



HOPE

Farmland Preservation Element

Hope Township Warren County New Jersey



HOPE TOWNSHIP MASTER PLAN
FARMLAND PRESERVATION ELEMENT

Hope Township
Warren County, New Jersey

June 2009

Prepared by

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The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

A handwritten signature in black ink, appearing to read "Paul Gleitz". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Paul Gleitz, P.P., AICP #5802

ACKNOWLEDGEMENTS

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Mayor

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INTRODUCTION

Hope Township is a rural community consisting primarily of wooded or agricultural lands along with low-density single-family residences scattered throughout the Township. The Village of Hope is the largest population center of the Township and its founding dates to 1769.

Hope Township is poised at a crossroads. As urban sprawl continues to spread out along Route 80 from New York City toward the Delaware Water Gap, Hope Township is balanced between growth and preservation, between the highway and the landscape. Hope has often been referred to as a community that is "2 miles and 200 years from I-80".

The historic setting of the Village of Hope is enhanced by the acres of farmland that encircle the Village. Yet, with an aging population of farmers, if one major farm falls to development, the Hope Township Agricultural Advisory Board believes that a domino effect will begin to occur. This development will lead to an acceleration of the transition from a primarily farming community to a community that is comprised of residential developments. This belief is firmly grounded in the Township's proximity to Interstate 80; Hope is only a 70-minute drive from Manhattan.

The very "fiber" that binds this community together is its farmland and its rural character. Generations of farming families have owned much of the farmland in Hope Township, in some cases for a hundred years or more.

The Hope Township Agricultural Advisory Board crafted an application for a State Agricultural Development Committee Planning Incentive Grant and was awarded a preliminary grant for farmland preservation. This plan is intended to bring the Township into compliance with that program and provide the Township's framework for continued farmland preservation.

Per the Municipal Land Use Law, a Farmland Preservation Plan Element must include the following:

1. An inventory of farm properties in the entire municipality and a map illustrating significant areas of agricultural land.

2. A detailed statement showing that municipal plans and ordinances support and promote agriculture as a business.
3. A plan for preserving as much farmland as possible in the short term by leveraging monies made available by the Garden State Preservation Trust Act, N.J.S.A. 13:8C-1 et seq., P.L. 1999, c152 through a variety of mechanisms, including, but not limited to, utilizing:
 - Option agreements
 - Installment purchase; and
 - Encouraging donations for permanent development easements.
4. A statement of farming trends, characterizing the type(s) of agricultural production in the municipality; and
5. A discussion of plans to develop the agricultural industry in the municipality

Subsequent to the Municipal Land Use Law, the State Agricultural Development Commission issued new guidelines in 2007 for developing municipal comprehensive farmland preservation plans. Municipalities that participate in the Planning Incentive Grant program must follow the guidelines in order for preservation funds under the PIG program to be expended by the township. The element must include the following:

1. A description of the municipal agricultural land base
2. An overview of the municipal agricultural industry
3. Consistency of the farmland preservation plan with other state planning areas
4. Future farmland preservation
5. Economic Development
6. Natural Resource Conservation
7. Agricultural Industry Sustainability, Retention and Promotion

(The following is an amendment to the 1994 Master Plan to incorporate a Farmland Preservation Plan Element in response to the guidance provided by Assembly Bill No. 1869.)

EXECUTIVE SUMMARY

Hope has now become the “target” of developers. Hope is closer than ever to the population-saturated areas in and around New York City. Additionally, land prices in rural Hope Township are relatively “cheap”, when compared to densely populated areas in Bergen, Essex and other counties to the East.

Hope Township has the goal of preserving nearly 1000 acres of farmland over the next five years. The Hope Township Committee and the Agricultural Advisory Board have already made application to and been accepted into the NJ State Agriculture Development Committee's (SADC) Planning Incentive Grant Program. This program will allow the Township, in conjunction with the Hope Township Farmland Preservation Trust Fund, to protect local farmland, either through direct acquisition or the purchase of development easements.

The Hope Township Agricultural Advisory Board has been active in its efforts to see farmers and landowners step forward and apply for preservation of their farmlands through either the Warren County or State of New Jersey Farmland Preservation Programs. The Hope Township Committee has earmarked a portion of the proceeds from the sale of the Scorp Farm, for the next two fiscal years, to further farmland preservation efforts in the Township.

Farmland Preservation Project Area 1 is the agricultural area that the Hope Township Agricultural Advisory Board believes to be the most critical area for preservation at this time. The area, located in the southern portion of the Township lies west of Jenny Jump Forest and straddles both sides of County Route 519. It totals 2,377 acres, with 1,974 acres currently under farmland assessment. This area of the Township has landowners who appear to be willing to participate in a farmland preservation program. There is no larger area of contiguous active farmland without development approvals in the Township. This area of the Township still retains the rural scenic qualities associated with farmland and the area remains relatively uninterrupted by the incursion of new dwellings or other development activity. The farms in this area of the Township immediately abut the community development boundary of the Town Center, offering the opportunity to create an identifiable edge of the development pattern. The estimated cost for Farmland Preservation in Project Area 1 is \$6,480,000.

FARMLAND PRESERVATION GOALS AND OBJECTIVES

Farmland Preservation Policy Goals

- To preserve land for farm use so that agricultural businesses can thrive.
- To minimize the impact of future non-farming development on important farmland.
- To preserve the rural farming environment, recognizing that this environment supports a variety of other types of uses, including a growing agritourism industry.
- To preserve open space for its contribution to the rural farming environment only to the extent that it does not compete with the preservation of farmland for priority and funding.
- To develop a variety of preservation strategies to meet the demands of individual landowners and maximize alternatives for funding.

Farmland Preservation Policy Objectives

A properly created and administered program should contain and utilize mechanisms that:

1. Educate:
 - a. Local residents and businesses about the direct importance of preserving farmland and methods available to do so.
 - b. The families of the farming and non-farming community regarding their interdependence and the importance of maintaining a healthy relationship.
 - c. Residents and non-residents concerning the negative impact of suburban sprawl and the attraction to build in outlying areas.
2. Identify:
 - a. Programs and policies to permanently protect and enhance the farm use of properties.
3. Locate and provide funding programs for farmers to:
 - a. Purchase new equipment.
 - b. Pay off existing debt, update existing, and add new facilities.
 - c. Enjoy their retirement, either on or off the farm.
 - d. Create "Set-Asides" to address Federal Estate Taxes and NJ Inheritance Taxes.
 - e. Pass the family farm to another generation of farmers.

- f. Provide funds to equalize distribution of a farmer's estate so that heirs that do not receive "land" will be provided with other "assets of the estate."

4. Focus on the future by:

- a. Creating a local farming environment of large contiguous areas whereby younger farmers, either local or distant, will be drawn to actively farm the preserved lands created through the program.

MUNICIPAL AGRICULTURAL LAND BASE

Hope is a rural township of 1,891 people (US Census 2000) and an area of 19.20 square miles. Hope Township is primarily rural, with the central unincorporated village of Hope. The village has a post office, a few small stores, a bank and professional offices. The rest of the municipality is undulating open space and farmland. The Township also incorporates the hamlets of Feebletown, Mount Herman, and Swayzes Mill. Interstate 80 passes through the northern section of the Township.

Hope Township has a long and distinguished history as a farming community. In many respects, the Township retains much of the same rural character that it had when the Moravians settled the area in 1769 and built the first planned community in New Jersey. In some respects, Hope Township is more of a farming community today than it was when the Moravians were in residence. No longer is there a sawmill, or a distillery, or the Moravian gristmill. Also gone is the Swayze gristmill. No longer is there a tannery, or an oil mill—all relics of a former century. Even the tomato cannery, which thrived in the 1930s and 1940s, is no longer in operation. At present, the Township is predominately “rural” and contains a significant amount of farmland—about 8,000 acres. More than 50% of the township’s land base is in farmland assessment. There is also a significant amount of open space, as well as State Forest (Jenny Jump State Forest). The 2002 Land Use/Cover data indicates that most of Township’s cropland, pastureland, orchards, nurseries, horticultural areas, and other agricultural activity occur on farmland assessed land.

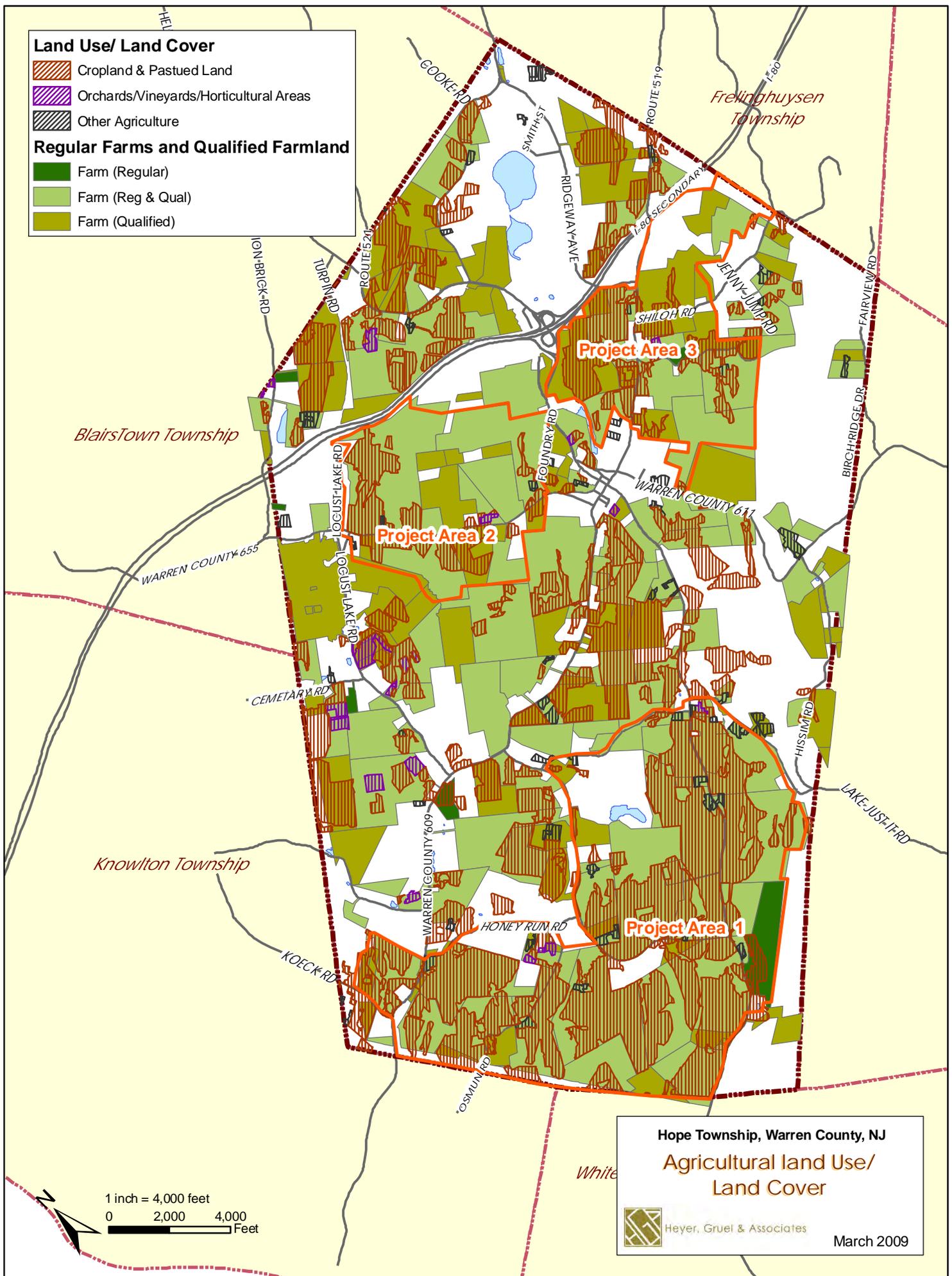
The predominant agricultural land within Hope Township is characteristic of northern Warren County. Pastured lands, while common throughout Warren County, have the largest concentrations in the northern parts of the County. The Townships of Blairstown, Knowlton, Hope, and Frelinghuysen are the County’s leading municipalities in terms of pastured acreage with Hope Township containing over 2,000 acres of pastureland. Woodland managed farms are also found extensively in Warren County, commonly found near the natural areas and mountainous regions including The Highlands Ridgeline, which incorporates a number of individual mountains. Allamuchy Mountain borders farms in Allamuchy and Independence Townships; the Upper Pohatcong Mountain adjoins farms in Mansfield Township; Jenny Jump Mountain is near farms in Hope, Liberty, and northern White Townships; and Scott’s Mountain has farms in Oxford, Harmony, and southern White Townships. Hope has a great deal of both unattached

Land Use/ Land Cover

-  Cropland & Pastured Land
-  Orchards/Vineyards/Horticultural Areas
-  Other Agriculture

Regular Farms and Qualified Farmland

-  Farm (Regular)
-  Farm (Reg & Qual)
-  Farm (Qualified)



Hope Township, Warren County, NJ
**Agricultural land Use/
 Land Cover**

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and attached woodlands, totaling more than 2,700 acres. *(2005 Warren County Farmland Assessment data)*

Of the Township's land base that qualifies for farmland assessment, 32% of the assessed acreage was harvested cropland, mostly for hay. Another 29% of the assessed farmland was used as pasture. The remaining farmland was classified as woodlots, either attached or unattached. A complete list and map of farmland-assessed properties is provided in appendix B.

Soils

Knowledge of soil types, characteristics, and their geographic distribution can inform the planning and policy processes and influence the smart growth and development of a community. Data on soil depth, permeability, water table, and other physical properties are useful when determining the suitability of soils for foundation construction, location of septic fields, landscaping, and construction of roads, athletic fields and parks.

An important consideration in farmland preservation is the quality of soils for agricultural production. The major advantages of prime agricultural soils are their fertility and lack of limitations for crop production purposes. Prime soils will support almost any type of agriculture common to this region. Soil limitations include steep slopes, extreme stoniness or wetness, shallow depth to bedrock and poor percolation properties; all of which may hinder cultivation. Because of their naturally high fertility and lack of limitations, prime agricultural soils produce superior crop yields on a consistent basis when measured against those soils not rated as prime.

The soil data in this report is provided by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), which started conducting national soil samples in 1935 and continues today. The farmland classification prescribed by SADC identifies map units as prime farmland soils, farmland soils of statewide importance, or farmland soils of local importance. Farmland classification identifies the location and extent of the most suitable soils for producing food, feed, fiber, forage, and oilseed crops. This identification is useful in the management and maintenance of the resource base that supports the productive capacity of American agriculture. Hope Township contains soils well suited for agricultural production, including approximately

630 acres of prime farmland and nearly 700 acres of farmland soils of statewide and local importance.

<i>Soil Category</i>	<i>Soil Acres in Hope</i>	<i>Percent Soil in Hope</i>
Prime	631.58	5.40%
Statewide	376.01	3.21%
Unique	322.82	2.76%
Other	10372.04	88.63%
Total	11702.45	100.00%

SADC Prime Farmland Soils

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. SADC Prime Farmland Soils include all those soils in USDA Land Capability Class I and selected soils from USDA Land Capability Class II. USDA *Class 1* soils have slight limitations that restrict their use. USDA *Class 2* soils have moderate limitations that reduce the choice of plants or require moderate conservation practices. SADC Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses.

The criteria for prime farmland designation include: an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

According to the NRCS, some areas of prime farmland may require measures that overcome a hazard or limitation, such as flooding, wetness, and drought. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

In Hope Township, the following SADC Prime Farmland Soils are found:

Soil Description	Area in acres	Percent
Hazen-Hoosic complex, 0 to 3 percent slopes, very stony	115.51	0.99
Hazen-Hoosic complex, 3 to 8 percent slopes, very stony	516.07	4.41
Total Acreage of Prime Farmland Soils	631.58	5.40

Unique Soils

Unique Soils are soils other than prime farmland soils that are used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are citrus, tree nuts, olives, cranberries, and other fruits and vegetables. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California. However, due to the limited amount of unique farmland souls as in the table below, it appears that these soils are not of large importance to the agricultural community.

In Hope Township, the following SADC soils of unique importance are found:

Soil Description	Area in acres	Percent
Timakwa muck, 0 to 2 percent slopes, frequently flooded	27.92	0.24
Catden mucky peat, 0 to 2 percent slopes	294.89	2.52
Total Acreage of Soils of Unique Importance	322.82	2.76

SADC Soils of Statewide Importance

SADC Soils of statewide importance include those soils in USDA Land Capability Class II and III that do not meet the criteria as SADC Prime Farmland Soils. USDA *Class 2* soils have moderate limitations that reduce the choice of plants or require moderate conservation practices and USDA *Class 3* soils have severe limitations that reduce the choice of plants or require special conservation practices, or both. These soils are nearly SADC Prime Farmland and can economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as SADC Prime Farmland if conditions are favorable. Criteria for defining and delineating this land are to be determined by the appropriate State agency or agencies. In some

DEP Agricultural Land Use

-  Farmland of Statewide Importance
-  Farmland of Unique Importance
-  Prime Farmland
-  Other

NRCS Soil Classification

-  Farmland of Statewide Importance
-  Farmland of Unique Importance
-  Prime Farmland
-  Other Farmland



Hope Township, Warren County, NJ
Agricultural land Use
& NRCS Soil Classification



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States, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by State law.

In Hope Township, the following SADC soils of statewide importance are found:

Soil Description	Area in acres	Percent
Netcong loam, 8 to 15 percent slopes, very stony	34.45	0.29
Hoosic-Hazen complex, 8 to 15 percent slopes, very stony	341.56	2.92
Total Acreage of Soils of Statewide Importance	376.00	3.21

Soils of Local Importance

Soils of local importance include those soils that are not prime or of statewide importance and are used for the production of high value food, fiber or horticultural crops. In some local areas, certain farmlands are not identified as having national or statewide importance. Where appropriate, these lands are identified by the local agency or agencies concerned as important to local agricultural production. These may also include tracts of land that have been designated for agriculture by local ordinance.

Hope Township Soils

Hope Township has 38 different soils divided into 27 major types. Water constitutes about 130 acres or about 0.8% of the total area of Hope Township. The most prevalent soils are the Nassau-Manlius complex series located throughout the eastern and central portions of the Township, accounting for about 22 % of the total area in Hope Township. Rock outcrop-Farmington-Galway complex is the second most common soil type in the Township, consisting of about 21% of the total area. These are mainly located in the northwestern and central portions of the Township. The third major soil type is Fredon-Halsey complex, consisting of about 8.3 % of total area. These are distributed throughout the central portion of the Township. A close fourth is the Chatfield-Hollis-Rock outcrop complex covering about 8.2 % of the total area. These are located in the western portion of the Township. The top four prevalent soil types in Hope Township do not qualify as prime soils, unique soils or soils of statewide importance. However, according to the New Jersey Highlands Council, a large majority of the Township is recognized as an Agricultural Resource Area. The major crops in the Township include corn for grain and hay. Other agricultural products also include vegetables such as sweet corn and pumpkins, and fruits. The percentages noted below are based on the area of Hope Township as 11702.46 acres.

Soil Type	NRCS Importance	Area (acres)	Percent
Nassau-Manlius complex	Other	2568.52	21.95%
Rock outcrop-Farmington-Galway complex	Other	2453.85	20.97%
Fredon-Halsey complex	Other	970.12	8.29%
Chatfield-Hollis-Rock outcrop complex	Other	956.33	8.17%
Hazen-Hoosic complex	Prime Farmland	631.58	5.40%
Wurtsboro-Swartswood complex	Other	604.56	5.17%
Udorthents-Urban land complex	Other	584.80	5.00%
Nassau-Rock outcrop complex	Other	402.05	3.44%
Rockaway-Chatfield-Rock outcrop complex	Other	398.78	3.41%
Hoosic-Hazen complex	Statewide Importance	341.56	2.92%
Hollis-Rock outcrop-Chatfield complex	Other	340.36	2.91%
Catden mucky peat	Unique Importance	294.89	2.52%
Chippewa silt loam	Other	288.80	2.47%
Venango silt loam	Other	149.38	1.28%
Rockaway loam	Other	149.26	1.28%
Water	Other	91.96	0.79%
Alden silt loam	Other	87.59	0.75%
Farmington-Rock outcrop complex	Other	65.74	0.56%
Hibernia loam	Other	54.83	0.47%
Farmington-Wassaic-Rock outcrop complex	Other	48.16	0.41%
Quarry	Other	44.66	0.38%
Alden mucky silt loam	Other	42.01	0.36%
Netcong loam	Statewide Importance	34.45	0.29%
Timakwa muck	Unique Importance	27.92	0.24%
Gladstone loam	Other	24.87	0.21%
Parker gravelly sandy loam	Other	21.48	0.18%
Hoosic-Otisville complex	Other	14.34	0.12%
Udorthents	Other	9.59	0.08%
Totals		11702.46	100.00%

Watersheds and Hydrology

A watershed is an area that drains into a common waterway, such as a stream, lake, estuary, wetland, or, ultimately, the ocean. The watershed includes both the waterway itself and the entire land area that drains into it. Geographical features such as hills and slopes separate distinct watershed systems. Watershed Management Areas (WMAs) are

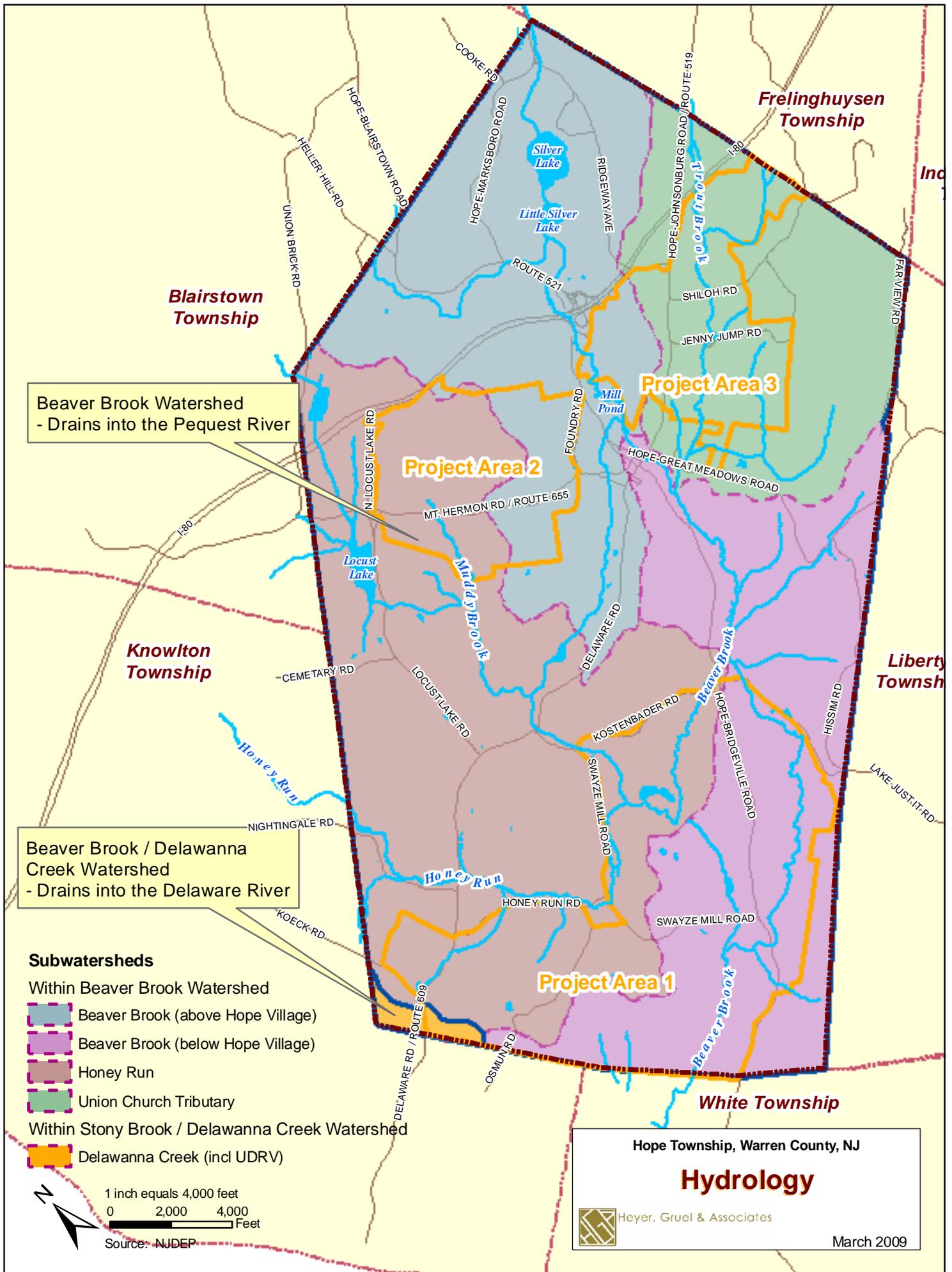
the regulatory units of NJDEP's Division of Watershed Management for categorizing, managing and protecting watersheds throughout the State. Hope Township lies within Upper Delaware Watershed Management Area (WMA 01). With the exception of its westernmost corner, Hope falls within the Pequest River drainage area. A small area in the western corner drains directly into the Delaware River.

