	WEGNER, HERBERT GATES	4.86	WILLOW GROVE RD	Preserved			
					<b>928.89</b>					
<b>Non-preserved; Under 10 Acres</b>										
	802	2	3B	BERNHARDT, JESSICA	6.70	ALVINE RD				
	301	12	3A/3B	BRUNS, RICHARD + VALERIE	5.57	FORK BRIDGE RD				
	103	29	3B	BUDD, RANDAL A + HERBERT A JR	5.97	BUCK RD				
	201	86.01	3A/3B	CANTONI, CHARLES + BONNIE	9.67	LANGLEY RD				
	103	30	3B	DEMARIS JR, RICHARD R	4.90	BUCK RD				
	301	7	3A/3B	DONOVAN, JOHN C & DIANE M	6.53	FORK BRIDGE RD				
	201	73.02	3B	KIM, YOUNG SONG + CHONG KI	4.01	LANGLEY RD				
	301	18	3A/3B	SCHNEIDER, JEAN M	5.34	FORK BRIDGE RD				
	303	37	3A/3B	SCHROEDER, EMILY	5.17	ALVINE RD				
	303	8	3B	SNYDER, EMILY S & GRACE E BYSTROM	6.70	CROW POND RD				
	301	6	3A/3B	WATERHOUSE, JOSHUA J	6.83	FORK BRIDGE RD				
					<b>67.40</b>					

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**Table 24: East Project Area Target Farms and Farmland-Assessed Parcels**

<b>Table 24: East Project Area</b>									
<b>Farm</b>	<b>Block</b>	<b>Lot</b>	<b>Tax Class</b>	<b>Owner</b>	<b>Acres</b>	<b>Location</b>	<b>Preserved Farm</b>		
<b>Target Farms</b>									
1	501	1	3B	BARKLEY, MARIAN L	13.86	GARDEN RD			
2	2001	17	3B	BASOLIS, ELBERT G ET AL	98.95	ALVINE RD			
3	2202	17	3B	BAUMAN JOHN G	13.63	SHIFF AVE			
	2203	32	3B	BAUMAN JOHN G	4.80	GERSHAL AVE			
	2203	4.02	3B	BAUMAN, JOHN G	4.69	HENRY AVE			
	2203	33	3B	BAUMAN, JOHN G	10.28	GERSHAL AVE			
	2203	43	3A/3B	BAUMAN, JOHN G	14.55	ISAACS AVE			
	2203	4.01	3B	BAUMAN, JOHN G & ANNA	4.67	HENRY AVE			
	2203	42	3B	BAUMAN, JOHN G + ANNA L	10.44	ISAACS AVE			
	2203	42.02	3B	BAUMAN, JOHN G + ANNA L	0.67	ISAACS AVE			
4	2001	1.01	3B	BIFULCO BROTHERS	29.38	PARVIN MILL RD			
	2001	29.01	3A/3B	BIFULCO BROTHERS	6.94	ALMOND RD			
	2701	32	3B	BIFULCO, UMBERTO & CHARLOTTE R	34.47	ALMOND RD			
	2001	29.02	3A/3B	BIFULCO, UMBERTO JR & CHARLOTTE R	56.96	ALMOND RD			
5	2501	25	3A/3B	BIRMINGHAM, THERESA	11.76	CAN HOUSE RD			
6	2201	18	3A/3B	BISHOP, JAMES E + CINDY R	11.29	GARDEN RD			
7	2002	3	3A/3B	CAMP, EDITH M	19.63	ALVINE RD			
8	2201	11	3A/3B	CLAYPOOL, T L + PONTELANDOLFO, R	13.25	HENRY AVE			
9	2701	55	3A/3B	CLIFFORD, JAMES A	13.50	ALVINE RD			
10	2601	6	3A/3B	COOK, JOHN W + NANCY M	26.44	CENTRAL AVE			
11	2701	37	3B	CREAMER SR, EDSON R	18.13	ALMOND RD			
	2701	38	3B	CREAMER SR, EDSON R	26.78	ALMOND RD			
12	2001	20	3B	CREAMER, JEFFREY B	9.14	ALMOND RD			
	2002	1	3A/3B	CREAMER, JEFFREY B	9.51	ALMOND RD			
13	2202	7	3A/3B	DECKER GERALD & LOIS	14.80	HENRY AVE			
	2202	8	3B	DECKER GERALD & LOIS	14.02	HENRY AVE			
14	501	2	3B	DELEX CONSTRUCTION, INC	6.93	GARDEN RD			
	501	2.01	3B	DELEX CONSTRUCTION, INC	4.78	RECKONDORFER AVE			
	503	10.01	3B	DELEX CONSTRUCTION, INC	0.20	MENDES AVE			
	501	2.02	3B	DELEX CONSTRUCTION, INC.	0.98	RECKONDORFER AVE			

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<b>Table 24: East Project Area</b>										
<b>Farm</b>	<b>Block</b>	<b>Lot</b>	<b>Tax Class</b>	<b>Owner</b>	<b>Acres</b>	<b>Location</b>	<b>Preserved Farm</b>			
	501	4.01	3B	DELEX CONSTRUCTION, INC.	2.19	MENDES AVE				
	501	4.02	3B	DELEX CONSTRUCTION, INC.	6.17	MENDES AVE				
	503	10	3B	DELEX CONSTRUCTION, INC.	0.13	MENDES AVE				
15	2701	56	3B	DREYFUSS, EDITH	49.80	ALVINE RD				
16	2601	32	3A/3B	FRANKEL, BLOSSOM K TRUSTEE	31.54	ALMOND RD				
17	2202	1	3A/3B	FROHLICH HENRY	12.87	SHIFF AVE				
18	601	3	3B	GARCIA, LUIS	63.34	GARDEN RD				
	601	10	3A/3B	GARCIA, LUIS	5.98	GARDEN RD				
19	2001	10	3A/3B	GOREN, SHIRLEY RITA + SARA, LILA M	4.87	CRYSTAL RD				
	2001	11	3B	GOREN, SHIRLEY RITA + SARA, LILA M	10.22	CRYSTAL RD				
	2003	21	3B	GOREN, SHIRLEY RITA + SARA, LILA M	14.51	CROW POND RD				
20	2202	20.01	3A	GRUCCIO JR, PHILIP A & DENISE J	11.55	SHIFF AVE				
21	2002	4.01	3B	HADFIELD, TIMOTHY P + KIMBERLY	6.20	ALVINE RD				
	2002	4	3A/3B	HADFIELD, TIMOTHY P + KIMBERLY A	14.98	ALVINE RD				
22	2601	12	3A/3B	HEDGEMAN MERCER M & AUDREY A	25.25	ALVINE RD				
23	601	9	3A/3B	HELIG, NOLAN R + DEVORAH	13.44	GARDEN RD				
	2003	13	3B	HELIG, NOLAN R + DEVORAH	23.93	GARDEN RD				
24	2602	1	3B	JAHSTT INC C/O BIERIG BROS INC	10.11	CENTRAL AVE				
25	2002	16	3A/3B	JUREWICZ, MARIA	11.28	CROW POND RD				
26	2701	60	3A/3B	KEVRA, WILLIAM & ELIZABETH JEAN	10.64	ALVINE RD				
27	2003	17	3B	KUPELIAN J % BARBARA FLORES	29.18	CROW POND RD				
	2003	22	3A/3B	KUPELIAN, ROBERT H	35.54	SHIFF AVE				
28	2003	16	3A/3B	LENCHITZ, NORMAN	17.75	CROW POND RD				
29	2202	12	3B	LEVIN BARRY B	7.34	GERHSAL AVE				
	2202	13	3B	LEVIN BARRY B	12.74	GERSHAL AVE				
30	2102	1	3B	LEVIN, C/O SHERYL KENYON	2.64	SHIFF AVE				
	2102	2	3B	LEVIN, C/O SHERYL KENYON	1.10	SHIFF AVE				
	2102	4	3A/3B	LEVIN, C/O SHERYL KENYON	2.74	GERSHAL AVE				
	2202	15	3B	LEVIN, C/O SHERYL KENYON	13.40	GERSHAL AVE				
	2202	16	3B	LEVIN, C/O SHERYL KENYON	13.69	SHIFF AVE				
	2301	1	3A/3B	LEVIN, C/O SHERYL KENYON	13.68	GERSHAL AVE				
	2301	2	3B	LEVIN, C/O SHERYL KENYON	2.08	GERSHAL AVE				