Numerous small tributaries traverse the Township, including Beaver Brook, Honey Run, Muddy Brook, and Trout Brook. Due to their relatively wide floodplains, freshwater wetlands are found along many of these streams. The two major bodies of water in Hope are Silver Lake and Locust Lake.

Number of Irrigated Acres and Available water resources

Only a few of Hope Township's farms grow crops that require irrigation of their farmland. Reviewing the farmland assessed acreage in Hope Township for 2004 indicated only 4 irrigated acres of farmland in the entire township. Irrigation is limited to short term use during drought conditions for the survival of crops. There are no center pivots or other types of permanent irrigation installations in Hope. The water source for this intermittent irrigation is primarily ground water extracted by wells, or in limited cases Beaver Brook or Honey Run.

The 2008 Highlands Regional Master Plan outlines information regarding the capacity and availability of ground and surface water resources within Hope. To identify areas with sufficient water capacity for future development, the Plan calculates net water availability, converting the ground water capacity into a capacity figure by netting out those resources necessary for ecosystem health and the maintenance of safe yields of potable water. Western Hope Township is identified to have negative net water capacity (between -.09 and -.01 mgd). Eastern and northern Hope contains between 0 and .04 mgd in net water availability. Primate ground water recharge areas are located throughout the Township, with the largest concentration located in the center of Hope, just south of I-80. Water quality ranges from not impaired in the central and eastern portion of the Township to impaired in the western portions of Hope. The calculations performed by the Highlands Council take into account seasonal water fluctuations. The USGS 2007 report documenting water resources in New Jersey notes that water levels in wells completed in unconfined and fractured-rock aquifers are directly related to the annual precipitation. Hope Township is in such an area, and therefore seasonal



Beaver Brook Watershed
- Drains into the Pequest River

Beaver Brook / Delawanna
Creek Watershed
- Drains into the Delaware River

Subwatersheds

Within Beaver Brook Watershed

- Beaver Brook (above Hope Village)
- Beaver Brook (below Hope Village)
- Honey Run
- Union Church Tributary

Within Stony Brook / Delawanna Creek Watershed

- Delawanna Creek (incl UDRV)



1 inch equals 4,000 feet
0 2,000 4,000
Feet

Source: NJDEP

Hope Township, Warren County, NJ

Hydrology



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fluctuations are directly tied to the amount of participation. The New Jersey State Climatologist indicates that the wettest months for northern New Jersey are typically May, July and September. February is the driest month.

Census of Agricultural Statistics and Trends

Despite encroaching development, the amount of agricultural land in Warren County has actually increased since 1983. According to data of farmland assessment statistics from Warren County, over 10,000 acres of farmland have been gained in the county between 1983 and 2005, corresponding to a 10% increase. All of the gains in agricultural land however, are a result in the increase of woodlands. Harvested cropland and pastureland declined over the same timeframe. Warren County has also seen an increase in the number of farms. Conversely, the median size of Warren County farms was 31 acres in 2002, down from 37 acres in 1997 (Warren County Comprehensive Farmland Preservation Plan).

Hope Township saw an overall decline in farmland from 1983 to 2005, with harvested cropland declining 5.5% and pastureland declining approximately 11%. More recent data from the Hope Township tax assessment data on regular and qualified farms indicates the total amount of farmland acreage is approximately 7,400 acres, which suggests a slight rebound in farmland. The 2002 Land Use/Cover data NJDEP determined the amount of active agricultural land in the Township to be approximately 3,200 acres. For the purposes of this report, we rely on the Warren County agricultural census data as it permits comparison between Hope and the County as a whole.

Farmland Assessment and Census of Agriculture statistics and trends:

Hope Township:

<i>Year</i>	<i>Cropland Harvested (acres)</i>	<i>Cropland Pastured (acres)</i>	<i>Permanent Pasture (acres)</i>	<i>Active Ag Acres*</i>	<i>Unattached Woodland (acres)</i>	<i>Attached Woodland (acres)</i>	<i>Equine Acres (acres)</i>	<i>Total for Ag Use (acres)</i>
2004/2005	2,292	437	1,651	4,380	1,346	1,369	12	7,134
2000/2001	2,468	472	1,637	4,577	1,053	1,730	18	7,378
1990/1991	2,536	543	1,654	4,733	1,205	1,725		7,663
1983/1984	2,425	570	1,769	4,764	2,739 (woodland/wetland)			7,499

Warren County:

<i>Year</i>	<i>Cropland Harvested (acres)</i>	<i>Cropland Pastured (acres)</i>	<i>Permanent Pasture (acres)</i>	<i>Active Ag Acres*</i>	<i>Unattached Woodland (acres)</i>	<i>Attached Woodland (acres)</i>	<i>Equine Acres (acres)</i>	<i>Total for Ag Use (acres)</i>
2004/2005	47,689	5,170	13,887	66,746	28,429	15,012	412	110,599
2000/2001	51,147	5,240	12,891	69,278	28,589	17,275	403	115,545
1990/1991	53,057	6,588	15,172	74,817	19,961	19,229		114,234
1983/1984	49,033	5,865	13,513	68,411	31,820 (woodland/wetland)			100,213

* "Active Agricultural Acres" is defined as the sum of the Farmland Assessment Cropland Harvested, Cropland Pastured and Permanent Pasture acreage.

AGRICULTURAL INDUSTRY – OVERVIEW

Trends in Market Value of Agricultural Products

As the number of farms has declined in the township, so too have the overall market value of the farm crops and agricultural products produced on them. Historically a dairy area, the number of operating dairies has declined to less than a half dozen. Since milk is the primary product, the value of milk is dictated by demand and by the federally controlled milk marketing order that essentially sets the price for fluid milk. Some of the local milk has been sold for cheese production but historically the price paid is either at the cost of production or slightly below. Many farmers have moved away from the fluid milk market and have moved on to hay and grain. These markets have been steady but require the farmers to establish a market for the hay or rely on selling it at the farmers market located on Stiger Street in Hackettstown.

The hay market is driven mainly by the equine industry, although there are increasing numbers of sheep and goat farmers who are buying hay. The grain growers are dependent upon the market prices set in Chicago and unless they have storage, they are essentially locked into prices paid by those who buy and store grain. Small operators can hardly afford to haul the grain the long distances required and are required to either sell it locally to other growers or feed it to their animals. Grain corn has seen a substantial increase in value which has been triggered by the need for corn to create ethanol and by an ever increasing demand by China for feedstock and grain in general.

Wheat has become very valuable, but this may just be a short term condition based upon a short term shortage. Soybeans have seen an increase in value as many growers rotated their soy fields into corn and this created a shortfall in supply. It needs to be recognized that the increase value of the crops has been offset by a large increase in the costs associated with production. Main among these increases is the cost of fuel, the cost of fertilizers and the increase costs of insurances, equipment, health insurance and property taxes.

Overall the dairy and grain industry in Hope Township is giving way to specialty crops, which is consistent with agriculture in general in Warren County and New Jersey. The White Oak Farm, located on the Delaware Road is likely the largest farm producer, in terms of product value, in the Township. This greenhouse operation specializes in potted

plants for use by homeowners. There are several small horticulture type farms within the Township who cater to the fresh and locally grown industry. Overall the trends will continue in a downward spiral if the farmlands now available for preservation are not processed.

The US Census of Agriculture offers the total value of the goods produced by farms within Warren County. The following table shows the nominal values since 1992.

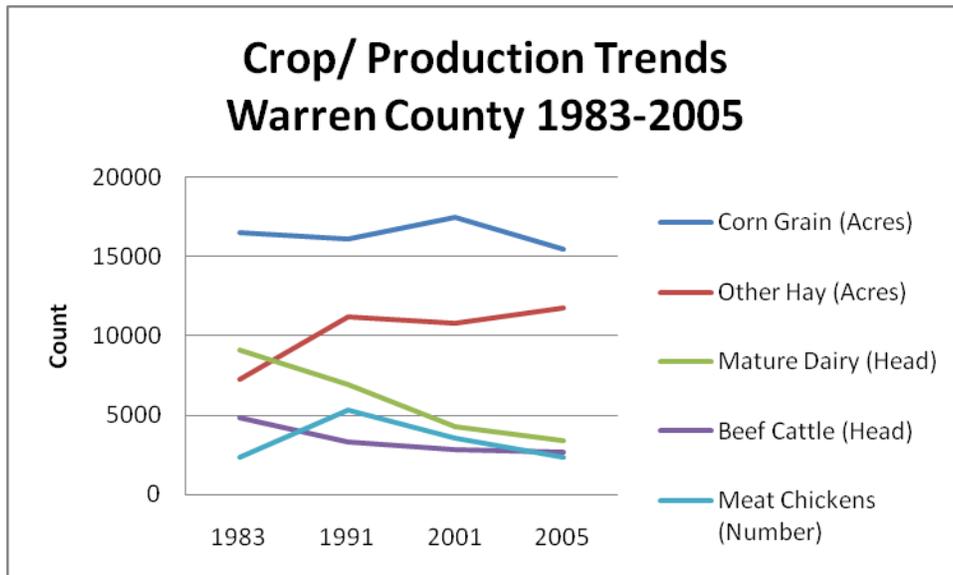
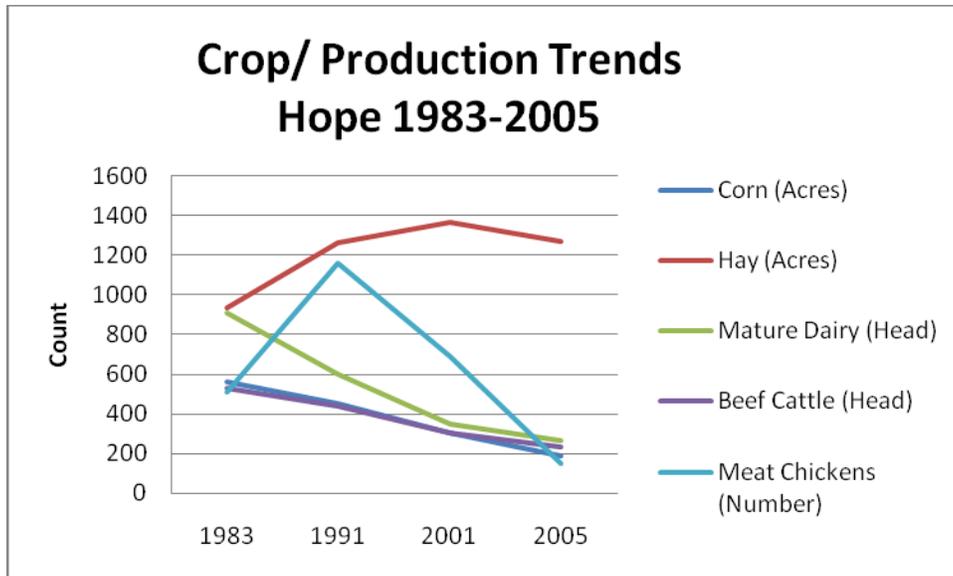
Warren County Farm Production Values		
Year	Total	Average Per Farm
2007	\$75,477,000	\$80,897
2002	\$39,701,000	\$48,772
1997	\$46,005,000	\$63,021
1992	\$39,929,000	\$58,375

As the chart shows, the values for goods and services have nominally increased both in total (89%) and on a per farm basis (39%) since 1992. As a point of comparison, price in the US inflated by 46% between 1992 and 2007, meaning that while the total real value of farm production increased in Warren County, the production value on a per farm basis declined.

As detailed in the Warren County Comprehensive Farmland Preservation Plan, livestock and poultry sales in the County have declined slightly in nominal terms since 1987 and crop/nursery sales have increased, fueling an overall increase in nominal total agricultural sales. Forty-one percent of crop sales in 2002 were for nursery, greenhouse, floriculture and sod. The large percentage for the nursery category is a continuation its rise to become the largest category, surpassing both the vegetable and grains categories.

Crop/ Production Trends 1983-2005

Using data from the Warren County Farmland Assessments between 1983 and 2005, the following charts show the production trends for major local crops and agricultural products.



As the above charts show, agriculture in Hope Township has been in transition. The once prominent dairy industry has declined in both Hope and Warren County. Chicken production spiked in the 1990's, but has since fallen below the 1983 level of production. While corn for grain is a larger crop by acres than hay throughout Warren County, hay production is far larger within Hope than corn for grain. In 2005, the acres of land used for hay production in Hope represented almost 11% of the total acres used for hay production in the county. Moreover, the smaller fields and heavy deer population have not lent itself readily to modern grain farming.

Many farmers in the area have turned to supplying hay for a growing equine industry in New Jersey. New operators are turning to specialty crops, such as pick-your-own operations, raising Christmas trees, in addition to raising buffalo, sheep, beef cattle, equine and greenhouse operations. With the increase in the equine industry in New Jersey, local farmers are finding a new market for their hay crops; either through direct word-of-mouth connections or, by trucking their excess hay to the Livestock Auction in Hackettstown.

Agricultural Support Services

Support services for the local agriculture industry have all but disappeared. This is due primarily to the economics required to keep and maintain a support service. As an example, there were a number of dealers located in Warren County who supplied milking equipment such as storage tanks (milk coolers), glass milk lines, compressors and other equipment necessary to maintain a mechanized milking operation on a dairy. As the number of milking herds declined, so did the dealers and there are now none left in the county. These services are now provided by dealers located in Pennsylvania and disposable supplies once delivered on a regular basis are delivered via UPS or Fed Ex after being ordered off the internet.

At one time the County boasted no less than fifteen (15) tractor and farm equipment dealers. Today there is one dealer left but most of the inventory is for smaller "farmette" type operations. There are only a couple machinery and tractor repair businesses and again most operators end up hauling their tractors a considerable distance for repairs. Tractor and machinery parts are easily ordered from web sites or over the phone and delivery is usually quite good and in most cases better than when farmers relied on the dealer to order parts. Feed seed and fertilizer needs are met by a network of farmer/dealers who purchase and resell or act as agent for seed companies. This will provide extra income to a farmer and does benefit other farmers. All the major seed, feed and fertilizer companies sell product in the County but work through local farm operators and regional sales representatives. The Rutgers Cooperative Extension of Salem County produces a "Green Pages," listing many important support-service providers (<http://salem.rutgers.edu/greenpages/index.html>).

Other Agricultural Related Industries

Discussions with local farmers and a review of the Salem County Green pages reveals the following agricultural related industries. There are a number of local businesses that provide welding and machine shop services to the farmers. Several companies sell and erect pole barns and other farm structures. Several insurance agents do handle crop insurance. There remains one large animal veterinarian in the County who works on dairy animals and several who do equine. Several farmers will do custom planting and harvesting. The County contains one livestock hauler. Legal services are provided through the NJ Bar Association Legal Law Center in New Brunswick as listed in the Green Pages. Crop scouting services are not readily available. Technical assistance is available from the Extension Service and USDA. USDA services however may be dependent upon whether the farmer is enrolled in their programs. Those not specifically enrolled may not be serviced. The County and township contains financial service providers such as First Hope Bank and First Pioneer Farm Credit. While many important service providers are listed in the Green Pages, many of these services are scattered throughout New Jersey and eastern Pennsylvania, not directly within Hope Township or Warren County, highlighting the aforementioned loss of local service providers and agricultural related industries.

LAND AND USE PLANNING CONTEXT

State Development and Redevelopment Plan

The State Planning Commission adopted the New Jersey State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available. New growth and development should be located in 'centers', which are 'compact' forms of development, rather than in 'sprawl' development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources and use the State's infrastructure more efficiently.

The SDRP also contains a goal of preserving the agricultural industry and retention of farmland in New Jersey through "*coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents of the benefits and the special needs of agriculture.*" The plan sets a policy that farmland retention be given priority in lands defined in the state plan as Rural Planning Areas followed by Environmentally Sensitive Planning Areas. The majority of Hope Township's land area is classified by the latest SDRP as part of the PA 4 Rural, PA4B Rural/Environmentally Sensitive, PA 5 Environmentally Sensitive, and PA8 State Parks Planning Areas.

<i>Planning Area</i>	<i>Area in Hope Twp (ac)</i>	<i>Active Ag Acres (ac) in Planning Area</i>	<i>Active Ag Acres as Percent of Planning Area</i>
Rural	6859.61	3904.38	56.92 %
Environmentally Sensitive	1579.88	434.2	27.48 %
Rural Environmentally Sensitive	1011.20	3.67	0.36 %
State Park	2251.46	1569.2	69.70 %
Total	11702.15	5911.45	50.52 %

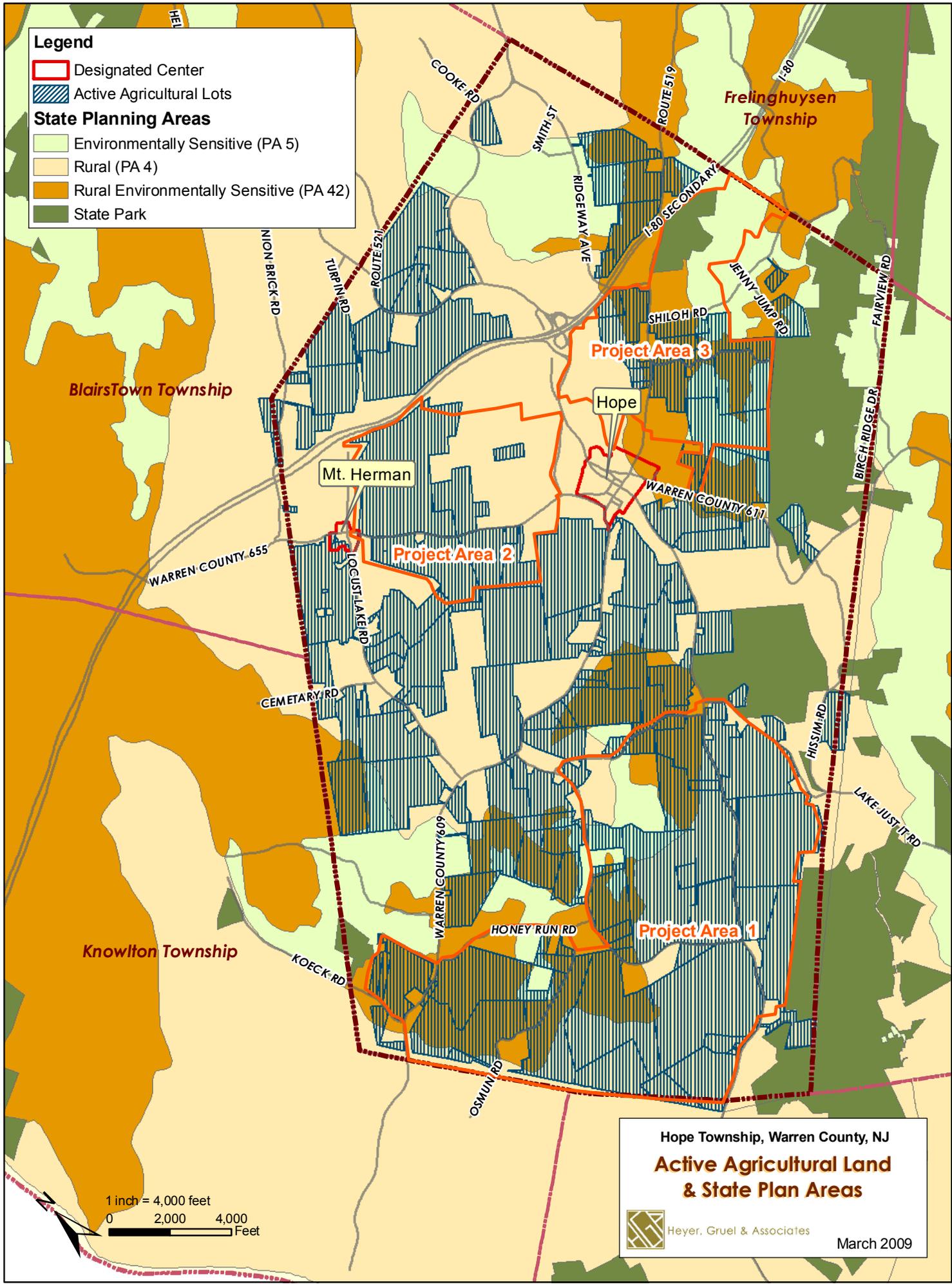
Planning Area 4 – Rural

According to the SDRP in the Rural Planning Area, PA 4, the intention is to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;

Legend

-  Designated Center
-  Active Agricultural Lots
- State Planning Areas**
 -  Environmentally Sensitive (PA 5)
 -  Rural (PA 4)
 -  Rural Environmentally Sensitive (PA 42)
 -  State Park



Hope Township, Warren County, NJ
**Active Agricultural Land
& State Plan Areas**



Heyer, Gruel & Associates
March 2009

- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and
- Confine programmed sewers and public water services to Centers.