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**Table 24: East Project Area**

Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm			
31	2503	4	3B	LORENTZ, GRANT & RAYMOND ET ALS	3.05	CENTRAL AVE				
	2503	22.03	3B	LORENTZ, GRANT & RAYMOND ET ALS	18.37	LANDIS AVE				
32	2201	14	3B	LYETTEFI, OMAR + MARIA + N LENCHITZ	11.32	HENRY AVE				
34	2201	19	3A/3B	MAJEK, JOHN A & MARTHA E	12.19	GARDEN RD				
35	2601	4	3B	MAYERFELD FARM & SUPPLY CO	12.34	CENTRAL AVE				
	2101	50	3A/3B	MAYERFELD SALI	15.71	ALMOND RD				
	2101	44	3A/3B	MAYERFELD, HENRY D & BERNARD ET ALS	43.81	ALMOND RD				
	2601	31	3B	MAYERFELD, MARTIN ET ALS	53.68	ALMOND RD				
36	503	16	3A/3B	MIHALECZ, JACOB A + D SMITH	12.52	RECKONDORFER AVE				
37	2701	46	3A/3B	MIHALECZ, STANLEY + JEAN	11.16	ALVINE RD				
38	2101	38	3B	MILLER JOHN G & ETHEL M	20.17	ALMOND RD				
	2101	42	3B	MILLER JOHN G & ETHEL M	19.87	ALMOND RD				
39	2501	5	3B	MILLER, JOHN G & ETHEL M	5.93	ALMOND RD				
40	2101	13	3A/3B	NICHOLS, CHRISTOPHER D & DALE K	10.55	59 SHIFF AVE				
41	503	26	3B	NIXHOLM REAL ESTATE HOLDINGS LLC	58.21	CROW POND RD				
42	602	21	3A/3B	NIXHOLM, CURTIS & SHARI	55.84	PARVIN MILL RD				
43	601	5	3A/3B	NIXHOLM, RUTH	71.71	CROW POND RD				
44	2004	37	3A/3B	O'HARA, EILEEN + MAUREEN	28.81	CRYSTAL RD				
45	2001	1.02	3A/3B	PAGELS, THOMAS R + ELIZABETH ANN	3.98	PARVIN MILL RD				
46	603	1	3B	PAGELS, THOMAS ROBERT + ELIZABETH A	25.42	CROW POND RD				
	603	26	3B	PAGELS, THOMAS ROBERT + ELIZABETH A	0.27	ENGLISH RD				
50	2003	15	3A/3B	PETERS, THEODORE + KATHY	12.81	CROW POND ROAD				
51	2201	6	3A/3B	PINIZZOTTO, NICHOLAS A JR + TAMARA	10.15	CROW POND RD				
	3001	1	3B	RAAB GROUP ET AL C/O A RAAB	24.12	LANDIS AVE				
52	2701	63	3A/3B	RAAB GROUP THE % IRVING RAAB	7.29	1161 ALVINE RD				
	3002	1	3B	RAAB GROUP THE % IRVING RAAB	23.88	LANDIS AVE				
53	2001	14	3A/3B	RIZZO, ANTHONY JR	27.81	795 ALVINE RD				
54	2004	36	3B	SADEGHIAN, HOMAYOON D C/O DAVID	61.10	CRYSTAL RD				
55	2101	36	3A/3B	SAUDER DANIEL L	14.61	184 ALMOND RD				
56	3001	38	3B	SIMMERMAN, BARBARA J	22.64	ALVINE RD				
	3001	39	3A/3B	SIMMERMAN, BARBARA J	26.66	1073 LANDIS AVE				
	3002	2	3B	SIMMERMAN, BARBARA J	6.54	ALVINE RD				

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<b>Table 24: East Project Area</b>									
<b>Farm</b>	<b>Block</b>	<b>Lot</b>	<b>Tax Class</b>	<b>Owner</b>	<b>Acres</b>	<b>Location</b>	<b>Preserved Farm</b>		
57	2002	6	3B	SMITH, WALTER L	0.36	SHIFF AVE			
	2001	15	3B	SMITH, WALTER L % PELTON	47.27	ALVINE RD			
	2002	5	3B	SMITH, WALTER L % PELTON	30.18	ALVINE RD			
59	2101	14	3A/3B	SWYDESKY, SHARON	10.00	27 ROSENFELDT AVE			
60	2101	48	3A/3B	TOBOLSKI JR, ROBERT + CYNTHIA	14.47	292 ALMOND RD			
61	2102	7	3B	WALTERS, ELLEN	2.86	ROSENFELDT AVE			
	2102	8	3B	WALTERS, ELLEN	2.59	GERSHAL AVE			
	2101	16	3A/3B	WALTERS, ELLEN & CHRISTINE MESIANO	11.18	39-41 ROSENFELDT AVE			
	2101	17	3A/3B	WALTERS, ELLEN & CHRISTINE MESIANO	8.19	ROSENFELDT AVE			
62	601	12	3A/3B	WEAVER, LESTER + MIRIAM	10.02	750 GARDEN RD			
	2003	11	3A/3B	WEAVER, LESTER H + MIRIAM L	34.69	761 GARDEN RD			
63	2501	1	3B	WOZUNK ROBERT W & SANDRA	4.52	ALMOND RD			
	2501	2	3A/3B	WOZUNK ROBERT W & SANDRA	5.61	205 ALMOND RD			
64	2002	10	3A/3B	YEAGER, GILBERT K + MADLYN	10.67	875 CROW POND RD			
<b>TOTAL ACRES TARGETED FARMS</b>					<b>1911.44</b>				
<b>Permanently Preserved Farms</b>									
1	2004	33	3B	CRYSTAL, SAMUEL + INGE	31.44	CRYSTAL RD	Preserved		
2	2001	28	3A/3B	PARVIN, JOSEPH W & PAULINE L	20.28	510 ALMOND RD	Preserved		
	2003	23	3B	PARVIN, JOSEPH W & PAULINE L	9.24	CROW POND RD	Preserved		
	2003	2	3A/3B	PARVIN, JOSEPH W + PAULINE L	57.42	712 ALVINE RD	Preserved		
	2003	3		PARVIN, JOSEPH W + PAULINE L	10.80	ALVINE RD	Preserved		
	2003	4.01	3B	PARVIN, JOSEPH W + PAULINE L	52.15	ALVINE RD	Preserved		
	2701	35	3B	PARVIN, JOSEPH W + PAULINE L	16.75	ALMOND RD	Preserved		
	2701	36	3B	PARVIN, JOSEPH W + PAULINE L	16.60	ALMOND RD	Preserved		
3	2101	52	3B	PITTSGROVE FARMS, LLC	40.05	CROW POND RD	Preserved		
<b>Total Acres Permanently Preserved</b>					<b>254.73</b>				
<b>Farms Under 10 Acres</b>									
	601	2	3A/3B	CROSS, JOANN H + WILLIAM	7.06	GARDEN RD			
	603	22	3B	BASILE, DANIEL & SHIELA	7.09	ENGLISH RD			
	2001	9	3B	SARA, LILA MAE	9.37	CRYSTAL RD			
	2002	7	3B	TROMMELLO, SANDRA ROBINSON ET AL	6.13	SHIFF AVE			
	2002	8	3B	MILLER, RONALD + PENN, TAMMATHA L	5.67	SHIFF AVE			

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**Table 24: East Project Area**

Farm	Block	Lot	Tax Class	Owner	Acres	Location	Preserved Farm			
	2002	14	3A/3B	PAGANO JR, JOSEPH A + VICTORIA H	9.55	CROW POND RD				
	2003	5	3A/3B	COLE, RUTH J + ROBIN A	8.58	GARDEN RD				
	2003	6	3A/3B	PUCCIO, ANTHONY P JR & LOUISE K	8.14	GARDEN ROAD				
	2003	8	3A/3B	PUCCIO, CHARLES J	8.40	GARDEN RD				
	2003	14	3B	ATLANTIC CITY ELECTRIC COMPANY	9.86	CROW POND RD				
	2004	29	3A/3B	SMITH, DAVID A & MARGARET L	9.46	ALVINE RD				
	2101	47	3A/3B	DAVIS, AGNES V & WILLIAM ISRAEL	9.18	ALMOND RD				
	2201	1	3B	KLAK, ANDREZEJ A & MAGDALINA	7.88	SHIFF AVE				
	2201	4	3A/3B	REINMAN JOHN	8.89	HENRY AVE				
	2201	16	3A/3B	NICHOLS, JAMES K + SUSAN E	8.94	CROW POND RD				
	2202	18	3A/3B	PACE, FRANK J & MARIE C	6.20	SHIFF AVE				
	2202	19	3A/3B	WARGO, ANDREW S + MARY P	7.58	SHIFF AVE				
	2501	24	3B	MAYERFELD FARMS & SUPPLY CO, INC	4.52	CENTRAL AVE				
	2601	1.02	3A	RENTZ, JEFFERY W + EARLEEN RIGGINS	9.42	CAN HOUSE RD				
	2601	5	3A/3B	KEMPA, JEFFREY T	6.38	CENTRAL AVE				
	2601	29	3B	HAAK GUSTAV H JR & MARILYN T	6.25	ALMOND RD				
	2701	61	3A/3B	VARESIO, LINDA, ROBINSON	5.58	ALVINE RD				
	2701	62	3A/3B	JUNGHANS, WILLIAM A & PATRICIA	6.93	ALVINE RD				
				<b>Total</b>	<b>180.20</b>					

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*Source:*

*The \_\_\_\_\_ Farm*

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### 6.0 ECONOMIC DEVELOPMENT

The agricultural industry is recognized in the *New Jersey State Development and Redevelopment Plan* as an important industry which has deservedly been enhanced and sustained through state and local policies and actions. Active and productive farming, not simply land preservation, has environmental, educational, and economic benefits. Additionally, the New Jersey Department of Agriculture (NJDA) has incorporated economic development concepts into nearly all of its programs and planning efforts. The 2006 *Agricultural Smart Growth Plan for New Jersey* recognizes that economic development can stabilize the active agricultural community and foster new farms by facilitating farmer investments, and creating new markets for goods.

Each year, the delegates of the State Agricultural Convention endorse economic development strategies for different sectors of New Jersey's food and agricultural industry. The latest document, *New Jersey Department of Agriculture 2007 Economic Development Strategies*, lists 121 strategies over ten key sectors, consisting of horticulture, produce, dairy, aquaculture, field crops, livestock, organic farming, equine, wine production and agritourism. Many of the strategies involve enhancing promotional activities, ensuring quality and health of agricultural and food products, and encouraging more direct marketing to shorten the chain between producer and consumer.

#### 6.1 EXISTING PROGRAMS

This section describes existing farm support and economic development initiatives that are undertaken by a multitude of organizations and agencies, including the NJDA, USDA, non-profit and industry groups, and companies.

##### 6.1.1 Farmer Support

###### *Farm Link Program*

The Farm Link Program is run by the New Jersey State Agricultural Development Committee and provides services and support to farmers at all stages. One of the program's objectives is to match farmers seeking access to land with landowners looking to lease or sell their farmland. Those looking for access to land are typically young or first-time farmers or experienced farmers seeking to expand or relocate their operations. The program also helps to arrange partnerships, apprenticeships, and work-in arrangements. Another service offered by the Farm Link Program is assistance in estate or farm transfer planning. The transference of a family farm or agricultural business can be a difficult task due to legal, tax, and other issues. The Farm Link Program provides a number of resources for estate and farm transfer planning and has developed a publication designed for farmers preparing to transfer farm ownership to the next generation, "Transferring the Family Farm: What Worked, What Didn't for 10 New Jersey Families."

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### *New Farmers and Farmer Education*

The goals of the Rutgers New Jersey Agricultural Experimental Station (NJAES) Cooperative Extension are to “ensure healthy lifestyles; provide productive futures for youth, adults, and communities; enhance and protect environmental resources; ensure economic growth and agricultural sustainability; and improve food safety and nutrition.” The Cooperative Extension’s Department of Agricultural and Resource Management provides assistance, information and consultation on issues related to agriculture, the environment, and natural resource management, as well as educational programs on increasing farm productivity. The New Jersey Farm Productivity Enhancement Classes operate through a grant from the New Jersey Department of Labor and addresses topics such as improving profitability and cost management, English as a second language (ESL), business communications, farm equipment and worker safety, computer skills, and estate planning (Rutgers NJAES Cooperative Extension, <http://njaes.rutgers.edu/extension>).

### *Northeast Organic Farmers Association of New Jersey (NOFA-NJ)*

The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) is a nonprofit organization that promotes organic farming in the state. NOFA-NJ has certified agricultural products in the state since the 1990s, and received accreditation to certify to USDA standards in 2002. In addition to third-party organic certification, NOFA-NJ promotes sustainable agriculture through outreach, research and advocacy, and education and development programs. Some of the organization’s outreach programs include promotional exhibits at agricultural and environmental events, the publication of the *Organic News* quarterly newsletter, media outreach, public tours of organic farms, a *Garden to Table* conference for gardeners and the general public, and their informational website available at [www.nofanj.org](http://www.nofanj.org). NOFA-NJ’s education and development activities include peer-to-peer educational meetings and an annual conference, a small grant program for farmer-led educational initiatives, a program for people aspiring to start a small farm, information and referral regarding sustainable agricultural practices, and scholarships and sponsorships of leadership development programs in agriculture. NOFA-NJ also conducts research and advocacy work in collaboration with foundations, institutes, universities, and other organizations (NOFA-NJ, <http://www.nofanj.org>).

### *The New Farm*

The New Farm is a project of the Rodale Institute, an organization that encourages “regenerative agriculture” through research, outreach, and training. The New Farm website is an online magazine and resource inventory designed to provide organic and sustainable farmers with information on production, marketing, research, certification, weed and pest management, technology and other resources. The website includes a number of content areas, such as a frequently updated organic price report; discussion forums; a directory of websites, publications, and agencies; a directory of farms, stores, buyers, and food businesses; classifieds; a directory of organic certifiers; a guide to research publications from the Rodale Institute; and online training programs (The New Farm, <http://www.newfarm.org>).