The State Plan recommends “protecting the rural character of the area by encouraging a pattern of development that promotes a stronger rural economy in the future while meeting the immediate needs of rural residents, and by identifying and preserving farmland and other open lands. The Plan also promotes policies that can protect and enhance the rural economy and agricultural industry, thereby maintaining a rural environment”. Nearly 4,000 acres of active farmland in Hope Township is located within this planning area and thus represents an important area for farmland preservation.

Planning Area 4B – Rural/Environmentally Sensitive

Some lands in the Rural Planning Area PA4 have one or more environmentally sensitive features qualifying for delineation as Rural/Environmentally Planning Area PA 4B.

According to the SDRP in the Rural/Environmentally Planning Area, PA 4B, the intention is the same as the underlying Rural Planning Area, PA4, and that is to:

- Maintain the Environs as large contiguous areas of farmland and other lands;
- Revitalize cities and towns;
- Accommodate growth in Centers;
- Promote a viable agricultural industry;
- Protect the character of existing, stable communities; and
- Confine programmed sewers and public water services to Centers.

The objectives of the Rural/Environmentally Planning Area, PA 4B, are those of the Environmentally Sensitive Planning Area PA5.

The State Plan provides for “the protection of critical natural resources and for the maintenance of the balance between ecological systems and beneficial growth. The ecological systems of the Environmentally Sensitive Planning Area should be protected by carefully linking the location, character and magnitude of development to the capacity of the natural and built environment to support new growth and development on a long-term, sustainable resource basis. Large contiguous areas of undisturbed habitat should be maintained to protect sensitive natural resources and systems. Any

new development that takes place in the Environmentally Sensitive Planning Area should capitalize on the inherent efficiencies of compact development patterns found in existing Centers". Moreover, the SDRP states that, Rural Planning Areas need strong Centers and that Centers should attract private investment that otherwise might not occur.

Planning Area 5 – Environmentally Sensitive

According to the SDRP, the Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats and that the future environmental and economic integrity of the state rests in the protection of these irreplaceable resources.

PA 5 is vulnerable to damage of many sorts from new development in the Environs, including fragmentation of landscapes, degradation of aquifers and potable water, habitat destruction, extinction of plant and animal species and destruction of other irreplaceable resources, which are vital for the preservation of the ecological integrity of New Jersey's natural resources. Perhaps most important, because the environs in PA 5 are more sensitive to disturbance than the Environs in other Planning Areas, new development in PA 5 areas has the potential to destroy the very characteristics that define the area.

According to the SDRP in the Environmentally Sensitive Planning Area, PA 5, the intention is to:

- Protect environmental resources through the protection of large contiguous areas of land
- Accommodate growth in Centers
- Protect the character of existing stable communities
- Confine programmed sewers and public water services to Centers
- Revitalize cities and towns

The State Plan indicates that large contiguous areas of undisturbed habitat should be maintained to protect sensitive natural resources and systems. Moreover, new development in PA 5 should capitalize on the inherent efficiencies of compact development patterns found in existing Centers. Benefits associated with center focused development include the preservation of: open space, farmland and natural resources

and to preserve or improve community character, increase opportunities for reasonably priced housing and strengthen beneficial economic development opportunities.

SDRP is very specific in its intention for PA 5; "new development should be guided into Centers to preserve open space, farmland and natural resources and to preserve or improve community character, increase opportunities for reasonably priced housing and strengthen beneficial economic development opportunities".

The State Planning Commission recognized a portion of the Township as a Village Center, with designation in May of 2000. Including in the Planning and Implementation Agenda of the Town Center designation is a goal to increase acreage in farmland preservation programs.

New Jersey Highlands Water Protection and Planning Act

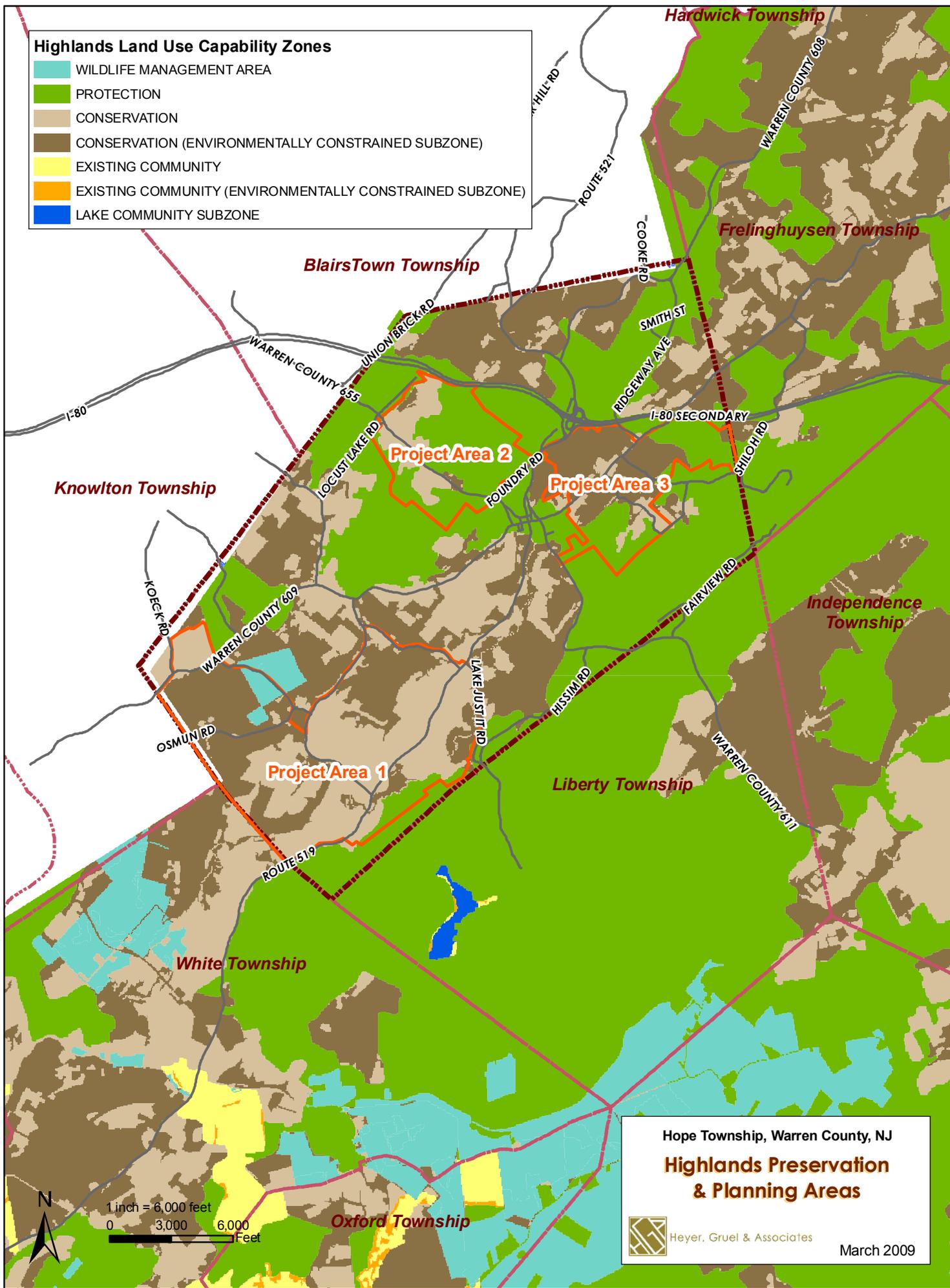
The SDRP identifies some areas of New Jersey as Special Resource Areas. These areas are defined as an area or region with unique characteristics or resources of statewide importance that are essential to the sustained well-being and function of its own region and other regions or systems – environmental, economic, and social – and to the quality of life for future generations. Identified Special Resource Areas included portions of the Highlands.

The Legislature and Governor passed the NJ Highlands Water Protection and Planning Act (Highlands Act) in 2004. The goal of this legislation is to preserve open space and protect diverse natural resources in a 1,250 square mile area in northern New Jersey known as the Highlands region, including the water resources that supply drinking water to nearly 50% of the state. The Highlands Act establishes the Highlands Preservation Area and the Highlands Planning Area in the Highlands region.

The HWPPA also requires development of a Regional Master Plan, also known as the RMP, to establish guidelines and protect, preserve and enhance natural resources of the region such as water and open space. The RMP would also serve to reduce incompatible development in the Highlands Preservation Areas and promote sustainable growth and redevelopment, consistent with the State Development and Redevelopment Plan, in the Highlands Planning Areas of the region. The RMP was adopted in July of 2008.

Highlands Land Use Capability Zones

- WILDLIFE MANAGEMENT AREA
- PROTECTION
- CONSERVATION
- CONSERVATION (ENVIRONMENTALLY CONSTRAINED SUBZONE)
- EXISTING COMMUNITY
- EXISTING COMMUNITY (ENVIRONMENTALLY CONSTRAINED SUBZONE)
- LAKE COMMUNITY SUBZONE



Hope Township, Warren County, NJ
Highlands Preservation & Planning Areas

Heyer, Gruel & Associates

March 2009



The Highlands Act designates 88 municipalities in New Jersey in seven different counties as constituting the New Jersey Highlands Region. Communities in Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex and Warren Counties are all included in the Highlands Region. This region encompasses about 800,000 acres or 1,250 square miles and is divided into two separate areas. The interior area within the region is the "preservation area" or the Core and is roughly half of the region. The remaining area of the region is the "planning area". The preservation area has the most stringent controls on development and the strongest water quality protections in the region.

Hope Township is a part of the Highlands Planning Area. As a municipality located wholly in the Highlands Planning Area, the Township can voluntarily revise its master plan and development regulations to conform to the regional master plan and obtain the Council's approval of the revisions and therefore qualify for financial assistance or other incentives in the Highlands Act.

The goal of the regional master plan with respect to the entire Highlands Region shall be to protect and enhance the significant values of the resources. The goals of the regional master plan with respect to the preservation area shall be:

- (1) Protect, restore, and enhance the quality and quantity of surface and ground waters therein;
 - (2) Preserve extensive and, to the maximum extent possible, contiguous areas of land in its natural state, thereby ensuring the continuation of a Highlands environment which contains the unique and significant natural, scenic, and other resources representative of the Highlands Region;
 - (3) Protect the natural, scenic, and other resources of the Highlands Region, including but not limited to contiguous forests, wetlands, vegetated stream corridors, steep slopes, and critical habitat for fauna and flora;
 - (4) Preserve farmland and historic sites and other historic resources;
 - (5) Preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
 - (6) Promote conservation of water resources;
 - (7) Promote Brownfield remediation and redevelopment;
 - (8) Promote compatible agricultural, horticultural, recreational, and cultural uses and opportunities within the framework of protecting the Highlands environment;
- and

(9) Prohibit or limit to the maximum extent possible construction or development which is incompatible with preservation of this unique area.

The goals of the regional master plan with respect to the planning area shall be to:

- (1) Protect, restore, and enhance the quality and quantity of surface and ground waters therein;
- (2) Preserve to the maximum extent possible any environmentally sensitive lands and other lands needed for recreation and conservation purposes;
- (3) Protect and maintain the essential character of the Highlands environment;
- (4) Preserve farmland and historic sites and other historic resources;
- (5) Promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities;
- (6) Preserve outdoor recreation opportunities, including hunting and fishing, on publicly owned land;
- (7) Promote conservation of water resources;
- (8) Promote Brownfield remediation and redevelopment;
- (9) Encourage, consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and discourage piecemeal, scattered, and inappropriate development, in order to accommodate local and regional growth and economic development in an orderly way while protecting the Highlands environment from the individual and cumulative adverse impacts thereof ; and
- (10) Promote a sound, balanced transportation system that is consistent with smart growth strategies and principles and which preserves mobility in the Highlands Region.

The Act further mandates that the Council shall use the regional master plan elements, including the resource assessment and the Smart Growth component, to establish a Transfer of Development Rights program for the Highlands Region that furthers the goals of the Highlands Regional Master Plan. The Transfer of Development Rights program shall be consistent with the "State Transfer of Development Rights Act".

The Warren County Comprehensive Farmland Preservation Plan states that intra-municipal TDR programs would be appropriate for the many Warren County towns that have designated or proposed centers and large amounts of agricultural or natural resource lands such as Hope, Oxford, and Allamuchy Townships. Transfer of Development Rights (TDR) is a planning tool that directs development to desirable locations without reducing landowners' equity. TDR allows development rights to be separated from the land in what are called sending areas and transferred to other areas called receiving areas. The Hope Township Agricultural Advisory Board would be willing to explore the possibility of a limited intra-municipal TDR program into their designated center. Hope Township may also be interested in participating as a sending area for the regional TDR program. While Hope has Hamlets and a Village that are Designate Centers and these areas may be suitable to accommodate development from the agricultural lands, the lack of sewer and public water greatly limits the intensity of development that could possibly be accommodated in these areas.

Hope Township provided a written response to the publication of the Draft Highlands Master Plan in early 2007 in hopes of convincing the Council and its staff to revise the draft Master Plan Map as it relates to Hope Township. The concerns of the Township related to the future development potential of certain limited areas of the Township, as well as other preservation initiatives at the local level. The Township comments included:

- Request that the Mount Hermon Hamlet be designated as a special planning area to recognize the historic nature of the hamlet.
- Request that the Village of Hope be designated as a special planning area to recognize the historic nature of the Village in compliance with SDRP Center Designation.
- The Highlands Master Plan considers large areas of the Township to be agricultural resource areas. While the Township is proud of its agricultural landscape and natural lands, it also supports nearly 700 households and nearly 2000 people that live and work in the area. The Township is uncomfortable having Village, Hamlet, commercial and single family home development areas of the Township designated as agricultural resource areas and would prefer a more judicious identification process that includes Warren County ADA areas, the Townships Farmland Preservation Project Areas, protected farmlands and larger agricultural parcels that exclude single family home development areas.

- Hope favors expanding the Agricultural Resource Area to coincide with the Township's Farmland Preservation Project Area 3 where it does not.
- Farmland Preservation efforts have been successful in large part due to the inclusion of exception areas on protected farms. These exception areas allow for limited development and have been endorsed and approved by the State Agricultural Development Commission and County Agricultural Development Boards. We recommend that these exception areas continue to be honored.

Warren County Strategic Growth Plan

The role of the Strategic Plan is to provide policy guidance for local plans, guide future investment in the transportation network, and ensure that adequate public facilities exist and to accommodate growth where it can be best coordinated. The Plan also helps to coordinate local planning activities with the New Jersey State Development and Redevelopment Plan as described below.

Goal No. 1 - Preserve and enhance rural character as well as agricultural, natural, environmental, historic and open space resources and provide incentives to achieve this goal.

Goal No.2 - Focus growth in existing centers and provide financial incentives to local government, school districts and developers to achieve this goal.

Goal No.3 - Protect and enhance water quality and quantity.

Goal No.4 - Maintain and improve the existing transportation system to provide safe and efficient mobility and access.

Goal No. 5 - Provide safe and efficient alternative modes of transportation to reduce auto dependence.

Goal No.6 - Improve public infrastructure to support existing centers.

Goal No. 7 - Encourage desirable development that provides local employment opportunities in existing centers.

Goal No.8 - Increase educational and cultural opportunities.

Goal No.9 - Promote inter-municipal, county and state cooperation.

Goal No. 10 - Encourage state legislation to provide localities more control over growth.

Goal No. 11 - Ensure that benefits and costs of plan implementation are shared equitably among all residents, landowners and businesses in Warren County.

Goals No. 12 - Provide a mix of housing types.

Hope plays an important role in outlining the County's focus on strategic planning. Much of the strategic plan focuses on furthering smart growth policies within the County. Hope is identified as an existing exemplar of smart growth planning. In particular, the plan notes that Hope Village should seek Village Center designation (which has occurred) and that Hope Village remains an appropriate location for infill development and historic preservation within the County.

Warren County Agriculture Development Board Long Range Plan

Recognizing the importance of agriculture in Warren County, the short supply of prime farmland and changing population trends the County Agricultural Development Board (CADB) developed the Warren County Agriculture Development Board Long Range Plan (1998). The plan views agriculture as a resource and an industry to be supported and preserved. The CADB Long Range Plan identifies farmland preservation goals. Included in these goals are acres to be preserved, criteria for farmland acquisition, municipal coordination and techniques for preservation. The overall CADB goal of preserving agricultural resources is consistent with the preservation and enhancement of agricultural resources goal identified in this Strategic Growth Plan.

Warren County Comprehensive Farmland Preservation Plan

Adopted in April 2008, the Preservation Plan furthers the County's efforts to preserve 20,000 acres of farmland by 2010 by outlining the County's Agricultural Development Area and identifying seven Project Areas that will be the basis for future farmland preservation efforts. Recommendations for future policy initiatives to preserve agriculture in Warren County include:

- Partner with government agencies to encourage participation in various agricultural and natural resource conservation programs that are available.
- Encourage municipalities with existing Right-to-Farm ordinances to strengthen and enforce them. Help municipalities without Right-to-Farm ordinances develop them.
- Ensure the availability of farm laborers.
- Ensure farm workers are treated fairly and humanely.
- Support young farmer and labor education programs.
- Continue public outreach and education efforts.
- Assist in the development of wildlife management strategies.

- Allow adequate agricultural vehicular traffic on State, County, and local roadways.
- Advocate regulatory flexibility regarding approved agricultural activities.
- Encourage more towns to participate in the State-sponsored municipal planning incentive grant (PIG) program;
- Support innovative farming practices that support local farmers by increasing their marketability and profits.
- Develop regulations that support, encourage, and sustain farming in the County.

Hope Township is located in the northwestern project area. The Plan identifies the Township as a good prospective location for an intra-municipal TDR program due to the existence of a designated center. In total the Plan identifies 71 farms for preservation within the Township.

Current Land Use and Trends

With improvement in the highway systems in New Jersey over the years—most notably Interstate 80, Hope has now become the “target” of developers. Hope is closer than ever to the population-saturated areas in and around New York City. Now, one can work in Manhattan and live in Hope Township and still have a relatively “easy” commute. Additionally, land prices in rural Hope Township are relatively “cheap”, when compared to densely populated areas in Bergen, Essex and other counties to the East.

The population of Hope Township has grown steadily over the last seventy years, increasing every decade since 1930. The population trends experienced in Hope Township, Warren County and the State of New Jersey from 1930 through 2000 are shown below. There were 1,891 residents in Hope Township in 2000, which was an increase of 172 people from the 1990 population. Hope, like Warren County, experienced its highest population growth in the sixties, seventies and eighties. Though the growth rate has slowed somewhat in the Township since the seventies, the population count in 2000 represented the greatest on record. Warren County estimated Hope’s 2007 population to be 2,020.

Populations Trends, 1930 to 2000									
Year	Hope Township			Warren County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	553	-	-	49,319	-	-	4,041,334	-	-
1940	646	93	16.8	50,181	862	1.7	4,160,165	118,831	2.9
1950	681	35	5.4	54,374	4,193	8.4	4,835,329	675,164	16.2
1960	833	152	22.3	63,220	8,846	16.3	6,066,782	1,231,453	20.3
1970	1,140	307	36.9	73,960	10,740	17.0	7,171,112	1,104,330	18.2
1980	1,468	328	28.8	84,429	10,469	14.2	7,365,011	463,899	6.5
1990	1,719	251	17.1	91,607	7,178	8.5	7,730,188	365,177	5.0
2000	1,891	172	10.0	102,437	10,830	11.8	8,414,350	684,162	8.9

Warren County's Strategic Growth Plan issued in December 2004 and updated in October 2005 projects a 40% increase in the population of Hope Township by 2030. The same document projects that housing units will increase by 152.48%. In 2000, Hope Township had a population of 1,891 residents—only 1.8% of the total population of Warren County. Hope was then, and most likely still is, the second least populated municipality in Warren County

Agriculture is still a major industry in Warren County. Though many of the dairy farms that existed in the 1950s, 60s, and 70s, have disappeared, many farmers switched directions and began raising beef cattle, grain crops, and quality forages. The Strategic Growth Plan for Warren County sets forth the present role of agriculture in the County as follows:

Warren County has a significant amount of agricultural resources, in 1997, 730 farms made up 82,900 acres in farms in Warren County. Approximately 36% of the County's total land area is in farms. Warren County ranks first among New Jersey counties for milk production and production of corn and grain. In addition, Warren County ranks second among counties for the number of cattle and calves as well as the production of lettuce. The County also produces commercial apples, sheep, lambs, soybeans, wheat, sweet corn and peaches. While agriculture was once the largest industry in the County, increased highway construction and population movement out of urban areas and into rural areas has diminished its role. The result has been

significant increases of land values, decreases in product demand and a disappearance in support infrastructure.