### *Financing Services and Loan Programs*

Farmers need assistance in securing financing to invest in their businesses, buy equipment, expand land holdings, erect farm buildings, and supply housing. NJDA provides a list of grants and other financial assistance opportunities in the areas of agriculture, conservation, and rural

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development. These include Soil and Water Conservation Grants, Farmers Market Promotion Grants, New Jersey Junior Breeder Loans, and Value-Added Producer Grants. There are also a number of programs providing financial assistance for green energy initiatives, skills training, and environmental management (<http://www.state.nj.us/agriculture/financialassistance.htm>).

### *USDA-Farm Service Agency*

The USDA'S Farm Service Agency (FSA) works to stabilize commodity prices in the agricultural industry for both farmers and consumers by financially helping farmers adjust to demand. The FSA has offices on the federal, state, and county levels that administer and manage farm and conservation programs, support loans and payments, and provide disaster relief (<http://www.fsa.usda.gov>).

Additionally, local governments can increase the amount of quality affordable housing for those employed in agriculture by leveraging federal and state funding (Hopewell Township, Cumberland County). For example, the USDA Rural Development Housing Program and the U.S. Department of Housing and Urban Development (HUD) offer a number of loan and grant programs for individuals and families in rural areas. One of these is the USDA's Farm Labor Housing Program which provides low-interest loans and grants for the development or improvement of housing for those employed in agriculture ([http://www.rurdev.usda.gov/rhs/mfh/brief\\_mfh\\_flh.htm](http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_flh.htm)).

The private sector has also recognized the importance of helping farmers find financing. Whole Foods Market, for example, has created the privately funded Local Producer Loan Program of which \$10 million in low interest loans will be awarded to farmers producing food on farms located near Whole Foods stores throughout the country.

### *First Pioneer Farm Credit*

The First Pioneer Farm Credit is a cooperative that offers loans, insurance, business consulting, and other financial services to people in the agricultural industry in six states in the Northeast, including New Jersey. In addition the First Pioneer Farm Credit lobbies for legislative and regulatory issues related to agriculture (<http://www.firstpioneer.com>).

### *Agricultural Marketing Resource Center*

Funded in part by USDA Rural Development, the Agricultural Marketing Resource Center (AgMRC) is a national virtual resource center providing the latest information on value-added agricultural enterprise development. The center has expertise in more than 150 different commodities and products. It also provides information on market trends in the food, fiber, pharmaceutical, energy, and tourism industries. Additionally, the website includes information on business creation and operation, current research, and other resources for value-added agriculture.

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### 6.1.2 Direct Marketing

#### *Jersey Fresh*

The Jersey Fresh marketing campaign has existed for over twenty years, and recently acquired a new slogan, “Jersey Fresh – as Fresh as Fresh Gets.” The Jersey Fresh brand has been locally promoted in a number of ways, including a “Proud to Offer Jersey Fresh” signage program at participating restaurants. The program has been extended to include Jersey Grown, Jersey Bred and Jersey Seafood brands. Point-of-sale promotional materials are available through the NJDA. The Jersey Fresh program should continue to be promoted on the local, state, and regional level.

#### *Community Farmers Markets*

Direct marketing through community farmers markets can be profitable and rewarding for farmers while providing consumers with fresh, locally-grown produce and other agricultural products. NJDA provides assistance for setting up farmers markets and maintains an online guide of their locations.

There are two farmers markets in Salem County, one in Gloucester County, three in Cumberland County, and six in Camden County as listed below in Table 25.

**Table 25: Farmers Markets in Gloucester, Salem, Cumberland, and Camden Counties**

Market	Location	Open
Woodbury Farmers' Market	Between Cooper & E. Barber St., Woodbury	June 21 - October 25, Thursdays, 3pm - 7 pm
Cowtown	780 Rt. 40, Pilesgrove	Year round, Tuesdays & Saturdays, 8 am - 4 pm
Salem Farmers' Market	West Broadway, Salem	June 7 - August 30, Thursdays, 10am - 2pm
Bridgeton Riverfront Farmers' Market	Between Bridge & Commerce Streets, Bridgeton	June 8 - September 21, Fridays, 11 am - 6 pm
Millville Farmers Market	Corner of High & Sassafras Streets, Millville	June 9 - September 8, Saturdays, 8 am - 12 pm
Vineland Farmers Market	The 700 Block of Landis Avenue, Vineland	July 7 - September 29, Saturdays, 9am - 12pm
Camden Community Farmers Market	Walter Rand Transportation Center, Camden	June 19 - November 6,
Camden Community Farmers Market	Mickle & Broadway, Camden	June 15 - November 9, Fridays, 10am - 5 pm
Collingswood Farmers Markets	PATCO Speedline Parking lot; Collingswood	May 5 - November 17, Saturdays, 8 am - 12 pm
Fairview Farmers' Market	Yorkshire Square, Camden	July 11 - November 7, Wednesdays, 9am - 1 pm; all third Wednesdays 2pm - 6pm
Haddonfield Farmers Market	PATCO Speedline parking lot, Haddonfield	May 12 - October 27, Saturdays, 9am - 1pm
Our Lady of Lourdes Farmers Market	1600 Haddon Avenue, Camden	July 11 - November 7, Wednesdays, 2pm - 6pm

*Source: Jersey Fresh, 2007*

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### *Agritourism, Roadside Markets, and Farm Stores*

Agritourism involves establishing farms as tourist destinations with educational, recreational and commercial potential. Agritourism can take on many forms, from Monmouth County’s Farmland/Scenic Preservation Tour Guide, which points out nurseries, orchards, farm markets, preserved farmland, historic places, and scenic vistas on an approximate 60-mile route, to bed and breakfasts, U-pick farms, cider mills, corn mazes, hay rides, petting zoos, horseback riding, farm tours, wine tasting, and farm festivals. Agritourism benefits farmers by supplying an opportunity for additional income, particularly during slower periods between harvests. Agritourism also serves to reinforce the agricultural identity and rural character of a place. Through agritourism, schoolchildren as well as adults can learn about the process of food production and the importance of protecting their local food resources. As shown in the table below, Salem County only has one farm that participates in agritourism activities. Roadside markets and farm stores are other ways that consumers can purchase locally grown produce, flowers, and other agricultural products directly from the farmers (See **Table C-2: Roadside Markets in Salem County** in **Appendix C**).

**Table 26: Agritourism in Salem County**

Market	Location	Activities
Scarecrow Hollow Cornfield Maze	335 Quinton-Hancocks Bridge Road, Salem	On-Farm Activities, Pick Your Own, Farm Market Products, Events & Activities by Arrangement

*Source: Jersey Fresh, 2007*

### *Direct Sales to Supermarkets*

Several supermarket chains with stores in Salem County promote local produce, although definitions of “local” can range in meaning from within the county to within 300 miles inside New Jersey.

A large barrier to providing local commodities to mainstream supermarkets is that farms must be willing to deliver products themselves and be able to provide quantities large enough to meet the needs of the supermarket. Brokers (middlemen) and distribution centers have traditionally filled this need, although a lack of “buy local” promotion has prevented higher profits from being passed on to the producers.

### *Direct to Restaurant Sales*

The Jersey Fresh program also links interested restaurants with local farmers through its Hospitality Industry Program (NJDA *Economic Development Strategies 2007*). The Restaurant Association of Southern New Jersey – SJ Hot Chefs – promotes restaurants working with local farmers. SJ Hot Chefs showcase local farmers working with restaurants to create unique dishes in the annual “Farm to Fork” event. **Table 27** below is a list of Salem County Farmers who sell directly to independent restaurants in South Jersey. **Table 28** shows two Salem County Restaurants who regularly buy from local farms. Even more Salem County restaurants take the

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opportunity to work directly with local farmers to create special menus for the “Farm to Fork” event.

**Table 27: Salem County Farms Participating in “Farm to Fork”**

Farm	Location
Adi Farms Joseph Lin	210 Fork Bridge Road, Pittsgrove, NJ 08318
A.T. Buzby Andy Buzby	21 Black Road, Woodstown, NJ 08098
Cassaday Farms, LLC George Cassaday, Jr.	145 Glassboro Road, Monroeville, NJ 08348
Fruitwood Farms	419 Elk Road, Rt 538, Monroeville, NJ 08343
Garden State Aquatic Nursery Florence Wood	335 Quinton-Hancocks Bridge Road, Salem, NJ 08079
Haynicz Brothers Orchards, LLC Daniel Haynicz	1092 Elk Road South 538, Monroeville, NJ 08343
Orchardview Farm Market	Rt. 553 & 538, Monroeville, NJ
Porch Farms Ken Porch	59 Pennsville-Pedricktown Road, Pedricktown, NJ 08067
Stoe Creek Farm Farmer Carol Winchell	52 Frank Smith Rd., Salem, NJ 08079

*Source: SJ Hot Chefs, 2007*

**Table 28: Salem County Restaurants That Directly Buy from Local Farms**

Restaurant	Location
Gus's Pizzeria & Texas Weiners	54 S Broadway, Pennsville, NJ 08070
La Vita's Family Restaurant	66 East Avenue, Woodstown, NJ 08098

*Source: Jersey Fresh, 2007*

### *Institutional Purchasing Programs*

Institutional purchasing can provide a long-term contract, predictable demands, and higher profits to a local farmer. NJDA coordinates state purchases with local producers. The Department of Corrections and the School Lunch Program regularly purchase produce and goods from local producers. However, both NJDA and other state departments and programs can increase local purchasing by looking at other states’ practices.

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### 6.1.3 Agricultural Support Businesses

Southern New Jersey is well-served by agricultural support businesses such as farm supply stores, product distributors and processors (see Section 2.1.2). Indeed, the number of businesses in Salem and adjoining counties that rely on agriculture or serve agricultural needs is quite astounding. Some of the economic value of these operations has been compiled by the federal and state Departments of Agriculture and the US Census but most information pertains to employment and payroll figures. For example, according to 2005 County Business Patterns data compiled by the US Census, the annual payroll of employees in the farm and garden machinery and equipment merchant wholesalers sector in Salem County totaled nearly \$1.9 million. A more comprehensive assessment of the significance of the non-producer agricultural industry in southwest New Jersey would be beneficial to understanding the value of farming more fully. Initial lists of these businesses are included in **Appendix C**.

### 6.1.4 Research and Innovation: Identifying Emerging Trends

#### *Rutgers New Jersey Agricultural Experiment Station*

The New Jersey Agricultural Experiment Station (NJAES) is an institute of Rutgers that works to enhance the state's agriculture, environment, food safety, public health, and community and youth development. One of the missions of the Cooperative Extension program of NJAES is to be an educational resource for the state's agricultural industry. The Rutgers Cooperative Extension has offices in each of New Jersey's 21 counties that support the local agricultural industry by researching issues and emerging trends related to production, marketing, the environment and land use.

#### *Agricultural Innovation Fund*

According to the NJDA *Agricultural Smart Growth Plan for New Jersey*, the Agricultural Development Initiative implemented by the New Jersey Department of Agriculture proposes the creation of an Agricultural Innovation Fund that "could be used for the marketing and development of the food and agricultural industry to ensure that it survives and grows in the rapidly changing marketplace, with participation in the fund tied to a commitment to continuing agricultural operations." This fund could help farmers faced with rising production costs by providing equity investment to fund large-scale projects, offering a revolving low-interest loan fund, providing a loan guarantee program, and acting as leverage for federal cost-share programs.

## 6.2 POTENTIAL ECONOMIC DEVELOPMENT STRATEGIES AND ANTICIPATED AGRICULTURAL TRENDS

This section discusses new economic development strategies that Pittsgrove Township could consider implementing or encouraging. Anticipated trends relevant to the future of agriculture in New Jersey, Salem County, and Pittsgrove Township are also examined. A number of other farmland preservation plans and resources from departments of agriculture were consulted for these strategies, which are intended to enhance the economic strength of the agriculture industry.

### **6.2.1 Farmer Support**

#### *Financing*

The Monmouth County Community Development Program, in conjunction with the Monmouth County Economic Development and Tourism office, offered a Small Business Loan Program for which farmers could apply. This program was very successful and spent all available funds.

#### *Encourage Young and First Time Farmers*

To make it easier for individuals to enter the agricultural industry, financial incentives and tax policies at the local level could be altered. The township can also support such changes at the state and federal levels.

#### *Agricultural Training and Education*

Training and technical assistance related to the agricultural industry could be created or expanded. The NJDA's Agriculture Development Initiative encourages the creation of labor resources and the training of those employed by agriculture. Agricultural education could be created or expanded at the secondary, county, college, and university levels. The development of a farm directory of those involved in agriculture could be useful as a tool for marketing and networking.

#### *Promote the Value of Agriculture*

Efforts could be made in schools and the general public to inform residents of the value of agriculture for the local economy, environment, and quality of life. The creation of a farm festival to promote locally grown products could generate additional revenue as well as instill pride in the area's agricultural heritage.

#### *Simplify the Regulatory Process*

The local agricultural industry could be enhanced and enlarged through simplifying the permitting, licensing, and land use planning and regulation processes to be sensitive to agricultural needs.

#### *Farmer Buying Cooperatives*

The formation of farmer cooperatives has been useful in many places to increase financial security for farmers. According to the National Council of Farmer Cooperatives, "farmer cooperatives handle, process and market almost every type of agricultural commodity; furnish farm supplies; and provide credit and related financial services, including export financing. Earnings from these activities are returned to their farmer members on a patronage basis, helping improve their income from the marketplace."

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### 6.2.2 Direct Marketing

#### *Marketplace Changes*

New and emerging trends in agricultural markets should be identified to respond to changing opportunities. For example, evolving demographics in the state have created a marketplace for new ethnic crops such as bok choy and edamame, or tomatillos and jalapeno peppers, which could be expanded through coordination with research through Rutgers Cooperative Extension or direct communication. Grain alternatives to wheat, such as spelt or kamut, are also increasing in market demand.

#### *Value-added Products*

The development or expansion of value-added specialty goods such as cheeses, cultured or heirloom vegetables, wine, micro-brewed beer, soap, woven goods, or other niche products can be promoted to local markets in New Jersey and the surrounding metropolitan areas. The NJDA also recommends the evaluation of CO<sub>2</sub> flash freeze applications for vegetable and fruit products and their potential for institutional markets.

#### *Community Supported Agriculture*

Community Support Agriculture (CSA) allows a consumer to buy a share, or pre-pay, to receive a weekly or biweekly supply of produce. A CSA enables a farmer to operate within a known cash flow, predetermine a customer base, diversify crops, reduce waste, reduce risk, and avoid going into debt at the beginning of a season. Customers can benefit not only from the interaction with a local farmer, but also with understanding how food is grown. Because CSA customers come to the farm to pick up weekly or biweekly shares of food, farmers can enjoy some of the benefits of participating in a farmers market, like interacting with customers and obtaining higher profits from direct marketing, without losing money to transportation and spoiled and bruised produce. Additionally, a small amount of land can yield many customer shares.