Assuming that the above numbers of New Jersey farms and acres of farmland are accurate, then a significant number of remaining farms, approximately 125 of them, are located here in Hope Township.

The Garden State is the most densely populated state in the nation. However, Hope Township, just 70 miles from Manhattan, is one of the least populated areas in Warren County. Yet, at the present time, there are only three farms that have been preserved through the County's Farmland Preservation Program.

Between 1992 and 1997, according to the U.S. Department of Agriculture's 1997 Census of Agriculture, the number of acres of farmland in New Jersey decreased by 15,000 acres. Some of the largest farmland losses have been in Warren County, which lost 4,738 acres of farmland.

Development will continue to encroach into undeveloped rural areas, where land values are less expensive than suburban and urban areas. The New Jersey's Open Space Preservation Programs: A Review of County Grants Under the Farmland Preservation Program study reveals that more than half of New Jersey farmers are now over the age of 55, with a sixth of those over 70 years of age, and less than five percent are under age 35. The state found it apparent that New Jersey is not gaining nearly enough farmers for replacement purposes. Hope Township's farming community mirrors this general trend and has seen the steady aging of its farm population without the replacement of a younger generation.

Hope Township has the goal of preserving over 1,000 acres of contiguous farmland in Hope Township. If the Township does not have enough resident farmers for the land, it is confident that farmers from outside the Township will be eager for the chance to farm so much high quality farmland. The Township is confident that "if we preserve it, they will come". New Jersey's farmers of tomorrow may very well be paid by the owners of preserved farms to "farm" the preserved land. There may come a time when tomorrow's farmers will pay little or nothing to rent the acreage of preserved farms. In exchange,

however, the landowners will be able to enjoy living on their preserved acreage while enjoying the financial benefits of having sold their property(s)' development rights.

Considering the available farmland in Hope Township, less than 10% of the Township's farmland is enrolled in the Warren County Farmland Preservation Program. Hope Township wants to see that number change. No less than four additional farmers, with farmland in the Hope Township Project Area 1 have either submitted, or will be submitting applications to have their farmlands preserved under the County's Farmland Preservation Program.

Aside from the trends in agriculture locally, in the county, statewide and nationally, the Township has almost no commercial ratable activities and the municipal budget is strained to provide services. Farmland conservation and preservation is a high priority for the Township, to preserve its historic and agricultural heritage. However, the costs of acquiring rights to the entire farm land available for development is prohibitive without a funding mechanism from outside the Township. The Village Center contains many beautiful and historic buildings and homes, but there are little commercial activities in the village.

Additionally, large parcels of land around the Route 80 interchange are vulnerable to development. Such development however, could be incompatible with the character and history of the community, and could draw vitality out of the core of the historic village center. To preserve the rural character of the community and its landscapes, Hope Township must quickly move to protect its most critical agricultural lands. The underlying principals regarding future development in Hope Township are clear; development should not destroy the beautiful natural setting, which is so much a part of the quality of life for the residents of Hope Township as well as for any tourists that visit the area every year. At the same time, new development, properly designed, could support and reinforce the character of the Hope community and provide valuable revenues, which could be used to support community services.

There is no question that the Highlands Water Protection and Planning Act will bring additional pressure from developers on farmers and other landowners in Hope Township. The Highlands Act clearly designates Hope Township as part of designated "planning area". When one looks at the New Jersey Highlands it is apparent that the closest land

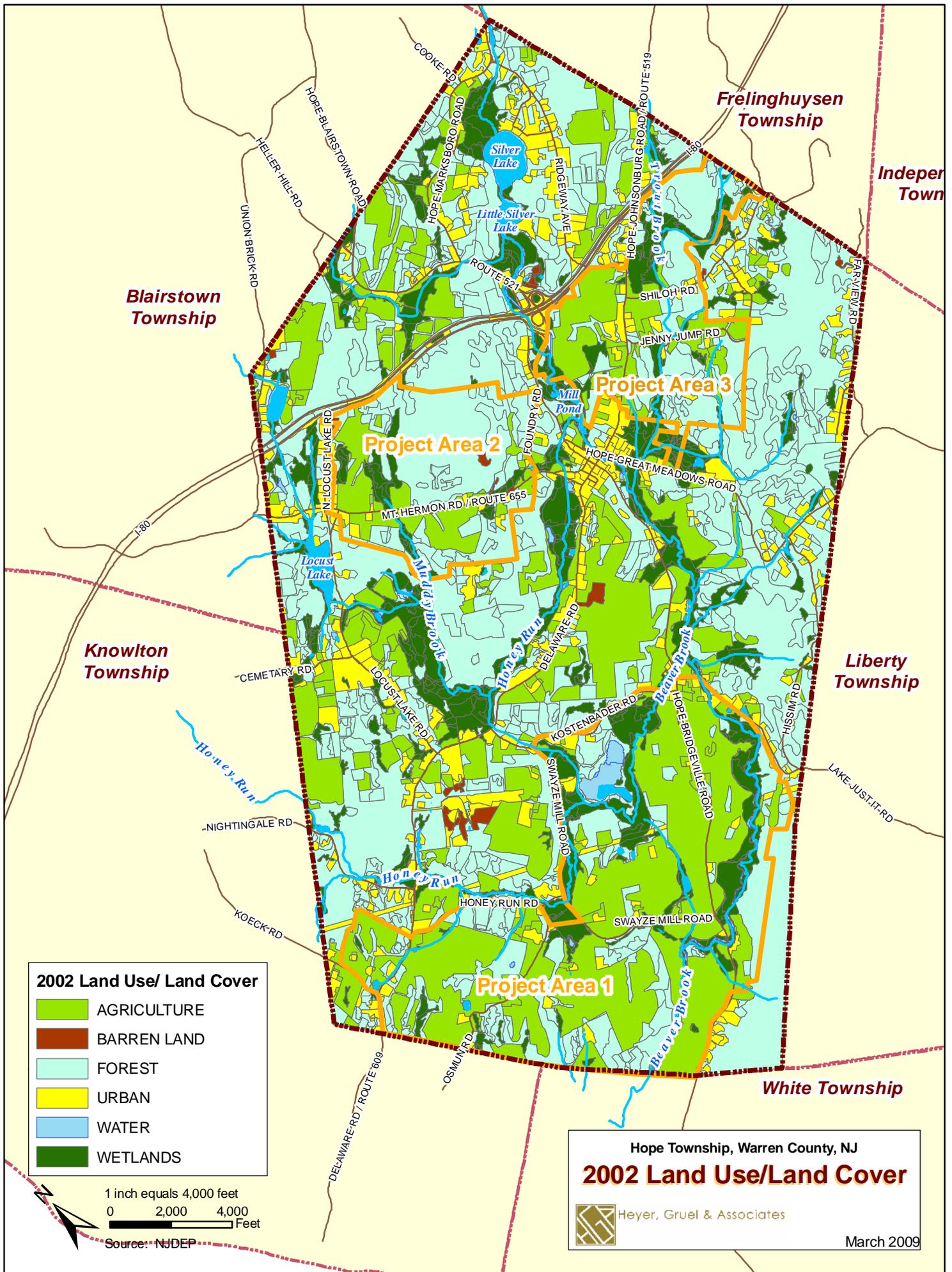
available for major development in the New York commuter corridor is the farmland in Hope Township.

Presently, Hope Township is still primarily rural/agricultural in character that is reflected in following table of land use and land cover. The data shows the number of acres of each land use/land cover type in both 1995 and 2002 and the amount of change in the area under each category over that time period.

Forest is the largest type of Land Cover in Hope Township. This use includes forest cover and preserved state forests. Agricultural land consists of cropland, pasture land, orchards, vineyards, nurseries, horticultural areas, confined feeding operations, specialized livestock operations, poultry production enterprises, and other specialty farms. Wetlands are lands that are inundated or saturated by surface or ground waters at a frequency and duration sufficient to support vegetation. Urban land is comprised of all built-up lands with impervious coverage, including residential, commercial, and industrial developments, and all buildings, parking lots, and roads. Water areas are canals, lakes, ponds, reservoirs, and rivers. Barren land is composed of rock or rock faces or lacks vegetation for other reasons. This land-use category includes exposed rock and rockslides, altered lands, landfills, and extractive mining operations. Extractive mining includes both surface and subsurface mining, such as stone or limestone quarries, and gravel, sand, or clay pits.

Land Use/Land Cover										
Type	Acres 1986	% in 1986	Acres 1995	% in 1995	Acres 2002	% in 2002	Change in Acres 95-02	% Change 95-02	Change in Acres 86-02	% Change 86-02
FOREST	5,648	47%	5,690	48%	5,731	48%	41	1%	83	1%
AGRICULTURE	3,627	30%	3,426	29%	3,218	27%	-207	-6%	-409	-11%
WETLANDS	1,491	12%	1,512	13%	1,501	13%	-11	-1%	10	1%
URBAN	971	8%	1,129	9%	1,263	11%	133	12%	292	30%
WATER	189	2%	174	1%	184	2%	11	6%	-5	-3%
BARREN LAND	16	0%	10	0%	44	0%	34	340%	28	175%
	11,942	100%	11,942	100%	11,942	100%				

The southeastern municipal boundary runs along the top of the Jenny Jump Mountains. To the northwest of these mountains is a fertile valley that is still extensively farmed. Hardwood forests dominate the more rugged areas of the Township. In the northern



2002 Land Use/ Land Cover

	AGRICULTURE
	BARREN LAND
	FOREST
	URBAN
	WATER
	WETLANDS

1 inch equals 4,000 feet
 0 2,000 4,000
 Feet

Source: NJDEP

Hope Township, Warren County, NJ
2002 Land Use/Land Cover
 Heyer, Gruel & Associates
 March 2009

section of the Township is Silver Lake, which is bordered by a lake community. Commercial and industrial development in Hope is concentrated within Hope village and near Interstate 80. There have been some residential subdivisions in the Township in the last few years.

Warren County building permit data for the Township of Hope, surrounding municipalities and the County as a whole show the increase in urbanized development within the County. The following table shows the changes since 1980 in building permits granted for surrounding municipalities and the County.

Building Permits			
Location	1980-1989	1990-1999	2000-2003
Hope	118	75	30
Knowlton	243	153	63
Blairstown	471	253	95
Frelinghuysen	142	130	38
Liberty	241	142	65
White	262	455	477
Independence	702	497	72
Warren County	5624	4796	3252

As the table shows, the rate of building permits granted in Hope Township have decreased since the 1980-1989 period. Conversely, the rate has increased for Warren County and surrounding municipalities such as White.

Discussions with the Township Tax Assessor reveal important information regarding changes in development pressures within the Township and the long term trends in both farmland preservation easements and undeveloped land values. Between 2000 and 2003, farms greater than 100 acres were typically valued between \$2,500 and \$5,000 per acre. With the real estate boom, between 2003 and 2006, values for farms more than doubled, to approximately \$5,000 to \$10,000 per acre for farms greater than 100 acres. At the peak of the boom, values reached upwards of \$15,000 to \$18,000 per acre. The recent economic slowdown has decreased development pressures, as values have retreated to the \$5,000 to \$8,000 per acre range. For smaller farms, values have remained consistently higher than those for large farms (greater than 100 acres in size), with values rising from between \$5,000 to \$6,000 per acre in 2000 to \$15,000 per acre in

the 2003-2006 period. Farmland preservation easements granted by Warren County currently fall within the \$5,000 to \$8,000 range depending on the quality of the farm.

Sewer Service Areas/Public Water Supply Service Areas

The Township does not have a centralized source of potable water. No sewer services exist in Hope Township and all development is served by individual septic systems. The 1996 Master Plan also laid out the policy for wastewater treatment facility construction in Hope Township. It stated that future wastewater facilities should not induce population growth. Areas with chronic septic system problems and the planned office park zone will be the two major areas experiencing wastewater treatment improvement. This will allow limited growth in the village area, and moderate scale, non-residential development at the office park. In these areas of concern, future wastewater treatment facilities shall not exceed a capacity of 20,000 gpd. No future wastewater facilities are to be designed to induce growth for large-scale residential development. Areas not served by the 20,000 gpd discharge facilities will be limited to discharges of no more than 2,000 gpd.

Municipal Master Plan & Zoning - Overview

The 2006 Master Plan Update includes the following objectives related to farmland preservation in Hope Township.

- To provide a reasonable balance among housing, retail, business, agricultural and open space uses.
- To retain the rural atmosphere of the Township while allowing for appropriate levels of growth and development.
- To protect the unique environmental features of the Township including steep slopes, wetlands, stream courses, prime agricultural soils, aquifer recharge areas, threatened and endangered wildlife and vegetation and wildlife habitat and scenic vistas.
- To encourage the preservation of farmland while maintaining the equity of property owners.

The Land Use Plan outlined a comprehensive framework to guide the physical, economic, environmental and social development of the Township. The 1995 Master Plan was re-examined in 2004 and 2006. Both noted that the principal objective of the Township is to retain its high quality rural environment and agricultural character. Hope

has historically been the subject of limited development pressure and as such has seen very modest construction over the last 10 years.

In order to implement the Town's goals and objectives, Hope adopted LDAR and LDAR-H zone districts several years ago. These are low-density agricultural residential districts and low-density agricultural residential-historic districts. The original intent was to come up with a flexible low-density approach to subdivision design to protect the Township's rural character. The minimum lot size required in these zoning districts significantly limit residential densities. Approximately 11,000 acres, or 90% of the township's land base, restricts residential densities to 5 acres per dwelling unit.

The Hamlet of Mt. Hermon, located in the western part of the Township at the intersection of Mt. Hermon and Locust Lake Roads, was specially designated as a hamlet in the SDRP. The Mt. Hermon Hamlet District was created to preserve the character of this area and the many historic structures in the vicinity. It has a low-density zoning similar to the Low Density Agricultural Residential districts. The same uses are permitted, but the minimum lot area is 5 acres. The Village of Hope was designated as a village by the SDRP because of its compact, pedestrian-oriented, and mixed-use design. The Hope Moravian Historical Center District is a zoning district meant to preserve the historic character of the village and allow for some expansion in the future. As such, it is a mixed-use district with single-family residences (some situated over commercial uses).

The commercial areas in Hope Township are limited to three areas. The first area is the mixed-use historic center of the Village of Hope and the Hope Moravian Historical Center District. The types of commercial uses permitted are restricted to preserve and enhance the historical character of the village. As of right uses include business and professional offices, retail and service establishments (such as grocery stores, delis, and banks), and automobile parking lots. Public schools are also allowed in this district.

The second commercial area is the Neighborhood Commercial District. This zone encompasses a small piece of land to the west of Rt. 521, north of the village and south of Rt. 80. The purpose of the zone is to provide for convenient shopping for the community in an accessible location with adequate parking. It is centrally located, and permitted uses include general and professional offices and buildings, retail shopping facilities and service establishments (such as bakeries and grocery stores), as well as

parking lots. The Planning Board must approve applications for restaurant or bar uses. The minimum lot area is 174,000 square feet and buildings may not be taller than two stories.

The planned office park district is located close to the intersection of Interstate Route 80 and County Route 521, at the Hope-Blairstown Road intersection. The 1996 Master Plan deemed this area and surrounding land suitable for future office development and other non-residential uses. It is intended for industries that have a small to moderate need for water, and that are unlikely to cause pollution or any environmental problem. As-of-right uses include business offices and agriculture. Conditional uses, with the approval of the Planning Board, include hotels and motels, restaurants, hospitals, automobile service stations, animal hospitals, research facilities, etc. Light industry and warehousing uses that can adhere to these restrictions may be allowed to occupy this area as well.

According to the 1996 Master Plan, approximately 11.5 square miles of Hope Township qualified as assessed farmland. This represented 62 percent of all of Hope’s land area. Almost half of all farmlands were on very large parcels of land greater than 75 acres. In four of seven zoning districts, an area covering the vast majority of the Township, agriculture is a permitted primary use. The Township Committee also passed a Right-to-Farm ordinance. As can be seen from the corresponding table, over 97 percent of active agricultural lands within the Township are located within the Low-Density Agricultural Residential Zone, which accounts for 54% of the entire zone area. The HMH - Hope Moravian Historic Center and the NC - Neighborhood Commercial zones do not contain any active agricultural lands.

Active Agricultural lands by Zone:

ZONING	Zone Area (acres)	Active Ag (Acres in Zone)	Percent of Active Ag in zoning district
HMH - Hope Moravian Historic Center	82.57	0.00	0
MHH - Mount Hermon Hamlet	15.11	0.65	0
NC - Neighborhood Commercial	33.54	0.00	0
POP - Planned Office Park	390.38	20.00	0.3%
LDAR - Low-Density Agricultural Residential	10665.40	5758.16	97.4%
LDAR-H - Low-Density Agricultural Residential-Historic	435.43	52.92	0.9%
Pre-Teen and Family Amusement Park	79.73	79.73	1.4%
Total	11702.16	5911.46	100%



1 inch = 4,000 Feet
 0 2,000 4,000 Feet

Blairstown Township

Knowlton Township

Liberty Township

Legend

-  Active Agricultural Lots
- Township Zoning**
-  Hope Moravian Historic Center
-  Low-Density Agricultural Residential
-  Low-Density Agricultural Residential - Historic
-  Mount Hermon Hamlet
-  Neighborhood Commercial
-  Planned Office Park
-  Pre-Teen and Family Amusement Park

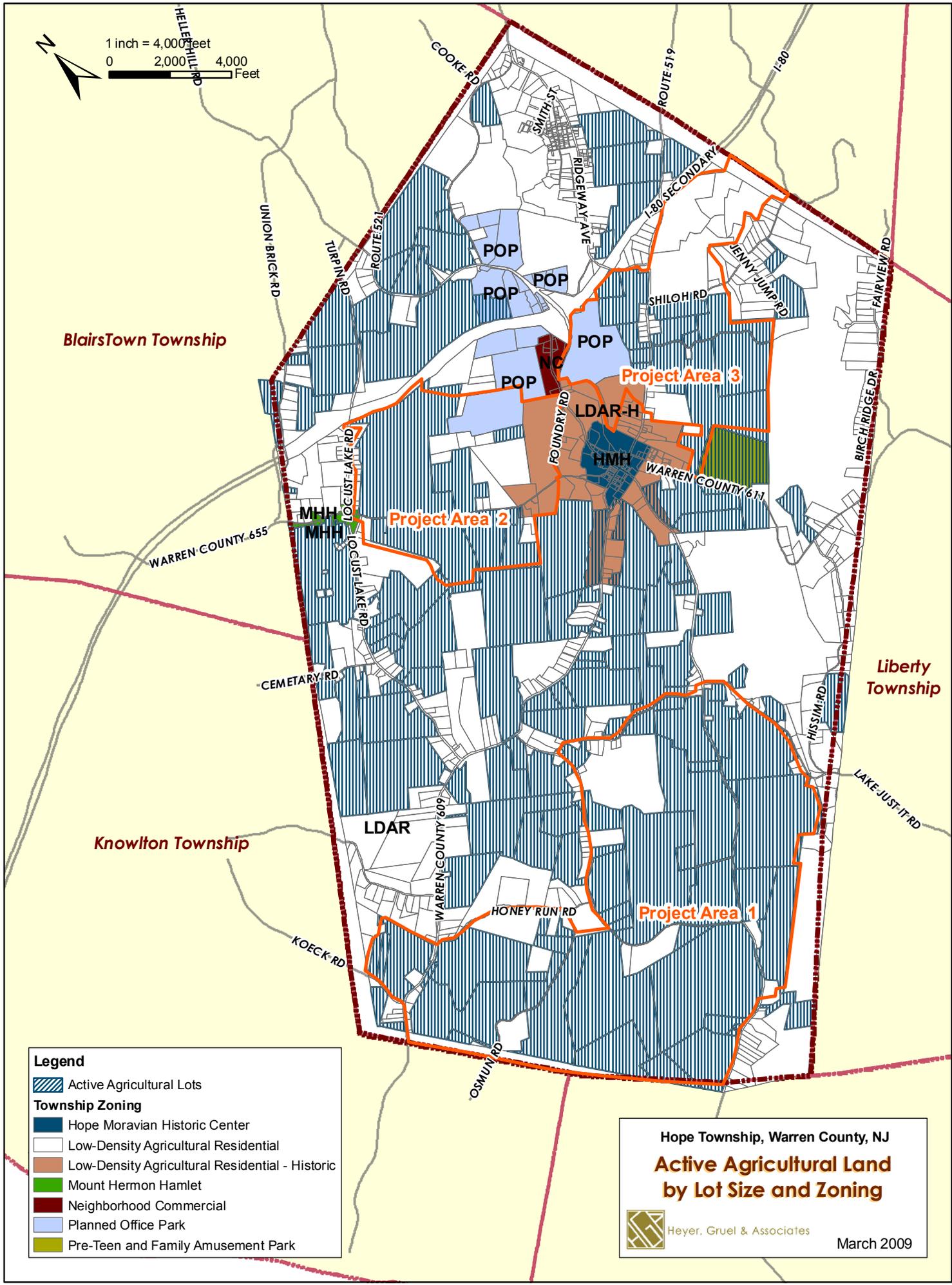
Hope Township, Warren County, NJ

**Active Agricultural Land
by Lot Size and Zoning**



Heyer, Gruel & Associates

March 2009



To date, Hope Township has not implemented subdivision ordinances encouraging the retention of farmland. There are a number of innovative planning techniques that are employed by many townships in order to preserve viable farmland during development.

- Cluster zoning provides a method of developing land that sets aside desirable open spaces, farmland, conservation area, floodplains, recreation areas and parks. Permitting the reduction of lot sizes without increasing the overall number of lots brings about the protection of these areas.
- Non-contiguous cluster zoning adds flexibility to development proposals, with the purpose of preserving land for public and agricultural purposes, to prevent development on environmentally sensitive areas and to aid in reducing the cost of providing streets, utilities and services in residential development. A developer is permitted to increase the density of development on one tract in exchange for dedicating separate and properly subdivided lots for either open space, school site or other public use. This provision can also provide marketability for marginal lands in environmentally sensitive areas, without increasing the overall population density within the Township.
- Lot size averaging is another method that permits subdivision of land into unequally sized lots, provided that the number of lots remains the same as would be permitted without lot averaging. The flexibility in lot size and configuration permitted with lot size averaging allows for the preservation of contiguous resources across adjacent privately owned parcels. This differs from cluster development in that cluster development results in common open space parcels. These open space parcels may be owned by a homeowners association or transferred to the municipality or a non-profit land trust.
- Open Land ratio subdivisions promote the retention of large farm tracts and the aggregation of smaller farm parcels through the granting of density incentives. It is intended to encourage and promote flexibility, economy and environmental soundness in subdivision layout and design. Open Land ratio subdivisions often require a minimum lot size and minimum percentage of land that is to be protected, usually through a deed restriction. If however the developer increases

the percentage of the parcel dedicated to open space they are compensated for this larger set aside with an increased unit yield.