Salem County has two CSA farms, the Philly Chile Company Farm in Monroeville and Adi Farms in Pittsgrove. Close to Pittsgrove, in Gloucester County, are two CSA farms: the Red Oak Ranch in Franklin Township and the Muth Family Farms located in Monroe Township. Muth Family Farms has about 250 members in its CSA program, with 150 people on a waiting list.

#### *Community Farmers Markets*

Direct marketing through community farmers markets can be profitable and rewarding for farmers while providing consumers with fresh, locally-grown produce and other agricultural products. NJDA provides assistance for setting up farmers markets and maintains an online guide of their locations. Although New Jersey has very high rates of direct marketing compared with other states, these opportunities can be further expanded. Direct marketing allows proceeds to go directly to the farmer instead of to a chain of middlemen. It can also be very rewarding to the farmer to have immediate contact with the consumer. The creation of more farmers markets or the development of a central market place could expand the potential of direct marketing.

#### *Institutional Purchasing*

Sales directly to institutions such as schools, hospitals, correctional facilities, restaurants, hotels, or other public or private institution need to be encouraged. The state Department of Corrections

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and the School Lunch Program has purchased New Jersey produce every year between 2001 and 2007 and state purchases of produce grown in New Jersey totaled \$3 million in 2006.

### 6.2.3 Agricultural Business Support Opportunities

#### *Provision of Capital Facilities*

Needed capital facilities could be provided to enhance agriculture. This can include grain storage, food processing facilities, improved rail lines, grain elevators, mills, an auction barn, or a meat packing facility.

### 6.2.4 Research and Innovation: Identifying Emerging Trends

#### *Promote Agricultural Management Practices*

By encouraging agricultural management practices and assisting farmers with the development and implementation of conservation plans, townships can assist profitable farming operations while protecting their valuable natural resources.

#### *Incorporate Agricultural Land in Recycling of Organic Material*

Agricultural land can be used appropriately for the recycling of non-farm generated biodegradable and organic materials. Using these nutrient-rich materials on farmland prevents them going to waste in a landfill.

#### *Organic Farming*

Organic foods represent one of the fastest growing and most profitable segments of agriculture. For produce, organic means farming without the use of conventional pesticides, radiation, or additives and for livestock, organic signifies that the animals did not receive growth hormones or antibiotics. Organic farming can be encouraged both for responding to growing consumer demand as well as for promoting more environmentally sustainable farming practices. The affluent market in New Jersey and surrounding metropolitan areas provides a wide market for organic products, particularly locally grown ones. The NJDA recommends the branding of *Jersey Organic* to promote the higher value of locally grown organic food. The USDA regulates the certification of organic products, and farms in New Jersey may receive USDA organic certification through NOFA-NJ, as previously described. There are federal funds available through the USDA to help farmers offset the cost of certification by up to 75%. For farmers in the process of switching to organic methods but who have not completed the three-year qualifying period for certification, the NJDA offers a state program that can label products “transitional sustainable” so farmers can begin benefiting from the higher market value of organic foods. According to NOFA-NJ, three farms in Salem County had organic certification as of November 2007.

#### *Alternative Energy*

The NJDA’s Agriculture Development Initiative encourages the production of alternative fuel sources such as ethanol, bio-diesel, biogas and biomass. To refine these fuels from agricultural products such as soybeans, corn and waste stream products, local facilities would need to be

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established. Currently there are efforts in the state to construct an ethanol plant and bio-diesel production facility, which would open major markets for corn and soybean production and increase the selling price for these commodities. The potential for wind or solar energy production on agricultural land could also be explored.

### 6.3 ACTIONS FOR UTILIZING ECONOMIC DEVELOPMENT INITIATIVES

#### *Survey*

A farmer survey could be conducted to evaluate interest in these and other economic development strategies.

#### *Agriculture Advisory Committee*

A stronger connection and increased communication could be encouraged between Pittsgrove's Agriculture Advisory Committee and the Salem County Board of Agriculture, as well as the SADC, to represent the agricultural community of Pittsgrove.

#### *Economic Development Planning*

The agricultural industry should be incorporated in the economic development plans of all municipalities, counties, and other state agencies. Members of the agricultural industry can also be included in local and regional business organizations and economic development agencies. Traditional business support systems can also be enlarged to integrate agriculture. The presence of farmers on the Township Economic Development Committee could help promote the importance of agriculture for Pittsgrove's economic base.

#### *Legislative and Regulatory Initiatives*

The NJDA's Agriculture Development Initiative proposes that municipalities and local agencies attempt to influence legislative and regulatory initiatives that impact the bottom line of farmers and other producers, such as taxes, income averaging and other issues, particularly in the regulatory arena where farming costs are affected.



Source:

*A Field of Hay Bales in Pittsgrove Township*

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### **7.0 NATURAL RESOURCE CONSERVATION**

#### **7.1 NATURAL RESOURCE PROTECTION COORDINATION**

Several organizations, both public and private, exist which administer, fund, and provide technical guidance for farmers and communities in Salem County. These organizations are in place to assist with natural resource conservation issues, and are assets for farmers to assist in the management of the land and water upon which their farms depend.

##### **7.1.1 Natural Resources Conservation Service**

The Natural Resources Conservation Service (NRCS), formerly known as the Soil Conservation Service (SCS), provides technical assistance to private land owners and managers to conserve their soil, water, and other natural resources. A relatively small government agency in the U.S. Department of Agriculture, its mission is to improve, protect, and conserve natural resources on private lands through voluntary cooperative partnerships with local and state agencies. The NRCS includes broad technical expertise in animal husbandry, ecological sciences, engineering, resource economics, and social sciences. The agency also provides expertise in soil science and the leadership for soil surveys and for the National Resources Inventory, which assesses natural resource conditions and trends in the United States.

NRCS's assistance is fitted to the natural resource needs of the farmer. Staff members are available to work with farmers to help identify their conservation goals and then craft appropriate conservation plans to meet those goals. NRCS also provides cost sharing and financial incentives for programs such as the Wildlife Habitat Incentive program (WHIP) and the Environmental Quality Incentive program (EQIP), both of which are discussed below.

The NRCS field office that serves Pittsgrove Township is located on Cheyney Rd., just south of Woodstown in Salem County.

##### **7.1.2 Soil Conservation District**

The State Soil Conservation Committee (SSCC), a part of the New Jersey Department of Agriculture's Division of Agriculture and Natural Resources, is another relevant organization. It strives to increase voluntary conservation practices among farmers, ranchers and other land users. Among other responsibilities, the SSCC administers natural resource conservation programs and provides technical information on best management practices for farmers, ranchers, and other conservation-minded agricultural producers. The program is implemented by local Soil Conservation Districts. These are special-purpose political subdivisions of the state charged with implementing natural resource conservation and assistance programs. The Districts' jurisdictions follow county boundaries and they are locally governed, although they are not county government agencies.

The role of the Soil Conservation District in Salem County is to preserve the: "natural resources for the citizens of the South Jersey region, and be recognized leaders in resource conservation by

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providing technical assistance, conservation education, watershed planning and effective regulatory enforcement.” Within this role, the organization regulates certain construction activities by reviewing and certifying plans for soil erosion control on residential and commercial construction sites and for grading and demolition and other projects that disturbs more than 5000 square feet of soil. Districts conduct inspections and have various regulatory and enforcement powers to ensure that these sites are maintained in compliance with the certified erosion control plan.