The Hope Township Agricultural Advisory Board (AAB) is generally supportive of the adoption and implementation of subdivision ordinances, such as cluster zoning, non-contiguous cluster zoning, lot size averaging and open land ratio subdivisions that would encourage the retention of farmland. The Township has not specifically codified these alternative zoning methods as mandatory for subdivision approval. However, the current zoning throughout the majority of the Township is 5-acre overall gross density with a provision for 2-acre lots, with the remainder as open space. This allows for any of the above mentioned zoning schemes to be realized without specifically requiring one over the other. This allows the Township and applicants some discretion in the applicability of subdivision standards. Currently, based upon where subdivisions have occurred in Hope Township, existing buffer and setback requirements appear to be adequate to protect Township farmers.

In addition, Hope Township's Right-to-Farm Ordinance includes a requirement that for any major or minor subdivision that is adjacent to land then being commercially farmed, or suitable for farming, that the Right-to-Farm provision be included in each and every deed that conveys title to "all or any portion of the lands thereby subdivided..." The Ordinance mandates such deeds include language that acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above described premises.

Moving forward, the AAB would be happy to work with the Hope Township Planning Board in providing early input into the location of clustered development to preserve the better agricultural soils, as part of the subdivision review process. While nothing in the MLUL requires a Planning Board to refer development applications to the AAB, the AAB would welcome a more inclusive role in planning matters in general and sub-division applications in particular. The Planning Board is always willing to consider input from any Municipal entity as it relates to an application before it. The AAB would be happy to provide such advice.

Municipal and Regional Transfer of Development Rights

Transfer of Development Rights is a land use planning tool that has been successfully utilized as a means of protecting natural resources and curbing suburban sprawl. For many years, New Jersey has lacked the ability to provide a means to accomplish the balance needed between growth of the economy and preservation of environmental resources. While zoning allows for the ability to decide what land use goes where, as well as its associated intensity, it fails in its ability to preserve private property. Traditionally, if a municipality zones for preservation or open space areas, it constitutes a “taking” and therefore fair-market compensation must be provided to the landowner by the municipality. Given New Jersey’s over reliance on property taxes to provide services and fund education, it is increasingly difficult for a municipality to pay the values set by the market to preserve property for natural resource protection and to curb sprawl. Developers are also often willing to pay property owners, particularly those with large holdings, top value to develop the associated property; at times far more than fair market value.

In its simplest terms, TDR is a tool that encourages the transfer the development potential of land from areas that a community wants to preserve to areas more appropriate to accommodate that development. Transfer of Development Rights (TDR) programs use market forces to pay for the preservation of properties where governmental funding is limited to acquire the property outright. Successful TDR programs have been in place throughout the country since 1980, and have protected tens of thousands of acres of farmland and open space.

The Basics of TDR

In a TDR program, a community identifies an area within its boundaries, which it would like to see protected from development as the “sending zone”, and another area where the community desires or can handle additional development as the “receiving zone”. Receiving areas may also be located outside of a sending community. Landowners in the sending zone are allocated a number of development credits that can be sold to developers, speculators, or the community itself. In return for selling their development rights, the landowner in the sending zone severs their right to develop and a permanent conservation easement is placed on the land. Meanwhile, the purchaser of the

development credits can apply them in a receiving area to develop at higher densities than otherwise allowed.

While TDR programs have the advantage of using free market to create the funding needed to protect valuable farmland, natural areas, environmentally sensitive lands, many people find TDR programs complex and administratively challenging, requiring the local unit of government to make a strong commitment to administering a potentially complicated program and educating its citizens and potential developers. TDR programs work best when combined with strong comprehensive planning and local controls.

There are several essential elements to crafting a constitutional and effective TDR program:

- A clear and valid public purpose for applying a TDR program, such as open space preservation, agricultural or forest preservation, or the protection of historic landmarks.
- Clear designation of the sending areas and the receiving areas, preferably on the zoning map.
- Consistency between the location of sending and receiving areas and the policies of the local comprehensive plan, including the future land-use plan map.
- Recording of the development rights as a conservation easement which informs future owners of the restrictions and make them enforceable by civil action.
- Uniform standards for what constitutes a development right, preferably based on quantifiable measures like density, area, floor-area-ratio, and height, should be used to determine what development right is being transferred.
- Sufficient pre-planning in the receiving area, including provisions for adequate public facilities.

TDR in New Jersey

New Jersey has experimented with Transfer of Development Rights for over 30 years. TDR in New Jersey began in earnest with the adoption of the program by the New Jersey Pinelands Commission in 1981. An environmentally unique and sensitive area of about one million acres, the Pinelands was targeted for protection through The New Jersey Pinelands Protection Act of 1979. The Pinelands Commission, utilizing its TDR program, has

preserved nearly 55,000 acres since its inception. In 1989, the New Jersey State Legislature passed the “Burlington County Transfer of Development Rights Demonstration Act” as a pilot project to analyze the feasibility of using TDR as a land use planning tool in areas of New Jersey outside of the Pinelands. Since then, this tool was utilized effectively in Chesterfield Township, Burlington County.

Chesterfield Township is a rural community that has been subject to intense pressure of development on prime agriculturally viable lands. In 1997, the Township, through an extensive participatory process created a Master Plan and Land Development Ordinance to channel future growth into a new village designed according to neo-traditional planning principles. The master plan set forth a TDR strategy for future land use in the township. Through zoning changes, the development capacity of all of the vacant, residentially zoned land in the rural environs was to be transferred to a receiving area known as Old York Village. The infrastructure necessary to realize their goals was allocated within the Village’s receiving area.

Because of the success of this pilot program in preserving valuable farmland while promoting center-based community design to alleviate growth pressures, the Legislature extended the program to the remainder of the State. In 2005, the Senate and General Assembly of New Jersey enacted the “*State Transfer of Development Rights Act*”. The Act establishes the rules by which a municipality must abide by in order to establish and implement such a program.

In brief, the Act spells out exactly what is required of a Town to implement TDR as a land use management tool. The basic requirements of the Act include:

- Adoption of a Development Transfer Plan Element.
- Adoption of a Capital Improvement Program.
- Adoption of a Utility Service Plan Element.
- Preparation of a real estate market analysis.
- Receive initial plan endorsement by the State Planning Commission.

The New Jersey TDR Bank provides planning assistance grants to municipalities for costs incurred in preparing transfer of development rights (TDR) ordinances. The Bank also has the authority to purchase, or provide matching funds for the purchase of 80 percent of

the value of development potential, as well as provide grants to municipal TDR banks. The New Jersey TDR Bank is authorized to provide municipalities with grant funds to aid in the establishment of TDR. These Planning Assistance Grants provide up to \$40,000, or 50 percent of the cost, for preparing the planning documents required by the New Jersey State TDR Act. Act requirements include creation of the development transfer plan element and utility service plan element of a master plan, a real estate market analysis and a capital improvement program.

TDR in the Highlands

The use of TDR is an important tool in achieving the Regional Master Plan's goal of protecting and enhancing the significant values of the Highlands Resources. The Highlands Council has developed the Regional Master Plan (RMP) that is as comprehensive, scientifically robust and as transparent as possible, in order to protect critical natural resources and to ensure the continued economic development opportunities in the Highlands Region. In addition to developing the Highlands TDR Program, the Highlands Act also requires the Highlands Council to:

- Identify Sending Zones and voluntary Receiving Zones; (NJSA. 13:20-13.b and c)
- Working with municipalities, identify centers designated by State Planning Commission as voluntary Receiving Zones; (NJSA. 13-20-13.f)
- Conduct a real estate analysis or model TDR ordinances (NJSA. 13:20-13.g)
- Set the initial value of a development right; (NJSA. 13:20-13.h(1)), and
- Give priority consideration to any lands that comprise a major Highlands development that would have qualified for the third exemption under the Highlands Act for the lack of a necessary State permit (NJSA. 13:20-13.h(2))

The steps taken above by the Highlands Council supports the overall program goals of TDR in the RMP. They are:

- Protection of lands that have limited or no capacity to support human development without compromising the ecological integrity of the Highlands Region, through mechanisms including a region-wide transfer of development rights program;
- Provision for compensation to landowners in the Preservation Area whose properties have limited or no capacity to support additional development and

who are disproportionately burdened by the provisions of the Highlands Act through a region-wide transfer of development rights program;

- Creation of a Highlands Development Credit Bank;
- Establishment of sufficient Highlands Receiving Zones to create a positive market for Highlands Development Credits; and
- Maximization of the transfer and use of Highlands Development Credits.

One of the critical elements of the Highlands TDR program include establishing a criteria for identifying sending zones where development is restricted or precluded in the Preservation or Planning Areas (Conservation Zone or Rural/Agricultural Zone with Development Restrictions) and *voluntary* receiving zones where infrastructure, low environmental constraints and base zoning are appropriate for development or redevelopment. The TDR receiving zones may be within any one of the municipalities in the seven Highlands counties. The RMP mandates that parcels of land in the Protection Zone and Conservation Zone only in the Preservation Area, which were zoned for residential use on August 9, 2004 and which satisfy one (1) of the following criteria, are eligible to apply for an allocation of HDCs:

- The parcel of land has an area of at least five (5) acres; or the area of the parcel of land is at least three (3) times the minimum lot size in effect on August 9, 2004;
- The owner voluntarily chooses not to develop a residentially-zoned, undeveloped parcel of land pursuant to one or more of the exemptions under section 28 of the Act; or
- The owner demonstrates unique and extenuating financial circumstances such as imminent bankruptcy, extraordinary medical expenses, or loss of job and inability to secure new job within 6 months, which may only be ameliorated through an expedient sale of Highlands Development Credits.

The Highlands Act establishes a *goal* of 4% of the land area in the Planning Area as voluntary receiving zones, including redevelopment within these designated areas. It also provides enhanced planning grants to encourage a minimum residential density of 5 dwelling units per acre in voluntary TDR receiving areas. The increased residential densities are only applicable to those who adopt a TDR ordinance in compliance with the Highlands Commission.

Benefits to a municipality participating in the Voluntary TDR Receiving Zone in the Highlands are as follows:

- Charge up to \$15,000 per unit impact fee for all development within the Receiving Zones;
- Receive up to \$250,000 enhanced planning grant;
- Grants to reimburse the reasonable costs of amending municipal development regulations;
- Municipal entitlement to legal representation;
- Accorded priority status for infrastructure programs;
- Ability to control design of voluntary TDR receiving area;

TDR in Hope Township

The Township has not seriously considered this technique since TDR is still in the process of being developed by the Highlands Commission. Little information has been distributed to townships, counties, planning boards or farmland preservation committees about the process, how it works, who can apply or who an interested landowner would contact. Small rural townships like Hope Township have limited resources and no paid staff professionals who can collect this information and channel it to planning board members and others. While it may be considered a tool it has yet to be proven to be either an effective or an efficient means by which a township can protect vulnerable farmland resources. Once the SADC or the Highlands Commission provide a comprehensive set of guidelines and guidance, this process would certainly be considered and recommended to the Township.

FARMLAND PRESERVATION PROGRAM - OVERVIEW

County Agricultural Development Areas

The Warren County Agricultural Development Board (CADB) is developing the Warren County Agricultural Development Area (ADA). The Warren County Agriculture Development Board (CADB) developed the Warren County Agricultural Development Area (ADA) based upon both statutory and county criteria. An ADA is an area where the CADB has determined agriculture is the preferred use of the land and is certified by the SADC. The ADA designates land that has the potential for long-term agricultural viability. Counties must focus their preservation efforts within the borders of ADAs. This agricultural use would be the preferred, but not the exclusive, use. Overall, the proposed ADA includes 101,872 acres, or 82% of all farm-assessed land in the county. The state criteria for the ADA are the following:

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

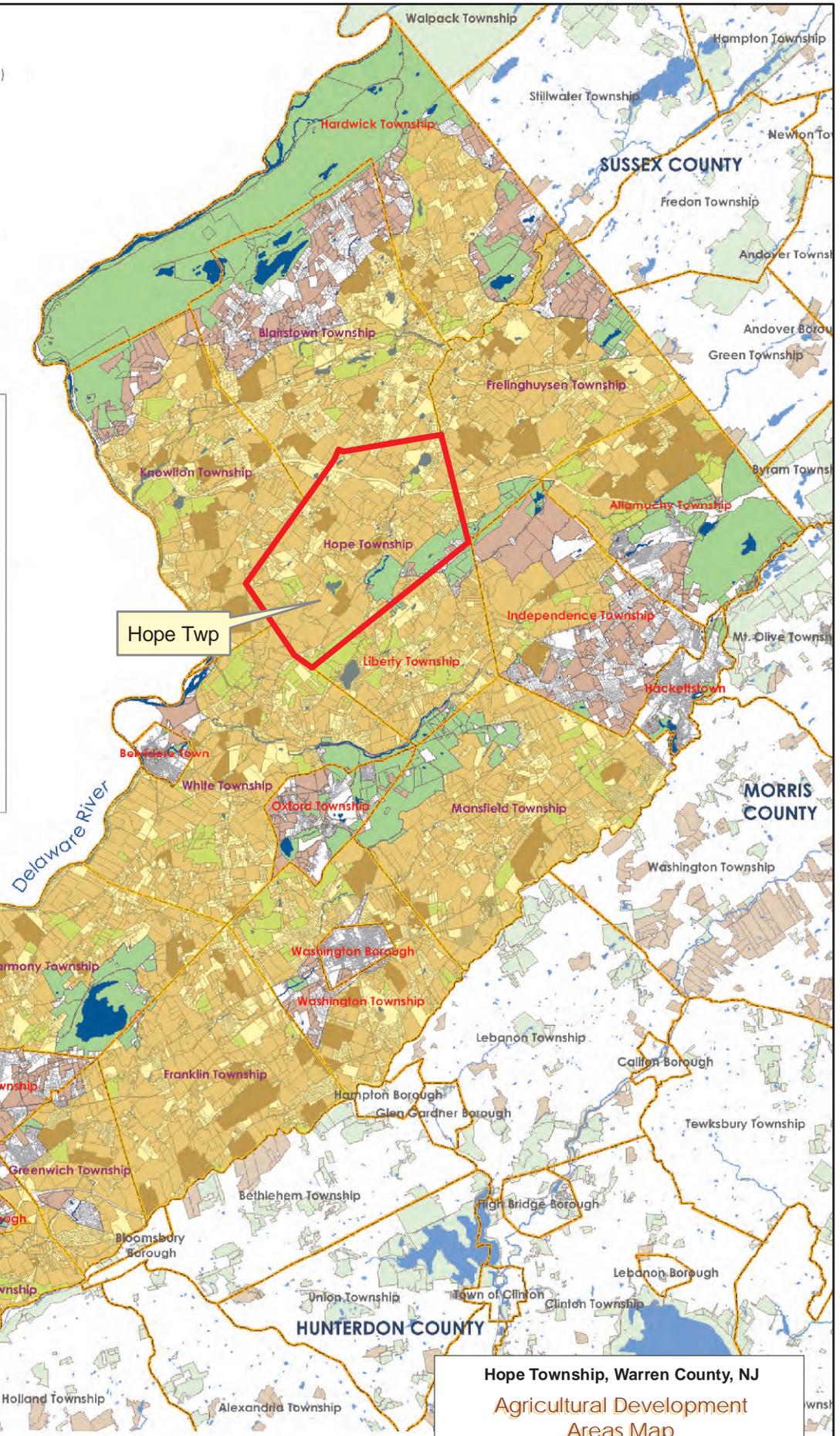
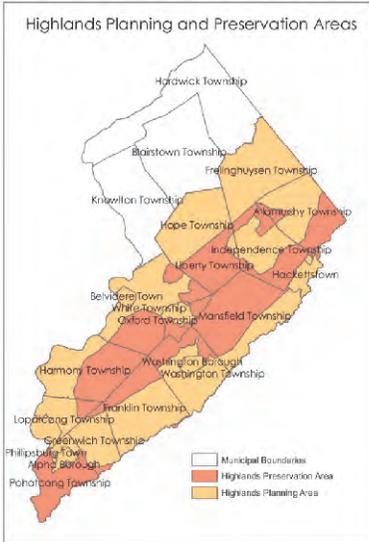
The County supplemented the state's criteria. The County's criteria are consistent with the state's regulatory criteria for designating ADA and include the following criteria:

- Land is presently in agricultural production or has a strong potential for agricultural production or is farmland assessed through a woodland management program
- Agriculture is the preferred, but not necessarily the exclusive use.
- Agriculture is a use permitted by current municipal zoning ordinance or is allowed as a non-conforming use.

Hope Township is wholly within the Warren County ADA, with the exception of Jenny Jump State Forest, other open space parcels, and developed areas of the township. The proposed ADA is shown on the Proposed Agricultural Development Area Map.

-  Agricultural Development Area
-  Preserved Farmland
-  Farm Assessed Property (Class 3A and 3B)
-  Preserved Open Space
-  Land Parcels
-  Municipal Boundaries
-  Rivers/Streams
-  Water Body

Towns enrolled in the Municipal PIG program are noted on the map in "purple"



Hope Twp

Hope Township, Warren County, NJ
Agricultural Development Areas Map



Heyer, Gruel & Associates

March 2009

 Not To Scale

Hope Township Farmland Preservation Efforts

The Hope Township Committee and the Agricultural Advisory Board have already made application to and been accepted into the NJ State Agriculture Development Committee's (SADC) Planning Incentive Grant Program. This Farmland Preservation Plan/Master Plan Element is a direct response to one of the requirements of this program. This program will allow the Township, in conjunction with the Hope Township Farmland Preservation Trust Fund, to protect local farmland, either through direct acquisition or the purchase of development easements.

If a farm is protected by development easements, the land remains on the tax rolls, unlike land that is preserved for open space in parks, refuges and wildlife management areas. In addition to keeping long established farm families in business, Farmland Preservation allows young farmers to enter the marketplace. They often cannot afford to purchase land at fair market value, but they can afford deed-restricted land. For them, Farmland Preservation is a perfect way to own the land.

To date, Hope Township has preserved five (5) farms for a total of 382 acres, all in the proposed county ADA. Warren County, by comparison, has preserved 150 farms and over 15,000 acres. Farmland preservation efforts in Hope Township have only recently begun, with 4 of the 5 farms being preserved in the last two (2) years. In 2006, two farmers submitted applications to the Warren County Farmland Preservation Program. Total acreage for these two farms is approximately 170 acres. Owners of a third farm recently preserved their farm under the Warren County Farmland Preservation Program. The size of this farm is 189 acres. As development pressures increase in Hope Township, farmland preservation will become essential if the township hopes to retain its agricultural heritage. There are now a number of sources of funding available to Hope Township to aid in farmland preservation.

Hope Township Farmland Preservation Trust Fund

The taxpayers of Hope Township overwhelmingly passed a binding referendum question establishing a *Hope Township Farmland Preservation Trust Fund* to be funded annually at a rate not to exceed 5 cents per \$100 of assessed value of property to be used exclusively for the acquisition of farmland, acquisition services and payment of debt services for any borrowing or bonding necessary for farmland preservation. The current

rate is 2 cents per \$100 and the rate has remained the same since its inception. The Township Committee may adjust this rate at anytime.

The Funds are to be used for acquisitions, as well as appraisals and other professional services in connection with acquisitions, as well as debt service on any bonds used for farmland acquisition. All interest accrued is to remain in the Trust for protection activities. Any lands acquired with Trust funds shall be utilized for farming or farm related purposes only and the deed of any property acquired with Trust funds shall reflect the fact that property was acquired with funds from the Trust.

Warren County Open Space Trust Fund

In 1993, a non-binding public referendum was passed by Warren County voters to allow an additional tax of up to 2 cents per \$100 of assessed valuation for the purpose of acquiring areas of scenic and environmental value throughout the county. The *Warren County Open Space Trust Fund* has been tapped to buy county and municipal parkland, protect historic features and permanently retire the development rights on prime farmland. In November 1999 and again in November 2002, county voters approved non-binding open space referendums by large margins, each time recommending an increase in the open space tax of another 2 cents per \$100 of assessed property value. In 2006, the six cents open space tax raised a total of \$6,916,000.

Garden State Preservation Trust

The Garden State Preservation Trust (GSPT) is the financing authority that received \$98 million a year through a constitutional dedication for the preservation of parks, natural lands, farmland and historic sites. The funds are used by NJDEP Green Acres Program, the NJ State Agriculture Development Committee's (SADC) Farmland Preservation Program, and the New Jersey Historic Trust. The initial funds provided have since been exhausted. Recently, a one-year allocation has been approved by New Jersey voters authorizing the state to borrow \$200 million dollars for the continued funding of farmland preservation and historic sites. A long-term stable funding source for farmland preservation has not yet been established, thus putting future farmland preservation efforts at risk. Below is a discussion of those programs administered by the SADC.

New Jersey State Agricultural Development Committee

New Jersey Farmland Preservation Program was established with the Agricultural Retention Act of 1983, and is administered by the SADC and the County Agriculture Development Boards.

State Acquisition Program

The SADC purchases development rights or farmland outright for preservation purposes under its state acquisition program. Landowners can either sell the development rights to their land continuing to own and farm the land; or sell their land outright. In both cases, the land is permanently deed-restricted for agricultural use. When the SADC purchases farms outright, it resells them at public auction as permanently preserved farms.

This program seeks to preserve priority farms that are strategically located in each county. Priority farms are those that meet or exceed the county average in size and quality score. The minimum acreage requirement for qualifying as a priority farm in Warren County is 72 acres. Quality scores are determined based on a number of factors, including soil quality, proportion of tillable acres, proximity to other preserved farms and local support for agriculture. Applications for farms not meeting these criteria still will be accepted and considered for approval on a case-by-case basis. The entire process – from application to closing – can be completed in about 12 to 18 months provided there are no major complications associated with survey, title or related issues.