### 7.2 FEDERAL AND STATE CONSERVATION PROGRAMS FOR FARMERS

Several financial and economic incentive programs, and technical assistance, are available to help farmers plan and use conservation practices on their farms. Several programs, both public and private, provide financial incentives to help farmers voluntarily engage in these practices. Financial incentives can include rental payments to farmers for reserved land, easement payments, and cost sharing – up to 100% for some programs – to develop and follow conservation plans.

Many of the conservation programs were funded under the 2002 Farm Bill. It is uncertain if they will retain funding in some cases under the proposed 2007 Farm Bill. At this time the fate of the 2007 farm bill itself is in question. If not ratified by Congress, funding may continue under the 2002 Farm Bill’s guidelines, or under another structure. As it currently stands, the programs of the 2002 Farm Bill were fully funded until mid November 2007. See **Appendix D: Conservation Programs for Farmers** for details of the programs.

### 7.3 WATER RESOURCES

The protection of water resources is a fundamental issue for agriculture and farmland preservation. Without a consistent, plentiful, and relatively clean water source agriculture is simply not viable. Farms, due to their high surface area and limited impermeable surface cover, are also critical in maintaining aquifer recharge. Steps can be taken at the farm level to preserve water quality. These include:

- Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides, so as to lessen impacts to groundwater. So does practicing appropriate timing of chemical application to minimize its runoff into water bodies.
- Providing riparian buffers along bodies of surface water, so as to protect surface water bodies from synthetic chemicals, organic byproducts, and from soil erosion. These buffers ideally take the form of a line of trees and shrubs, followed by a strip of native grass.
- Practicing water conservation techniques, such as drip irrigation and the reuse of water for certain farming types where it’s viable, such as smaller scale vegetable and fruit operations.

The State Agriculture Development Committee (SADC), through its Agricultural Smart Growth Plan, encourages farmers to: “work to accelerate the use of efficient water conservation technologies, such as drip irrigation. Identify and promote new and efficient methods to conduct water distribution on farms, utilizing farm ponds and water reuse options.”

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### 7.4 WASTE MANAGEMENT AND ENERGY CONSERVATION

#### 7.4.1 Waste management

The management of livestock waste has serious implications for the quality of ground and surface waters. Unrestricted, these wastes can cause serious water quality problems by spreading harmful microorganisms into water sources, to the detriment of humans, farm animals, and the ecosystem as a whole.

Of particular concern are Animal Feeding Operations (AFO's) and Concentrated Animal Feeding Operations (CAFO's). AFO's include all facilities where animals are stabled or confined and fed or maintained for a total of 45 days per year. CAFO's are classified as any operations with more than 1,000 non-dairy cattle, 700 dairy cattle, 2,500 swine, 500 horses or other animal populations. An AFO operation, even if it doesn't reach this size threshold, can also be considered a CAFO if it discharges waste into state waters or ecologically sensitive areas. CAFO's are more likely to cause water pollution than other types of operations by their very definition.

Mismanagement of the animal waste has the potential to cause large amounts of soil and groundwater contamination via introduction of bacteria, such as fecal coliform, a known contaminant from animal farming operations. Some waterborne pathogenic diseases include ear infections, dysentery, typhoid fever, gastroenteritis, and hepatitis A.

#### 7.4.2 Recycling

Recycling is an important part of resource conservation for virtually any industry, agriculture included. Recycling saves natural resources, and also saves farmers money through reuse. The traditional model of the farm included one where animal waste and crop residue were reused to fertilize farm fields, making the farm a partly closed system. Some recycling programs of benefit to nurseries and horticultural operations are described below.

##### *Nursery and Mulch Film*

The New Jersey Department of Agriculture administers a nursery and greenhouse film recycling program. Film is accepted at two regional collection sites, which each have their own tipping fees. Vehicles used to transport the greenhouse and nursery film are not required to be licensed by the New Jersey Department of Environmental Protection as long as the used film is transported directly to one of the sites participating in New Jersey's recycling program. Film will be accepted year round at the Cumberland County Solid Waste Complex in Deerfield, and the Occupational Training Center in Mt. Holly, Burlington County. For more information please see: <http://www.nj.gov/agriculture/divisions/md/prog/filmsites.html>.

##### *Other Agricultural Plastics - Drip Irrigation Tape*

New Jersey farmers may recycle drip irrigation tape year-round at the Cumberland County Solid Waste Complex. In 2005, the New Jersey Department of Agriculture and the Cumberland County Improvement Authority (CCIA), with a grant from the New Jersey Department of Environmental Protection, initiated a pilot program to collect and recycle other agricultural

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plastics generated by Garden State farmers. The agricultural plastics collected in the pilot project included drip irrigation tape, mulch film, peat moss bags, silage bags, hay sleeves, bunker silo covers, silage wrap, low tunnel film, and floating crop cover. Only drip irrigation tape proved economically viable and was the only aspect of the program to be continued. This represents about a 50 percent savings in landfill tipping fees.

<http://www.nj.gov/agriculture/divisions/md/prog/dirtyplastics.html>

### ***Nursery Pot/Plug Trays/Flat Recycling***

A program exists that allows farmers to recycle nursery pots, plastic flats, trays, and cell packs. The cost of disposing of HDPE #2 nursery pots weighing 20,000 pounds can be up to \$580 at a landfill. Plastics recyclers are looking for these materials and offering to pay for the scrap. The program is open to all commercial nurseries and growers in Maryland, Virginia, North Carolina, Delaware, Pennsylvania, New Jersey, West Virginia and Ohio. Material is shipped via truck to centers in Ohio and Delaware. For more information please see:

<http://www.nj.gov/agriculture/divisions/md/prog/nurserypotlist.html>.

### ***Pesticide Containers***

The New Jersey Department of Agriculture, in partnership with the Cumberland County Improvement Authority, offers free recycling of empty plastic pesticide containers on specific collection dates. The collection program is held at the Cumberland County Solid Waste Complex in the Township of Deerfield. This is a free program and can save pesticide license holders in excess of \$61/ton in landfill tipping fees.

Non-refillable, high-density polyethylene # 2 (HDPE #2) containers used by agricultural, professional and commercial pesticide applicators are accepted at the collection sites. Containers must be no larger than 55 gallons and properly rinsed. The program is open to anyone who holds a New Jersey Department of Environmental Protection pesticide license and to state, county and municipal government agencies. Participants must follow the processing guide or material will be rejected. <http://www.nj.gov/agriculture/divisions/md/prog/recycling.html#3>

### ***Wood Recycling***

There are two wood and stump recycling facilities in close proximity to Pittsgrove. They are the Stellas Recycling in Upper Pittsgrove and Winzinger Recycling in Franklin Township, Gloucester County.

## **7.4.2 Energy Conservation**

Promoting increased energy conservation and renewable, local energy is one of the emerging priorities of New Jersey. Rising energy costs and continued improvements in technology have renewed interest in finding alternatives to supplement electric use on farms. As new energy technologies develop, incentive programs become available to help make these alternatives more mainstream.