County Easement Purchase

Landowners sell the development rights on their farmland to their county. When landowners sell their development rights — also known as development easements — they retain ownership of their land, but agree to permanent deed restrictions that allow only agricultural use.

The State Agriculture Development Committee (SADC) provides counties with grants to fund 60-80 percent of the costs of purchasing development rights on approved farms. It generally holds one funding round per year for this program.

Farms must be in an Agricultural Development Area and be eligible for Farmland Assessment. The SADC prioritizes applications for preservation funding through a ranking system that assigns points for the following factors: percentage of high-quality soils;

percentage of tillable acres; suitable boundaries and buffers, such as other nearby preserved farms and open space; the local commitment to agriculture (e.g., right to farm ordinances, financial commitment); size of the farm and agricultural density of the area; imminence of development, and prioritization by the CADB. These quality scores establish the SADC's preliminary priority list for preservation.

County Acquisition Program

Landowners sell the development rights on their farmland to the county. When landowners sell their development rights, also known as development easements, they retain ownership of their land, but agree to permanent deed restrictions that allow only agricultural use.

Grants to Non-Profits

The SADC provides grants to nonprofit organizations to fund up to 50 percent of the fee simple or development easement values on farms to ensure their permanent preservation.

Nonprofit organizations should apply to the SADC. Notice of available funds will be published in the *New Jersey Register*. Applications must be submitted within 90 days of that notice. Nonprofit groups also must publish a notice that an application has been filed and notify the municipality and county agriculture development board.

The SADC reviews and ranks applications based on the following criteria: percentage of high-quality soils; percentage of tillable acres; suitable boundaries and buffers, such as other nearby preserved farms and open space; the local commitment to agriculture (e.g., right to farm ordinances, community financial support); size of the farm; agricultural density of the area, and imminence of development.

Eight-year Farmland Preservation Program

Farmland owners agree to voluntarily restrict nonagricultural development for a period of eight years in exchange for certain benefits. There are two types of eight-year programs: municipally approved programs, which require a formal agreement among the landowner, county and municipality, and non-municipally approved programs, which require an agreement between only the landowner and county. Land must be located

in an Agricultural Development Area, be eligible for Farmland Assessment and meet local and/or county program criteria.

Landowners enrolled in both municipally and non-municipally approved programs receive no direct compensation for participating but are eligible to apply to the State Agriculture Development Committee (SADC) for grants that fund up to 50 percent of the costs of approved soil and water conservation projects. Additionally, those in municipally approved programs enjoy greater protections from nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions.

Planning Incentive Grants

The SADC provides Planning Incentive Grants (PIG) to municipalities or counties for the purchase of development easements to permanently protect large blocks of reasonably contiguous farmland in project areas they have identified. It should be noted that the SADC has been transitioning its funding emphasis from the County Easement Purchasing Program to the County PIG Programs. Municipalities seeking county funding must forward applications to their county agriculture development board for approval prior to submitting applications to the SADC. Municipalities not seeking county funding and county agriculture development boards should apply directly to the SADC. Hope Township has made application and been accepted into the PIG Program.

The SADC requires that any Municipality participating in the Municipal PIG Program provide the SADC with an annual list of targeted, project area farms. As part of the annual PIG application process, PIG Municipalities must identify farms for which applications may be solicited. These annual target farms must be pre-identified in order to participate in the PIG program.

Once Plan Approval has been obtained, the applicant can seek SADC approval to proceed on an individual "Application for the Sale of a Development Easement," or "Project Approval." This SADC review and approval ensures the project application meets the new minimum criteria; that the farm qualifies as an "eligible farm" (if applicable); that RDSOs, exception areas and subdivision requests comply with SADC standards; and that whatever appraisal anomalies may be present (easements, limited access, etc.) are understood fully prior to commencing appraisals (see NJAC 2:76-17.9 or 17A.9). We will informally refer to this process as the SADC issuing a "green light" approval

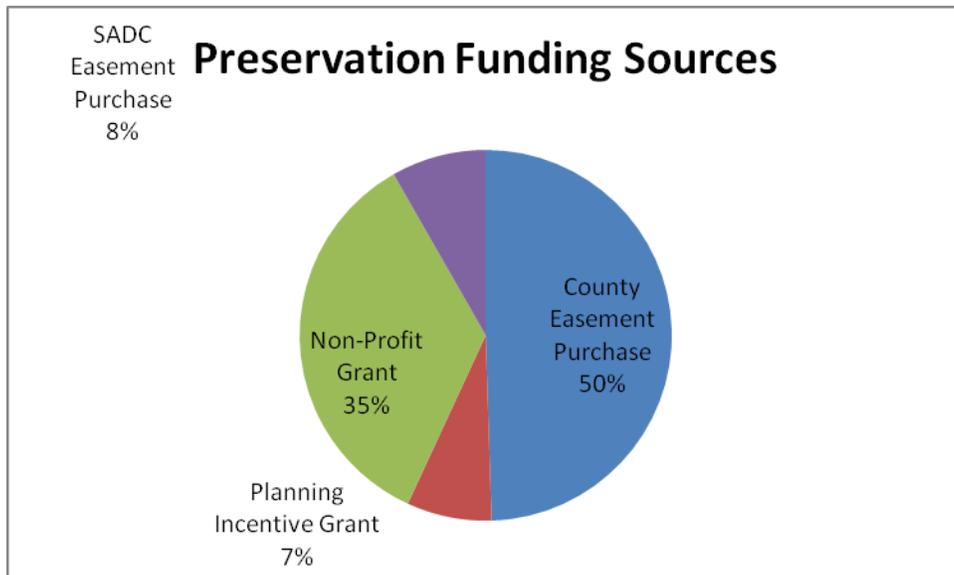
because the county or municipality receives a “green light” from the SADC to proceed on appraisals.

Under the new rules, once an individual farm project receives a “green light” approval, the county/municipality then conducts the appraisals and submits those appraisals for SADC certification. Once the SADC certifies a value, an offer is made to the landowner and, if that offer is accepted, the county and/or municipality will grant the project final review/approval and request Final SADC Approval.

Farmland Preservation Funding

Preserved Farmland- Hope						
Owner	Acres	Total Cost	State Cost	State Cost Share	Type	Date
Grochowicz, T. & L.	128.35	\$904,929	\$449,233	50%	CTY EP	12/5/2006
May, R. & D.	36.87	\$184,355	\$125,361	68%	PIG	9/30/2008
Ridge & Valley Cons/ Motyka	77.81	\$280,137	\$140,069	50%	NPG	4/18/2003
Rohsler, H. & B.	70.69	\$162,175	\$105,767	65%	CTY EP	6/17/2005
Rohsler, B.	60.16	\$167,792	\$89,889	54%	CTY EP	6/17/2005
Sosnovik, E. & D.	64.5	\$586,986	\$589,986	101%	SADC EP	2/15/2008
White Oak Farm Greenhouse	46.85	\$311,568	\$193,542	62%	CTY EP	8/24/2006

Thus far, almost \$2.6 million has been expended on preserving farmland within Hope Township. The following chart breaks down the state funds by program type.



The Township of Hope has been targeting the preservation of farmland that is consistent with the 2003 SADC/CADB Strategic Targeting Project Preliminary Report. The Strategic Targeting Project views the Prime and Statewide Soils in agricultural use outside Sewer Service Areas as the highest priority for farmland preservation investments, followed by farmland comprised of other soils outside Sewer Service Areas. The next level of priority would be extended to Prime and Statewide Soils in farm production in Future Sewer Service Areas, followed by Other Soils in active agricultural use in Future Sewer Service Areas. Hope Township has targeted its farmland preservation efforts in project areas that are consistent with this priority ranking.

Monitoring of Preserved Farmland

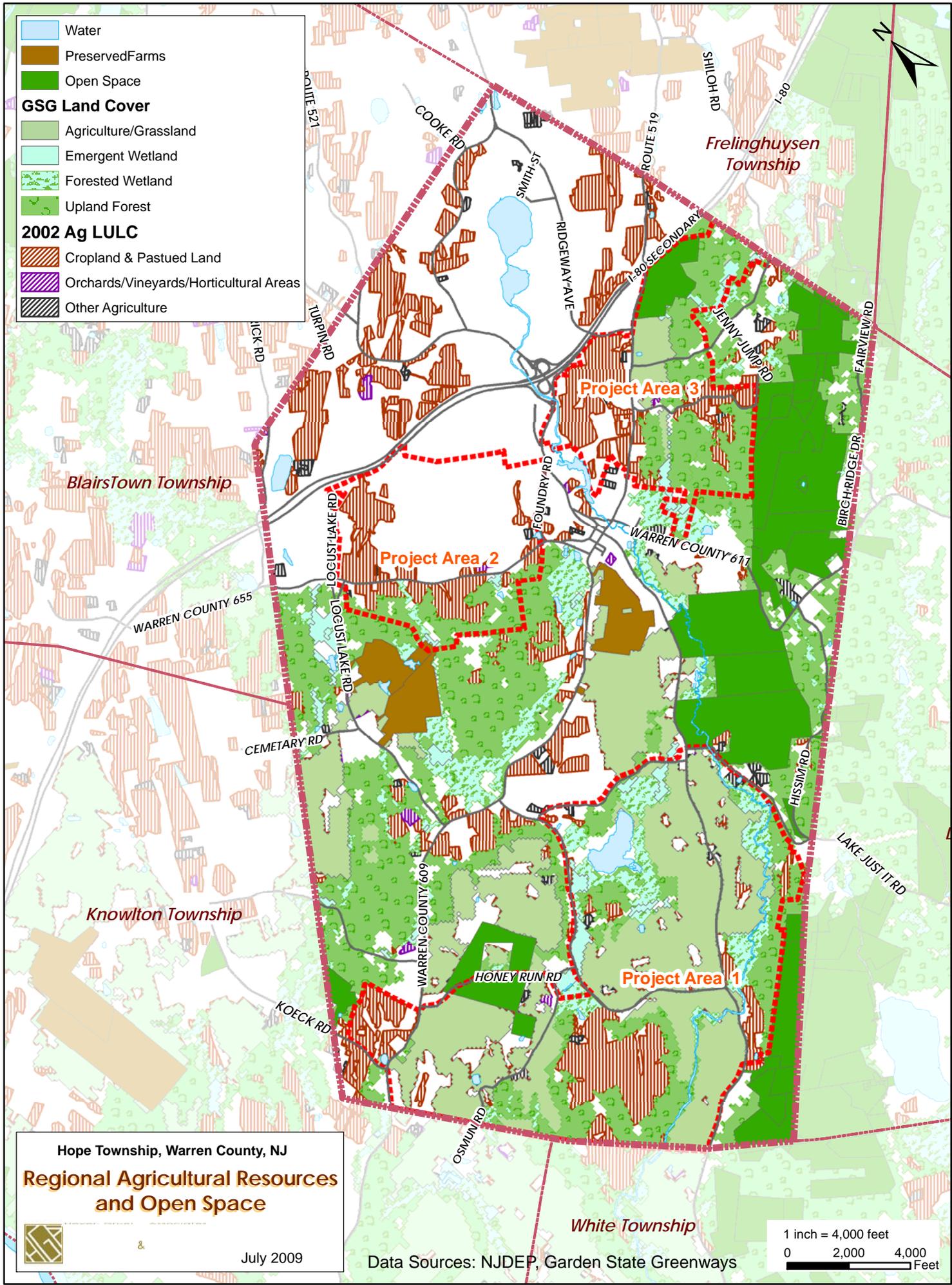
The holder of the deed of easement is responsible for annual monitoring of preserved farms. The SADC is responsible for the monitoring of farms preserved through the Direct Easement and Fee Simple Programs, as well as any Municipal PIG preserved farms if the County is not a funding partner. The Township and AAB would notify the appropriate agency if violations were suspected.

Coordination with Municipal and County Open Space Initiatives

The AAB is cognizant of the fact that farmland preservation can often be included in larger open space preservation initiatives. It is important to note that farmland preservation is often included in open space planning and preservation programs, but it is not the same. Farmland preservation plans often have a different set of stakeholders, with a different set of goals and objectives than other open space preservation advocates. Active farmland under cultivation or pasturing is a very different land use than active or passive open space. Also, farmland has much different public access issues and farmland preservation funding comes from different funding sources. Oftentimes, however, many of the benefits of farmland preservation are the same benefits as open space protection, such as aesthetic value, ecological function, cultural identity, ground water recharge, wildlife habitat.

That being said, it can be beneficial to compare farmland preservation and open space preservation goals and targets in tandem. The preservation of farmland and open space can be considered the preservation of "green infrastructure". The AAB is interested in the preservation of open space along side farmland to help prevent the negative interactions with residential development and the preservation of ground water

-  Water
-  Preserved Farms
-  Open Space
- GSG Land Cover**
-  Agriculture/Grassland
-  Emergent Wetland
-  Forested Wetland
-  Upland Forest
- 2002 Ag LULC**
-  Cropland & Pastured Land
-  Orchards/Vineyards/Horticultural Areas
-  Other Agriculture



Hope Township, Warren County, NJ
**Regional Agricultural Resources
 and Open Space**
 July 2009

Data Sources: NJDEP, Garden State Greenways

1 inch = 4,000 feet
 0 2,000 4,000
 Feet

and tillable soils. The "Garden State Greenways" initiative is an interesting, statewide open space planning tool that incorporates active farmland into its analysis. Many of the areas identified as either "hubs" or "connectors" in its statewide analysis are the same areas identified as the three project areas of this farmland preservation plan.

The AAB, through its contact with landowners in Hope Township (either through "open house" meetings, seminars, or direct contact with landowners) attempts to make area farmers aware of all options available to them for farmland preservation. These include:

- a) State Acquisition Program
- b) County Acquisition Program
- c) Eight-Year Farmland Preservation Program
- d) Hope Township PIG
- e) Ridge and Valley Conservancy

When the AAB is contacted by a Hope Township land owner who desires to sell a development easement on such property (depending on the location of such acreage and soil types), the AAB could accept an application from the land owner for farmland preservation through the Hope Township PIG, or the land owner could be directed to the County, State, or Ridge and Valley Conservancy for a possible development easement purchase.

Moreover, the AAB stands ready to advocate for long-term agricultural leases for farms acquired for eventual park or recreational use. However, given the current state of the economy and declining State aid to municipalities, and limited revenues available through Hope Township's Open Space Trust Fund, it is highly unlikely that Hope Township would have resources required for direct purchase of farmland for future park land or recreational use. However, in the event, that funding for direct purchase of farmland was possible, the AAB would be supportive.

FUTURE FARMLAND PRESERVATION PROGRAM

The types of agriculture and traditional practices utilized by agriculture in the county are changing. The continual increase in development occurring outside of the municipal and village jurisdictions has had and will continue to have a negative impact on traditional agriculture. Farming will continue to offer opportunities for direct marketing and value-added agriculture such as fruits, vegetables, vineyards, nursery plants and tree farms in adjacent urban areas if these areas can be maintained as agricultural lands.

Private and public sector cooperation will be needed to curb activities that negatively impact agriculture in the county to ensure farming remains a viable economic activity. Just as important as remaining economically viable, the rights of the agricultural sector and individuals who chose to establish residences and/or commercial enterprises in a predominantly agricultural area must be balanced.

Areas of agricultural activity that currently exist on prime farmland which are viable due to microclimates or are concentrated in a certain geographical area, should be considered for protection. No single program or tool may achieve farmland protection goals in the county. A protection program should be in accord with the desires of the community and its landowners, the status of farming in the area, and a clear strategy on which farmlands to preserve and how to do so. Farmland preservation should be focused not simply on saving land from development, but ensuring that agriculture is a profitable venture that enhances the local economic base.

The Hope Township Agricultural Advisory Board has been active in its efforts to see farmers and landowners step forward and apply for preservation of their farmlands through either the Warren County or State of New Jersey Farmland Preservation Programs. To that end, the Hope Township Agricultural Advisory Board has held a seminar and an open house, both of which have been designed to increase awareness amongst farmers and landowners as to the importance of farmland preservation and the role that the sale of development rights can play as an estate planning tool.

Preservation Goals

The Hope Township Agricultural Advisory Board has the following farmland preservation goals:

- 1 year- 200 acres/ 4 farms
- 5 year- 900 acres/ 15 farms
- 10 year- 1,800 acres/ 30 farms

As such, the Township applied for and received funding from the State Agriculture Development Committee and the Warren County Agriculture Development Board under the PIG program. It is anticipated that farmland preservation in Hope Township will proceed on a more accelerated basis.

The economic downturn has strained the financial resources for both State and municipal governments. Currently, Hope Township raises approximately \$66,000 annually from its 2 cent levy for open space preservation. The State's PIG program requires municipalities to contribute 17.5% of the cost of a development easement. Based upon remaining funds in the Township's Open Space Trust Fund, and assuming an easement cost of approximately \$7,000/acre, Hope Township would be able to directly preserve approximately 100 acres of farmland in 2009. Beyond 2009, at the currently 2 cent levy for open space preservation, the Township would be able to directly preserve approximately 60-70 acres of farmland.

The AAB believes that direct State purchases of development easements in Hope Township as well as direct County development easement purchases are likely to continue and that these purchases will augment municipal efforts and permit the Township to meet its 5 and 10 year goals.

Project Area Summaries

In 2005, the Hope Township Planning Board adopted a Master Plan Update, which included a statement of objectives to guide the development of the Master Plan for Hope Township. The Statement of Objectives, upon which the Hope Township Master Plan is based, as contained in the 2005 Master Plan Update, includes the following objectives related to farmland preservation in Hope Township.

- To provide a reasonable balance among housing, retail, business, agricultural and open space uses.

- To retain the rural atmosphere of the Township while allowing for appropriate levels of growth and development.
- To protect the unique environmental features of the Township including steep slopes, wetlands, stream courses, prime agricultural soils, aquifer recharge areas, threatened and endangered wildlife and vegetation and wildlife habitat and scenic vistas.
- To encourage the preservation of farmland while maintaining the equity of property owners.

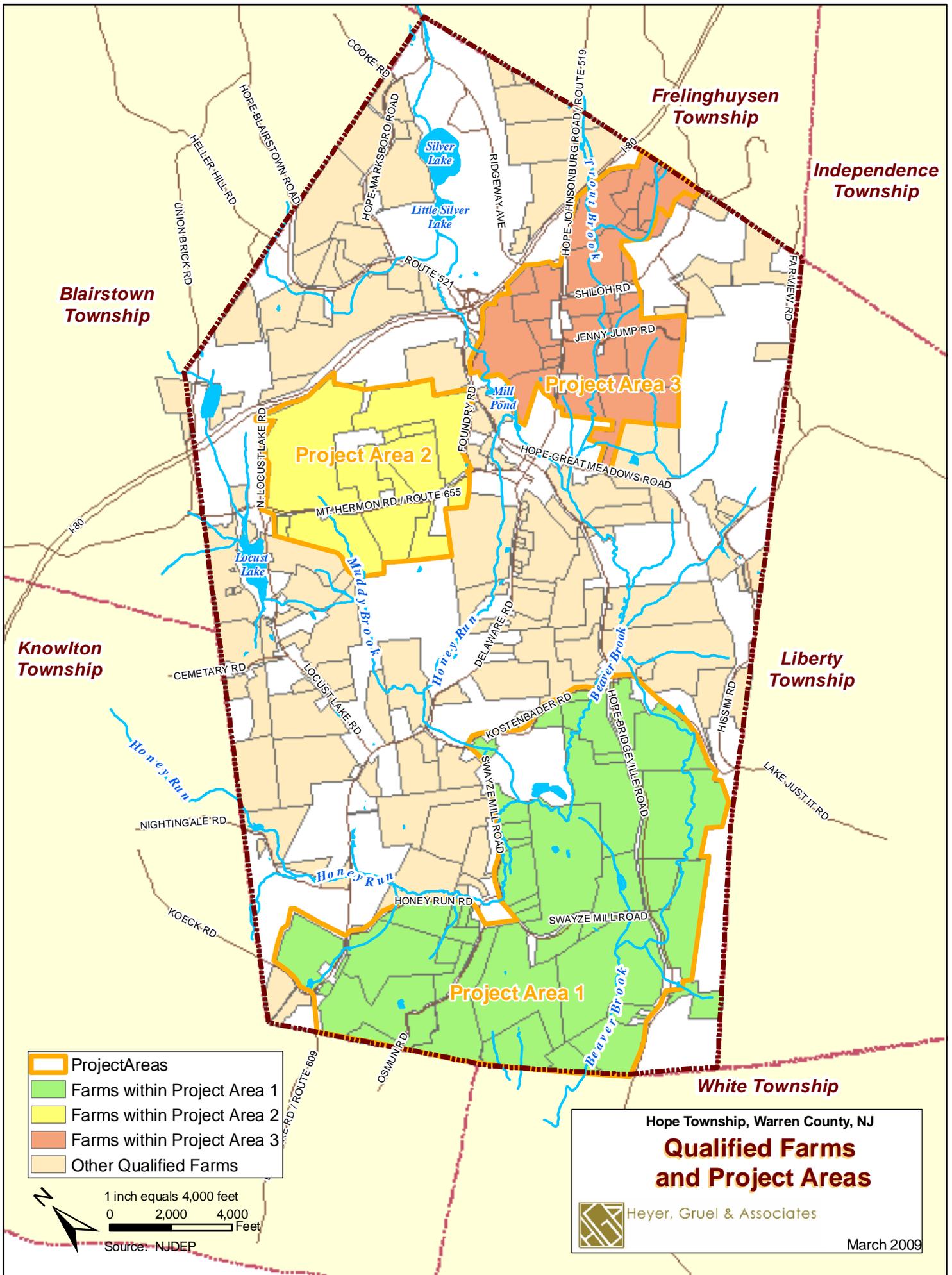
In order to guide Hope Township's farmland preservation strategy, the Township engaged the Regional Plan Association (RPA). RPA along with the Hope Township Environmental Commission assessed the value of Hope Township's lands for agriculture. The RPA identified three Project Areas (1, 2, & 3) that would merit preservation. The results of this assessment have been studied and evaluated by the Hope Township Agricultural Advisory Board, in preparing their application for the PIG program and this Farmland Preservation Plan. Project Area 1 is the focus of the Board's preservation efforts at this time. Total acreage in Project Area 1 is 2,377 acres. Future preservation efforts will focus on proposed Project Areas 2 and 3. The following are short descriptions of each Project Area.

Project Area 1

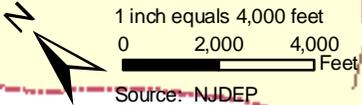
Project Area 1 is located in the southern portion of the Township, adjacent to Knowlton, White and Liberty townships. Area one includes more than 2,600 acres of farmland on 31 targeted farm properties. The area contains two preserved farms, totaling approximately 175 acres. The density of the project area is 6% and soil productivity is 18.4%. Approximately 5.1% of the targeted area contains prime soils and 12.3% of the targeted area contains statewide soils. Unique soils on targeted farms comprised 1% of the total area. Zoning for the area is LDAR (low density agricultural residential).

Project Area 2

Project Area 2 is located in the center of Hope, just southwest of I-80. The area identified corresponds with the major prime ground water recharge area identified by the Highlands Master Plan. Area two includes more than 1,200 acres of farmland on 26 targeted farm properties. The area contains three preserved farms, totaling approximately 209 acres. The density of the project area is 13.6% and soil productivity is



-  Project Areas
-  Farms within Project Area 1
-  Farms within Project Area 2
-  Farms within Project Area 3
-  Other Qualified Farms



Hope Township, Warren County, NJ
**Qualified Farms
 and Project Areas**
 Heyer, Gruel & Associates
 March 2009

17.7%. Approximately 8.9% of the targeted area contains prime soils and 5.4% of the targeted area contains statewide soils. Unique soils on targeted farms comprised 3.4% of the total area. Zoning for the area is mostly LDAR, though some portions are LDAR-H (low density agricultural residential-historic).

Project Area 3

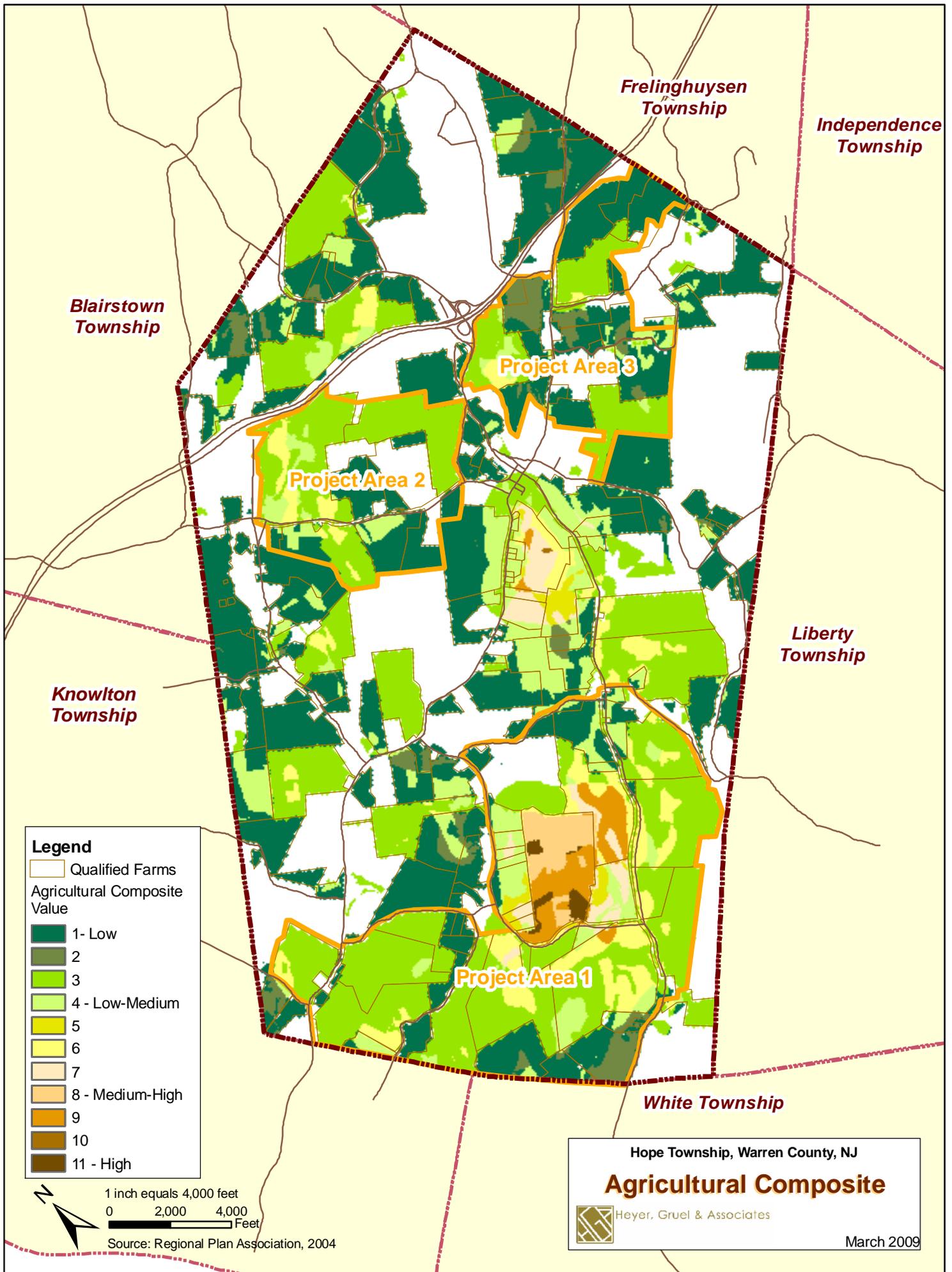
Project Area 3 is located in eastern portion of Hope, south of I-80. Area three includes more than 1,000 acres of farmland on 35 targeted farm properties. The density of the project area is 0% and soil productivity is 19.2%. Approximately 5.8% of the targeted area contains prime soils and 12.9% of the targeted area contains statewide soils. Unique soils on targeted farms comprised .6% of the total area. Zoning for the area is all LDAR.

Focus Project Area

The Agricultural Composite Map shows high-value agricultural lands. This map is a composite of maps illustrating cultivated lands on prime and other soils, preserved farms, 1000 ft. buffers around preserved farms, and farms under farmland assessment. This data was based on the inventory included in the Township's Master Plan, statewide preservation criteria such as that used by the farmland purchase of development rights program, and data being created through the USDA Forest Service Highlands Regional Study Update. (Source: Hope New Jersey, a Smart Growth Report by RPA, August 2005)

The Agricultural Composite Map also identifies the Project Areas, including Project Area 1 in the agricultural area that the Hope Township Agricultural Advisory Board believes to be the most critical area for preservation at this time. The area, located in the southern portion of the Township lies west of Jenny Jump forest and straddles both sides of County Route 519. It totals 2,377 acres, with 1974.5 acres (83%) currently under farmland assessment. An inventory and map of farms in the project areas are provided in Appendix A.

The reasons why the Hope Township Agricultural Advisory Board selected Project Area 1 their application for the PIG program and this Farmland Preservation Plan are as follows:



**Blairstown
Township**

**Frelinghuysen
Township**

**Independence
Township**

Project Area 3

Project Area 2

**Liberty
Township**

**Knowlton
Township**

Project Area 1

White Township

Legend

-  Qualified Farms
- Agricultural Composite Value
-  1- Low
-  2
-  3
-  4 - Low-Medium
-  5
-  6
-  7
-  8 - Medium-High
-  9
-  10
-  11 - High

1 inch equals 4,000 feet
 0 2,000 4,000
 Feet

Source: Regional Plan Association, 2004

Hope Township, Warren County, NJ

Agricultural Composite



Heyer, Gruel & Associates

March 2009

1. This area of the Township has landowners who appear to be willing to participate in a farmland preservation program.
2. There is a larger area of contiguous active farmland without development approvals in this area of the Township.
3. This area of the Township still retains the rural scenic qualities associated with farmland and it is relatively uninterrupted by the incursion of new dwellings or other development activity.
4. The farms in this area of the Township immediately abut the community development boundary of the Town Center, offering the opportunity to create an identifiable edge of the development pattern.

Municipal and County Minimum Eligibility Criteria Coordination

Hope Township uses the same minimum eligibility criteria as Warren County. The following township criteria are an excerpt from the draft Warren County Comprehensive Farmland Preservation Plan currently under development. These criteria are required in order to acquire state funding.

Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC recently adopted (*May 21, 2007*) rules for farmland preservation and project eligibility. In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production and meet minimum tillable land standards. (N.J.A.C. 2:76-6.20) In summary:

The land must produce at least \$2,500 worth of agricultural or horticultural products annually.

- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable.
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture.
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, less than 80% slopes of 15%).

- The land must be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For lands greater than 10 acres:

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable.
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture.
- The land in question must exhibit development potential as defined by the SADC.
- The land must be eligible for allocation of development credits pursuant to a TDR program.

It is important to note that these Minimum Eligibility Standards must be met in order for the State to provide matching funds on a farmland preservation project.

Warren County Ranking Criteria

The CADB currently utilizes the state ranking criteria as the basis for calculating the rank of each farm. The CADB has developed its own Ranking Sheet (included within the *Appendices* of both the Warren County and this Township Comprehensive Farmland Preservation Plans) that determines each of the following for individual applicant farms:

- The quality of the local soils
- Total tillable acres available
- Local buffers and boundaries
- Zoning
- County growth and existing infrastructure
- Municipal commitment to agriculture
- Other financial commitment to agriculture

As the County transitions to the new County Planning Incentive Grant program, the CADB will be using the State’s minimum eligibility criteria as the basis for ranking farms for preservation. The ranking process and policies for the CADB and SADC are formulated through SADC ranking policy P-14E.

*Utilizing the criteria in N.J.A.C. 2:76-6.16 individual applications will be ranked in order of highest to lowest statewide by the State Agriculture Development Committee. This ranking will be based on a numeric score, hereafter referred to as the “**quality score**” which evaluates the degree to*

which the purchase would encourage the survivability of the municipally approved program in productive agriculture and the degree of imminence of change of the land from productive agriculture to a nonagricultural use. The Relative Best Buy criterion will also be used as a factor to determine which applications will receive a higher funding priority. Although this policy contains the procedure for ranking project areas, the Committee will only utilize the criteria that pertains to ranking "individual" applications to determine the applicant's quality score.

The factors used to determine the degree to which the purchase would encourage the "survivability of the municipally approved program, in productive agriculture" and "degree of imminence of change of the land from productive agriculture to a nonagricultural use," will be evaluated at least 30 days prior to the Committee's certification of a development easement value.

The "relative best buy formula" to determine the applicant's formula index will be calculated at the time of the Committee's final review. The formula index will be factored with the applicant's quality score to establish the applicant's final score. The application will be ranked by the Committee from the highest to lowest to determine a funding priority subject to available funds.

The general philosophy will be to acquire development easements on "key" farms which result in a stabilization of agriculture in that project area or act as a catalyst to encourage future program participation in the project area.

Under the County ranking process, points are received in each category relevant to the suitability of the local conditions for agriculture. The higher the score received, the higher the ranking. At each monthly meeting of the Warren CADB all farms that have applied will be evaluated and, unless some unforeseen circumstance dictates otherwise, the farms will be submitted in the order of ranking until SADC funding is exhausted. At that point, eligible farms will be submitted for the "competitive" round.

The Hope Agricultural Advisory Board recommends use of the Warren CADB ranking sheet in evaluating future farmland for preservation. Similarly, the Township AAB will follow the County process outlined above; reviewing all farm applications at each monthly meeting, unless some unforeseen circumstance dictates otherwise, the farms will be submitted in the order of ranking until SADC funding is exhausted. The municipal PIG program does not have the same type of individual farm eligibility standards as the Warren County PIG program. Therefore, while the AAB will focus on maintaining consistency with the county's program format for processing applications, the Township need not necessarily follow the same minimum requirements when reviewing

applications. As such the Township may choose to move on applications which fall below the CADB and SADC minimum criteria but allow for the furthering of municipal preservation policy.

Municipal and County Policies Related to Farmland Preservation Applications

Hope Township largely follows the Warren CADB and SADC policies regarding housing opportunities, division of premises and exception areas. Below is a brief summary of the state policies for each of these issues:

Approval of Housing Opportunities

Agricultural Labor Housing: Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey. However, the State Agricultural Development Committee understands the need for this type of housing and does have a policy that a landowner must refer to in order to construct labor housing. Agricultural Labor housing applications are reviewed by the State Agricultural Development Committee and the County Agricultural Development Board. The Warren CADB supports and provides consistency with SADC policies in all cases, but also takes note of and addresses the unique conditions of each application as it is submitted.

House Replacement: The policy of the State Agricultural Development Committee on house replacement is that requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC, in order to minimize the impact on the agricultural operation. Hope Township requires that pre-existing home replacement must take place in the existing footprint and not to exceed an overall expanded footprint of more than 4000 square feet of living space. This limit is imposed through the work of the zoning officer and the granting of building permits. The Warren CADB supports and provides consistency with SADC policies in all cases, but also takes note of and addresses the unique conditions of each application as it is submitted.

Residual Dwelling Site Opportunity Allocation: Residual Dwelling Site Opportunities (RDSOs) are lingering potential housing prospects located within a deed-restricted farm. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. These prospective residential units can be allocated to parcels that are at least 100 acres in

size. The purpose of the building in question must be for "single-family residential housing and its appurtenant uses." (*SADC Appraiser Handbook 2007*)

To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and "at least one person residing in the residential unit shall be regularly engaged in common farm site practices." Hope Township will not approve RDSOs. Rather, the applicant will be required to seek severable or non-severable exceptions or perfect a subdivision before applying to the program. The Warren CADB supports and provides consistency with SADC policies in all cases, but also takes note of and addresses the unique conditions of each application as it is submitted.

Division of the Premises

The goal of the State Agricultural Development Committee is to preserve large tracts of farmland and, therefore, a division of the premises is not an encouraged practice; however when division occurs it must be for agricultural purposes and must result in agriculturally viable land parcels. A landowner wishing to divide permanently preserved farmland must submit a written request. This request must be approved in writing by both the State Agricultural Development Committee and the CADB. Hope Township agrees with the concepts and policies embodied in the SADC policies, that the focus of division must remain on agricultural viability. Hope permits the subdivision of premises in accordance with SADC policies in place at the time of the subdivision request.

Approval of Exceptions

Exceptions are defined by the SADC as "acres within a farm being preserved" which are "Not subject to the terms of the deed of easement." When an exception is made, the landowner does not receive any compensation in the excepted area. Exceptions are not a practice that is encouraged by the SADC and, when they occur, it is recommended that they should be as small as possible. Hope Township permits no more than one (1) exception, whether severable or non-severable, per 25 acres including an existing residence not to exceed a total of three possible residences on any application. There are two types of exceptions that can occur; severable and non-severable.

Severable: A severable exception is defined by the SADC as an "area which is part of an existing Block and Lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future."

(SADC Appraiser Handbook 2007) A severable exception is made "if a landowner wants to be able to sell the excepted area separate from the deed-restricted farm."

Non-severable: Non-severable exceptions are defined by the SADC as "area which is part of an existing Block and Lot owned by the application that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises." (SADC Appraiser Handbook 2007) Unlike a severable exception, a non-severable exception is "always attached to the protected farm."

Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/ after value of the property.

The Warren CADB reviews requested exceptions with the applicant to determine the advisability of the need and type of exception at issue. This is evaluated on a case by case basis taking into consideration the conditions that are unique to each applicant. The Township and AAB are willing to work with applicants to minimize the impact of exceptions on agricultural operations.

Funding Plan & Cost Estimate and Funding Plan for Project Area 1

The estimated cost for Farmland Preservation in Project Area 1 is **\$6,480,000**.

Description of Funding Sources

The Warren County Open Space Preservation Trust Fund was initially established in January 1995 and set at two cents. It was subsequently increased in 1999 and again in 2003. The present trust is now at six cents and in 2007 generated approximately \$7,800,000 for farmland, open space, and historic preservation. The present division for the Trust Fund is: 55% farmland, 25% municipal and charitable grants and 20% open space. Approximately 6% to 7% of the Trust is used for administrative costs.

In 2005, the Township of Hope established as Farmland Preservation Trust Fund to be funded annually at a rate not to exceed 5 cents per \$100 of assessed value of property and at that time established the tax rate at 2 cents per \$100. The tax rate has not changed since its establishment and is fully dedicated to farmland preservation. The Township's first deposit into the trust fund was \$28,000 in December, 2005. Since that initial

deposit, the following table indicates municipal tax collections resulting from the preservation tax.

Year	Amount
2006	\$28,546.50
2007	\$63,237.16
2008	\$63,201.60

The revenues increased between 2006 and 2007 due to a reassessment. The Township feels that revenue generated by the trust fund will remain consistent, though could be reduced by the health of the wider economy. The current trust fund balance is \$35,885, as there have been expenses related to the preservation of two farms from the last PIG.

Financial Policies Related to Cost-share Requirements between County and Municipal/ Other Funding Partners

The SADC's "Sliding scale" is used to determine the percentage of State cost share based on the value of a proposed preservation easement. The scale caps the states share at 80% of the Committee's certified market value of the development easement or the board and/or county's purchase price of the development easement, whichever is lower. The low end share is for land values greater than \$115,000, \$57,500 plus 10% of the value above \$115,000 can be provided. Warren CADB will fund one-half of the difference between the state match and the total cost for preserving a farm, based upon the Certified Market Value, through the municipal Planning Incentive Grant program. The remaining half is funded by the municipalities in the PIG program, which includes Hope.

Installment Purchase

Through an installment purchase agreement, development rights may be acquired by the Warren CADB through a payment plan that provides payments to the landowner over time. Receiving the income from the sale in installments may provide the landowner with financial management and/or tax advantages. While the County and Township support the concept of installment purchase agreements, it has not been generally accepted by applicants.

It is estimated that it will cost approximately \$14,262,000 to preserve all of the acres in Project Area 1 if all 2,377 acres were to be preserved assuming an average of \$6,000 per acre. The \$6,000 per acre cost is based upon a recent farmland preservation contract

about to be signed for a farm in Project Area 1, a review of recent appraisals developed for farms in the area and documented contract offers of \$20,000 per acre (with the usual conditions) made to farmland owners in the area.

It is unrealistic to assume that all the acres will be preserved for a variety of reasons. The reasons, among others, are as follows:

- Lack of interest in the Farmland Preservation Program for Hope Township;
- Unwillingness of owners to accept a reasonable offer for their property's development easement;
- Some lands, although farmland assessed, will not meet the preservation criteria; and
- Legal complications such as ownership/partnership and estates.

A realistic estimate is likely to be 45% of the total project area since the major farms in the area are estimated to be about 700 acres or 30% and it is not inconceivable that another 15% of the land and mass ownership would be interested in preserving their lands. Therefore, it is estimated that the easement costs associated with preserving approximately 1,080 acres within the Project Area would be 1,080 acres at \$6,000 an acre or ***\$6,480,000***.

Using the estimated 1,080 acres at an estimated cost of \$6,000 per acre, it can be determined from looking at the sliding scale that the State would be responsible for \$3,900 per acre, the County would be responsible for \$1,050 per acre, and the Township will be responsible for \$1,050 per acre:

$$\begin{array}{rcl} \$3,400 \text{ plus } 50\% \text{ over } \$5,000 & = & \$3,900 \\ \$6,000 \text{ minus } \$3,900 & = & \underline{\$2,100} \\ \text{Estimated easement cost for 1 acre} & \$6,000 & \end{array}$$

Therefore, it is estimated that the cost of easements for the Township of Hope over the life of the grant program will be \$1,050 x 1,080 acres or \$1,134,000.

The amount of the initial PIG grant being requested from the State Agriculture Development Board is ***\$4,212,000***.

Cost Estimate and Funding Plan for a Project Area 1 Multi-Year Plan

Essentially, Hope Township is proposing to complete the PIG application for Project Area 1 over a period of 5 years. Future PIG applications will focus on Project Areas 2 and 3. In the first year, it is proposed to have the Township issue bond notes in the amount of \$250,000 through utilization of funds from the Township's Farmland Preservation Tax receipts. These funds should provide ample resources to purchase easements and cover ancillary costs on the first 200 acres that are enrolled in the program. In addition, closing on easement purchases in Year 1 will require the obligation of \$780,000 on the part of the State, and \$210,000 on the part of Warren County and Hope Township.

In year 2, the Township's goal will be to close on an additional 200 acres requiring an additional \$780,000 on the part of the State, and \$210,000 on the part of Warren County and Hope Township. Bonding on the part of the Township for an additional \$250,000 will be required.

In year 3, the goal of the Township will be to close on an additional 250 acres requiring a \$975,000 on the part of the State, and \$262,500 on the part of Warren County and Hope Township. Bonding on the part of Hope Township for \$275,000 will be required.

In year 4, the Township's goal will be to close on an additional 250 acres requiring an additional \$975,000 on the part of the State, and \$262,500 on the part of Warren County and Hope Township. Bonding on the part of the Township for an additional \$275,000 will be required.

In year 5, the goal of the Township will be to close on an additional 180 acres requiring an additional \$702,000 on the part of the State, and \$189,000 on the part of Warren County and Hope Township. Bonding on the part of the Township for an additional \$200,000 will be required.

Summary of Multi Year Farmland Preservation Program

Year	State	County	Hope Township
1	\$780,000	\$210,000	\$210,000
2	\$780,000	\$210,000	\$210,000
3	\$975,000	\$262,500	\$262,500
4	\$975,000	\$262,500	\$262,500
5	\$702,000	\$189,000	\$189,000

Total bonding requirement for the Township of Hope will be **\$1,250,000** over the five-year life of the program.

As stated in the initial PIG application, The Hope Township Agricultural Advisory Board has the following farmland preservation goals:

- 1 year- 200 cares/ 4 farms
- 5 year- 900 acres/ 15 farms
- 10 year- 1,800 acres/ 30 farms

Under the above plan for Project Area 1, 1,080 acres would be preserved within 5 years, thereby surpassing the AAB's 5 year preservation goal. Through additional PIG applications for Project Areas 2 and 3, the Township will move on meeting the 1,800 acre goal within 10 years, while continuing to pursue preservation in Project Area 1. Preserving 720 acres in years 6 through 10 would allow the Township to reach the goal. Utilizing the \$6,000 per acre cost estimate, preserving these 720 cares would cost the following:

Year	State	County	Hope Township
10	\$2,808,000	\$756,000	\$756,000

To meet this requirement would require Township bonding in excess of \$800,000 over the remaining five years of the program.