Among the technologies emerging for New Jersey farms is that of solar power, for which a variety of farm-related programs exist. The *Environmental Quality Incentives Program (EQIP)* includes cost sharing for conservation practices including Solar Energy. Grants and technical

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assistance can also be found via the U.S. Department of Energy's *Solar Energy Technology Program*, and the New Jersey Board of Utilities' *Solar Energy for New Jersey Agriculture* program. <http://www1.eere.energy.gov/solar/> and <http://www.njcleanenergy.com/renewable-energy/home/home>

The *Biodiesel Rebate Program for Farmers* is a state-wide incentive program that will reimburse farmers for the incremental cost of using bio-diesel fuel in their vehicles or for using a 5% blend of Biodiesel instead of 100% petroleum heating oil. [http://www.eere.energy.gov/afdc/progs/ind\\_state\\_laws.php/NJ/BIOD](http://www.eere.energy.gov/afdc/progs/ind_state_laws.php/NJ/BIOD)

*Biomass Research and Development Initiative Grants* are provided by the U.S. Department of Agriculture. These grants seek to foster research, development and demonstrations of bio-based products, bio-fuels, and bio-energy under the aethesis of making biomass a more competitive energy source. <http://www.rurdev.usda.gov/rbs/>

The *Renewable Energy Systems and Energy Efficiently Improvements Program* is authorized through the 2002 Farm Bill. It provides competitive grants and loan guarantees to agricultural producers to aid with the purchasing of renewable energy systems and making energy efficiency improvements. The program defines renewable energy as energy that derived is from a wind, solar, biomass, or geothermal source, or hydrogen derived from biomass or water using a wind, solar, or geothermal energy source. [http://attra.ncat.org/guide/n\\_z/renewable.html](http://attra.ncat.org/guide/n_z/renewable.html)

The *New Jersey SmartStart Buildings Program* is a statewide energy efficiency program approved by the New Jersey Board of Public Utilities (BPU) and administered in a joint effort by several of New Jersey's electric and gas utilities. It includes incentives, technical assistance, and other services. The incentives are available to qualified agricultural and other customers in the state who are planning to construct, expand, renovate, or remodel a facility, or replace electric or gas equipment. Projects located on property where electricity is provided by a municipal utility are eligible for those portions of the program that address the energy efficiency of natural gas equipment. Customers planning to construct a building are eligible for services under this program if constructing within a designated smart growth area. [www.njsmartstartbuildings.com](http://www.njsmartstartbuildings.com)

### 7.5 OUTREACH AND INCENTIVES

The township will work on promoting to farmers the conservation enhancement programs that are available through the Natural Resource Conservation Service and the New Jersey Agriculture Department, including the Conservation Reserve Enhancement Program (CREP) and the Wildlife Habitat Incentives Program (WHIP). The latter could be highly beneficial on farmland with bog turtle habitat. It is important that Pittsgrove farmers understand what benefits they can derive from these programs. Such programs will link township environmental protection goals to those of its farming community.

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### 8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION

#### 8.1 EXISTING AGRICULTURAL INDUSTRY SUPPORT

##### 8.1.1 Right-to-Farm

The NJDA's Agriculture Development Initiative proposes that agencies should "develop and continually revise a series of Right to Farm Agricultural Management Practices (AMPs) that encourage, support and protect agricultural innovations and provide the agricultural community with exemptions to laws or regulations that fail to consider the unique realities of commercial agricultural management and thereby unduly harm the producer's bottom line."

Pittsgrove Township has in place several ordinances and ordinance provisions that are designed to protect farming operations from undue constraint. Pittsgrove Township's Right to Farm Ordinance (Code # 60-3) recognizes farming as a natural right and is allowed on all land regardless of zoning. Six separate agricultural practices are recognized and the noise, odors, dust, and fumes that are caused by these practices are permitted by the ordinance at all times of the day. However, this ordinance only applies to parcels greater than or equal to five acres. The ordinance is included here as **Appendix E** The Agricultural Advisory Committee is recommending that the township adopt an ordinance that more closely matches the model right-to-farm ordinance provided by the SADC.

##### 8.1.2 Agricultural Buffers

Section 60-3 of the township code requires buffers separating all nonresidential uses from residential uses, and buffers of 100 to 200 feet between active farmland and any other use.

#### 8.2 OTHER STRATEGIES

Township leaders are also reviewing other ordinances with the Agricultural Advisory Committee (AAC) to eliminate any barriers to farming and to add measures that make farm operations easier and farm preservation more amenable. One example is the restriction that currently exists in Pittsgrove on direct marketing of produce at roadside markets if the market is not located on the farm's land. For farmers whose farm is on a less traveled road, the sale via existing road markets on main roads requires a fee. The ordinance was intended to prevent unregistered roadside sales operations but has the effect of prohibiting local produce from being sold locally.

**Appendix F** is a sample assessment tool, "Is Your Town Farm Friendly?" to facilitate this review.

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### **8.2.1 Agricultural Vehicle Movement Routes**

To promote awareness among neighbors and out-of-town drivers and protect slow-moving vehicles and drivers, Pennsylvania has established agricultural vehicle movement routes and identified these routes with highly noticeable road markers. A few areas in New Jersey have such signage. More would be helpful in educating drivers that they are driving in a farming community and need to respect agricultural vehicle movement. Most farm vehicles, like harvesters and tractors, do not travel faster than 40 miles per hour. Like wildlife crossings or school zones, vehicular movement route signs can signify to drivers to drive slower or pass with care.

### **8.3 AGRICULTURE EDUCATION AND PROMOTION**

The Pittsgrove Township Agricultural Advisory Committee (AAC) is attempting to improve the agricultural industry through a combination of measures. The AAC has determined, thus far, that the best means of enhancing and supporting the farm industry in the township is to provide education to residents about farming and its importance to the community. This would help to prevent potential conflicts and would lay the groundwork for possible marketing enhancements and economic supports.

Education to the public would include development of literature about the role of farming in Pittsgrove and its importance in the history of the township. A pamphlet, aimed especially at new residents, will promote the recognition that Pittsgrove is a farming community and address some of the coexistence issues that are most difficult for farmers. The pamphlet and a statement of recognition of the Right-to-Farm for purchasers to sign could be distributed when home sales occur, along with the certificate of occupancy. Other educational approaches might include publication in the township newsletter and in the local newspaper of periodic articles on farming topics and on “sharing” the community with farmers. The Right-to-Farm ordinance should also be posted on the township website.

4-H programs are strong in Salem County, but there is no longer a Future Farmers of America program in the regional high school. Township educational efforts already include demonstrations at the township community day of farm equipment and an agriculture float for the event. A community-sponsored farm festival is another option that could be explored.

Pittsgrove Township’ Economic Development Committee (EDC) has as a primary goal the maintenance of the viability of agriculture. To that end the EDC has used its website and advertisements in the township’s calendar to promote local farmers as sources of many products including hay, straw, plants, scrubs, flowers, and all sorts of vegetables.

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## APPENDICES

- A. Inventory of All Farmland-Assessed Land in Pittsgrove Township
- B. Ranking Criteria
- C. Agricultural Support
  - Table C-1: Agricultural Support Businesses in Cumberland, Gloucester, and Salem Counties*
  - Table C-2: Produce Wholesale Distributors in Southern New Jersey*
  - Table C-3: Vegetable Auctions in New Jersey*
  - Table C-4: Produce Cooperatives in New Jersey*
  - Table C-5: Food Products Wholesale Suppliers and Distributors in Southern New Jersey*
  - Table C-6: Roadside Markets in Salem County*
  - Table C-7: Cold Storage Warehouses in Southern New Jersey*
- D. Conservation Programs for Farmers
- E. Pittsgrove Township Right-to-Farm Ordinance
- F. “Is Your Town Farm-friendly?” – A Questionnaire

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