Agricultural Advisory Board Administrative Resources

There is no regular staff assigned to the AAB. AAB members will assemble as needed to produce products necessary to carry out the program. The township has agreements with their planning consultant, Heyer, Gruel & Associates. The firm has and continues to provide resources to the AAB on an "as needed" basis. Legal support is provided by the

municipal attorney who has extensive knowledge of the Farmland Preservation program through his work in this area for the County.

The AAB has relied upon the database available from the tax assessor and the tax collector and data that was prepared for the original PIG grant application. There has been extensive mapping of the township resources most of which is attached hereto.

Since there are only a limited number of preserved farms in the township and since there are less than 12 that will qualify for funding through the county farmland preservation program and even fewer that will meet the SADC easement purchase criteria, the need for an extensive system beyond that provided by the state and county would be neither necessary or cost effective.

Factors Limiting Farmland Preservation Implementation

County funding and local funding will always be the most important limiting factors in the preservation of farmland in the Township. The recently released data provided by the County indicates only a limited number of farms that meet the minimum county criteria. Competition for county funding is high and soils and other ranking criteria do not favor many farms within the township. Local funding is somewhat limited and one needs to recognize that the Township has neither a large tax base nor population. Land values have escalated since the Township is entirely located within the "Highlands Planning Area" and is located near Route 80 placing the area within a fairly easy drive to the NY metropolitan area.

The Township has a projected goal of preserving 1800 acres. Several hundred of these acres may already be preserved by the time this plan is approved. If the balance is preserved we estimate it could cost, on average about \$10,000 per acre or as much as \$8 million to do the balance not including ancillary costs.

Land supply is currently not a major concern. A greater factor limiting preservation will be landowner interest, attitudes toward government sponsored programs, time factors associated with preserving farms, prices paid for easements, restrictive covenants in the agreements and long term funding at the State level.

The AAB is aware of Cost of Community Services (COCS) studies that help local decision makers evaluate the fiscal impacts and contributions of existing local land uses. COCS studies are a form of fiscal impact analysis that evaluates costs versus revenues for each type of land use to understand the relationships between residential and commercial growth, agricultural land use, and their cost impacts on community services. A new house on formerly vacant property will typically generate more total revenue than agricultural production lands; however this does not provide insight into cost impacts on community services. Agricultural production lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

COCS studies conducted in Monmouth County, New Jersey by the American Farmland Trust in 1998 have shown that agricultural lands generate more public revenues than they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses.

Municipality	Residential/ including farm houses	Commercial & Industrial	Working & Open Land
Freehold Township	1 : 1.51	1 : 0.17	1 : 0.33
Holmdel Township	1 : 1.38	1 : 0.21	1 : 0.66
Middletown Township	1 : 1.14	1 : 0.34	1 : 0.36
Upper Freehold Township	1 : 1.18	1 : 0.20	1 : 0.35
Wall Township	1 : 1.28	1 : 0.30	1 : 0.54
Average	1 : 1.30	1 : 0.24	1 : 0.45

AGRICULTURAL ECONOMIC DEVELOPMENT

One of the major efforts undertaken by the NJDA is to identify products grown in New Jersey through branding, Agritourism, farm direct sales programs, and farm markets. The NJDA *Economic Development Strategies for 2007* support the promotion of Jersey products through a variety of markets and mechanisms. NJDA is committed to promoting Agritourism through the New Jersey Office of Travel and Tourism, the Jersey Fresh website, the distribution of printed materials, and other forms of advertisement.

NJDA's Jersey Fresh and Jersey Grown labels program is expanding its efforts to promote locally grown produce. The Department will continue to increase the Jersey Fresh Hospitality Industry Program. This program works closely with industry to market Jersey Fresh produce to the hotel, restaurant, educational, and institutional food services. This will strengthen the appeal of the Jersey Fresh brand to supermarket chains and all other retailers. The goal is to increase the use of the Jersey Fresh brand name and discourage the use of the "Locally Grown" product claim. Also, by recently establishing the Jersey Organic brand, the Department will continue to promote New Jersey grown organic products as distinct from, and of higher value than, competing products.

Warren County's economic development philosophy is consistent with the NJDA, encouraging farmers to seek new local, state and intra-state markets to strengthen market share. Hope Township agrees with this philosophy, particularly as it relates to products and crops in which Hope maintains a strategic advantage. The following is a brief discussion of some sectors of Hope Township's and Warren County's agriculture industry as they relate to the 2007 "*Economics Development Strategies*" report.

Nursery, greenhouses, floriculture and sod are important agricultural commodities in Warren County, ranking first in sales for the county's crop products. This agricultural sector accounted for total sales of \$7.6 million in 2002, or 41% of total crop sales in the county. Whereas other crop categories have remained stagnant or fallen in recent years, sales figures for this sector of the crop industry have risen steadily since 1987, when it was at \$1.1 million. One likely and major reason this sector of the crop industry has become so important is due to the continued non-agriculture population growth in the county and region, providing a ready market for these products. The County can continue to

strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

- Support efforts by NJDA to ensure plant health and disease-free material;
- Increase consumer awareness of the *Jersey Grown* brand;
- Seek contracts with large box store operations such as Home Depot and Lowes; and,
- Promote “drive up” operations where consumers can buy directly from the nursery or greenhouse.

Given the County-level growth seen in this industry, Hope Township also seeks to benefit from such growth by engaging in economic developments designed to further the industry.

Dairy has historically been the dominant agricultural sector in Warren County. Though still formidable, dairy production has steadily trended downward since 1972, when the County produced over 135 million pounds of milk. By 2005 this quantity had fallen to 35 million pounds, the county’s all time low. The decrease is further reflected by the fact that in 1987 there were 118 dairy farms, as compared to only 45 in 2002. From 1987 to 1997 sales of dairy products decreased from \$12.6 million to just over \$9 million, a nearly 29% drop. A combination of high input costs (land prices and taxes), low milk prices, and unfavorable weather conditions have driven this trend, which may very well continue if strong steps are not taken to reverse it. The number of dairy cattle within the Township has declined consistently since 1983, falling at a rate faster than the county. Yet, due to the Township’s focus on encouraging livestock production as a market for hay production, economic development within the dairy industry remains important. Therefore, the Township supports the County’s economic development programs, such as:

- Promote *Jersey Fresh* dairy products locally and statewide;
- Explore various additional products and markets for dairy, including local restaurants and grocery markets;
- Work to ensure the health of the dairy industry, and the quality of raw and processed milk;
- Work to bring a local processing creamery back to the area;

- Work to bring more livestock veterinarians back to the area. This strategy can include economic incentives, as many veterinarians prefer to treat house pets (dogs, cats, etc.) since it is more profitable;
- Aggressively market value-added dairy products; and,
- Work to lower high input costs, such as property taxes, on dairy farms.

Corn for grain has historically been the dominant field crop in Warren County. In 2002 over 27% of agricultural lands in the county were tilled for corn. However, due to the 2002 drought, that year's production was at a 36 year low of approximately 1.25 million bushels. Sales figures were also lower than usual, at \$3.8 million. Since then, production has risen to approximately 2 million bushels in 2006. Corn requires relatively less labor and costs inputs than produce, nurseries and greenhouses, and livestock, making it more profitable. It is also grown on livestock farms as feed for animals. Therefore, much of the corn grown never makes it to market, and is not included in any census sales figures.

While corn remains an important crop for Warren County, Hope Township does not play a key role in the County's production. In 2005, only 1.2% of the acres used for corn grain production were located within the Township. Therefore, while the Township supports economic development, corn production is not a focus.

Hay accounts for a small but significant portion of the county's agriculture sales. In 2002 and 2005, approximately 28,000 tons of hay were produced, the third highest state yield. However, these totals are by far the lowest ever recorded for the county. In part, the 2002 drought accounts for that year's low yield. Much of the hay is grown as feed on livestock farms, never making it to market, and is therefore not included in census sales figures. To continue and expand its strong market place in the county economy, some strategies Warren County could follow are:

- Explore new markets, and also ways to expand existing markets; and,
- Support the livestock industry which uses hay as feed

Based on the 2005 Farmland Assessment, the majority of hay acres in the County were for "other hay." Within this hay production subset, the Township plays a key role as almost 11% of the acres used for hay production are located within the Township. Therefore the Township is very receptive and interested in furthering the economic development policies of the county to expand markets and support livestock production to ensure large markets for the Township's hay crop.

Livestock and poultry operations include non-dairy cattle, sheep, hogs, and poultry. This has historically been a strong agricultural sector in Warren County. Due to high input costs, many farmers have opted not to engage exclusively in dairy farming, but rather are sectoring their farms into various agriculture products, such as other livestock. If input costs continue to increase it is possible the dairy industry may continue to decline, but the County's farmers can see this as an opportunity to diversify to other agricultural products such as non-dairy cattle, poultry, hogs, and other animals.

Non-dairy cattle are the leader in non-dairy livestock agriculture for Warren County with 5,600 head in 2006, and 187 farms in 2002. Sales of non-dairy cattle exceeded \$1.25 million in 1997, when the number of non-dairy cattle was 5,700. With the slightly lower 2006 figure for number of non-dairy cattle, sales of non-dairy cattle and their products are likely comparable for 1997 and 2002.

Poultry, which includes egg production, meat chickens, turkeys and ducks, is another large livestock industry in Warren County. With over 100,000 chickens, the Ise Poultry Farm in Franklin Township produces the majority of eggs. However, there are 113 smaller scale egg production farms of less than 100 animals. Farms with meat chickens and other birds are also small, selling an average of 68 birds annually. Hog and sheep farms constitute a relatively small sector of the Warren County agriculture landscape. In 2002, hog farm operations earned \$60,000 with 692 hogs on 44 farms. Sheep farming has exhibited an upward trend from 1997 to 2002, with 1,186 and 1,921 animals, respectively.

The Township has seen its role in the above livestock categories decrease since 1983, with the decline in poultry, dairy and beef production locally. Yet, with the Township's focus on general harvested crops such as hay, it is important to support the County's economic development efforts to increase potential markets for the Township's crops, through programs such as:

- Ensure animal health;
- Explore various additional products and markets, including local restaurants and grocery markets;
- Work to bring more livestock veterinarians back to the area. This strategy can include economic incentives;

- Aggressively market value-added dairy products from goats;
- Assist farmers with farming techniques, regulatory requirements and the latest research for livestock and poultry. This would include continued and additional cooperation with the Rutgers Cooperative Extension of Warren County, NJDA and NRCS; and,
- Promote the Agritourism portion of livestock and poultry, such as petting zoos.

Agricultural Industry Retention, Expansion and Recruitment

By providing key strategies and techniques, the NJDA 2007 "*Economic Development Strategies*" endorses as critical the expansion and strengthening of all areas of the agriculture industry. There are many mechanisms to promote the economic expansion, development, and solidification of Warren County's agricultural industry. The NJDA recommends diversifying agricultural commodities now dominated by corn, dairy, and horticulture that would buffer against any economic downswing in either the general economy or a specific sector of the county's agriculture industry. The County Farmland Preservation Plan plays a key role in outlining the regional focus on economic development for the agricultural industry. Yet, because the CADB must focus on a regional effort, its priorities are similar, but not always the same as those at the local level. The County plan outlines a number of important expansion and strengthening strategies. Those below are of particular interest and importance to the Township, with appropriate modifications and thoughts as necessary.

Farmer's Markets The Washington Borough Weekly Farmers Market is held on Fridays from 3 to 7 p.m., between June and September, and is located on Route 57 in the United Methodist Church parking lot, just west of the Route 31 intersection. Now in its fourth year, the Farmer's Market offers for sale various fruits, vegetables, homemade sausage, grains and other products grown or made by local farmers. For the second consecutive year there will also be cooking contests the last Friday in July, August and September. This year the NJDA's Jersey Fresh program awarded the Washington Borough Business Improvement District a grant to help promote the market. The Warren County Agriculture Development Board can investigate the possibility of establishing a permanent, three season farmer's market, which would greatly assist local farmers in selling farm and value-added products, thus strengthening the business of agriculture within the county. While the current Washington Borough farmers market could be expanded to three seasons, the Township's existing designation of Hope Village as a

center combined with its accessibility off of I-80 could also serve this role. The key is engaging in a wider discussion within the Warren County farm community to identify the best locations for a network of farmers markets. Ideally, such a network would be based on accessibility, location in relation to local farmers, and the supporting role that such markets can take in encouraging the wider economic development of the County through smart growth and farmland preservation. If such a market becomes an anchor for a traditional downtown, thereby encouraging center-based growth, such growth is a better alternative for a county seeking to encourage farmland preservation.

Community Supported Agriculture is an economic support mechanism whereby a community of individuals pledge support to a farm operation so that the farmland becomes the community's farm. In such an arrangement, the growers and consumers provide mutual support, and share the risks and benefits of agriculture.

- Members or "share-holders" of the farm pledge in advance to cover the anticipated costs of the farm operation and farmer's salary
- Members receive shares in the farm's products throughout the growing season
- Members also receive the satisfaction gained from reconnecting to the land and participating directly in food production
- Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests
- Generally, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing

The concept of community supported agriculture is a positive one for farm preservation in Hope Township and Warren County. As the Township moves away from traditional crops and livestock, such farms can provide an alternative method to ensure farmland preservation. Combined with the "buy fresh, buy local" campaign, the development of such farms can become a regional amenity for growth, encouraging future residents moving with the thought of preserving the local character, encouraging local agricultural production and engaging in healthy lifestyle habits through such a program.

Livestock Cooperative Auction is a co-op run by the Auction Market Association of North Jersey, comprised mostly of farmers, and has been operating since 1941. Farmers, as well as restaurants and private individuals sell, buy, and trade livestock, eggs and crops. Most of the sheep, lambs, goats, hogs, and cattle are sold to slaughterhouses, which use the animals for use in food products. Dairy cows are bought and sold by farmers. Private

individuals and restaurants buy mostly eggs. The Auction is located on Stiger Street in Hackettstown, and is open every Tuesday from 11 am to 8 pm throughout the year. It is one of only two remaining livestock auctions in the state, and is a staple of the Warren County agriculture industry.

In addition, there are number of resources available to farmers to promote agricultural education and market research among the farming industry in Warren County and across the state. The Rutgers Cooperative Extension (RCE) of Warren County and the Rutgers University Agricultural Experiment Station are vital to the long-term economic sustainability of agriculture in Warren County, and the State of New Jersey. Farmer education programs keep the Warren County agriculture industry informed of the most recent farm research and techniques, which helps Warren County farmers to remain competitive.

The Agricultural Marketing Resource Center (AgMRC) brings together agriculture experts from Iowa State University, Kansas State University and the University of California " ...to create and present information about value-added agriculture. The center draws on the abilities, skills and knowledge of leading economists, business strategists and outreach specialists to provide reliability in value-added agriculture" . AgMRC provides information to help farmers "assess value-added market opportunities, investigate processing options and understand business and production issues" for such agricultural commodities and products as Agritourism, renewable energy, livestock, specialty crops, and numerous others. In general, the goals of AgMRC are to:

- "Create an electronic, Web-based library with powerful search capabilities to make value-added market, economic and business information and other resources available to producers". The library can be accessed at <http://www.agmrc.org>.
- "Provide value-added business and economic analysis tools, including information on business principles, legal, financial and logistical issues".
- "Conduct research and analysis on economic issues facing producers involved in value-added business ventures".
- "Link producers with electronically available information and resources".

The AgMRC website offers numerous business development information links, as well as links to other government and non-government sources for business development. This

website can be used by the Warren County Agriculture community as a resource when necessary and appropriate.

Businesses

According to the Warren County Comprehensive Farmland Preservation Plan, suppliers of products including farming equipment such as tractors and diskers, seeds, fertilizers, herbicides, fungicides, and pesticides have been disappearing in Warren County. The only suppliers in the area are several small, local suppliers. Without an adequate amount of suppliers within reasonable driving distances of farms, the business of farming can become so expensive and time consuming, so as to not be profitable. The county agricultural community can pursue options, which may include tax incentives, to entice suppliers to return to Warren County. As agriculture in Warren County becomes more “permanent” through increased preservation efforts, former suppliers who have left the area may return if they sense that a profitable supply business can be operated in the area.

Some farmers now purchase equipment parts from suppliers via United Parcel Service, Federal Express, or similar delivery services. This is becoming more of an option, and a necessity, as fewer supply stores are in the area. However, since delivery prices are relatively low, and farmers do not have to take the time to physically drive and pick up parts and supplies, this can actually be an economical way to receive certain parts and supplies. Mail order will not work for delivery of bulk supplies such as feed or fertilizer, which must be picked up at distant locations, or delivered for a fee.

Equipment and supply stores in the area include:

- Gro-Mart in Bloomsbury, Hunterdon County
- D&R Equipment in Ringoes, Hunterdon County
- New Holland Equipment in Washington Township, Warren County
- Smiths Tractor in Washington Township, Warren County
- Frank Rymon and Sons in Washington Township, Warren County
- Tractor Supply in Warren County
- Farmside Supplies in Sussex County

Yet, local business comprise more than equipment and supply stores. Farmers need important services such as banks, insurance, technical assistance, veterinary services, and legal services. The long term viability of farming in Hope Township and Warren

County must be preserved to ensure that such local services return to the area. Through smart growth at the local and county level combined with farm-focused economic development policies, the Township and County can encourage the return of lost services in a method that will strengthen growing centers and preserve the viability of the rural environs. Hope Township is committed to encouraging such development through farmland preservation, economic development and land use policy.

With regard to regional opportunities for agri-businesses in Hope Township, the AAB believes that opportunities are likely to develop over time, as additional evolution of farming trends continue.

Based on the changing characteristics of farming in Hope Township, the AAB believes that there are additional business needs that would assist the development of agriculture in the Township. For example, the formation and promotion of a farmer co-op that could work to bring together interested buyers and sellers of farm products would be of assistance. In addition, a program to aid farmers in marketing their products through the Internet, and providing assistance to educate farmers with raising “organic” and “pesticide-free” products, such as grass-fed beef and lamb, would be of help. Other programs, such as a promotion of agri-tourism through “pick-your-own” fruits and vegetable, Christmas tree farming, etc. could increase revenues for area farmers and increase tourism in Hope Township.

Hope Township, with its proximity to Interstate 80, puts the Township within an hour’s drive of the New York Metropolitan Market. Already, Hope’s “Land of Make Believe” is a destination for thousands of individuals during the summer months and would provide economic support for an increased agri-tourism business in the Township.

While the farming community does not have any “direct” representation of the farming community on the local Chamber of Commerce, there are farmer members on the Chamber including the single largest farmland owner in the Township. The largest single investment to enhance farming and farmer viability is to continue to preserve farmland in relatively compact clusters as has been done thus far in the township. Without decent farmland resources, all other investments would be worthless as the industry will simply cease to exist. A better understanding by the NJDEP and the various divisions thereof, in the agricultural industry would greatly reduce the amount of effort currently put forth by

the agriculture community in ridding itself of rules and regulations that are not only counterproductive but tend to undermine the industry financially.

Anticipated Agricultural Trends

According to the Warren County's Comprehensive Farmland Preservation Plan, the number of farms in the county increased in total number from 1982 (608) to 2002 (814), while the average size has decreased during that same time period (144 acres in 1982, down to 96 acres in 2002). (*Warren County Agricultural Profile*) This decrease in farm size, also typical of other New Jersey farming counties, is due in large part to the decline of large acreage dairy farms. Subsequently, farms are being subdivided to facilitate the increase in beef cattle, equine, nursery and greenhouse, sheep, and goat farms, which require less acreage. As an example of adaptability, the county's larger farms can (and do) grow hay and corn for the rising equine and beef cattle industries within the county. Also, smaller farms mean more opportunity to focus on specialized farm products for designated customers. As agriculture is indeed a business, farmers must continue to be adaptable to change with the needs and wants of its customer base. Support from the Warren County Agricultural Development Board, Board of Agriculture, N.J. Farm Bureau, and Community Supported Agriculture groups is vital to help the agriculture community be adaptable, and stay profitable.

Warren County Comprehensive Farmland Preservation Plan states that since much of the county's cropland is devoted to the cultivation of corn, this agricultural product could be used to produce ethanol. At present, there are no plans to build an ethanol plant in the northern part of New Jersey. The plan recommends that Warren County closely follow developments relative to such a plant, and farmers can poise themselves to sell "raw materials" to an ethanol plant. Such a plant could prove to be an economic engine for Warren County farmers. Perhaps Warren County farmers could, in conjunction with farmers from adjacent counties, form a cooperative to share the cost and logistics of shipping raw materials to an ethanol plant. The County can also encourage state and local governments, as well as constituency groups, to encourage the development and building of an ethanol plant. It should be noted that switchgrass utilizes less of the groundwater resource, and fewer pesticides and other chemicals, than corn. As such, the county can consider encouraging the appropriate entities to develop an ethanol plant that utilizes more switchgrass than corn. Such a plant could not only aid the

economic development of Warren County, but would also add to the long-term goal of natural resource conservation.

Agricultural Support

The New Jersey Farm Bureau (Bureau) is an advocacy group for New Jersey farmers. Its mission "*is to represent agricultural producers and enterprises at all levels of government - local, state, federal and international. This representation includes the influence of regulations and laws, the creation of positive public relations, and the seeking out of initiatives, activities and ventures to help the profitability of the producer members. This organization will remain faithful to the democratic process managed by representatives from every part of the state*" County discussions with the Bureau indicate that farming is extremely difficult in Warren County and the state due to three major factors. The first of these is due to high property taxes, high land values, and high insurance costs; farming in New Jersey is extremely expensive relative to other parts of the country, which in turn reduces profit margins for New Jersey farmers. Simply put, it is extremely difficult to make money as a farmer in Warren County. Second, the regulatory environment in New Jersey is extremely harsh, mostly due to NJDEP regulations. Examples are required stream buffers, which reduce acreage that can be farmed, and also protection for threatened and endangered species. Third, is that commodity prices in New Jersey are lagging behind other parts of the country, and a farmer's time is therefore not adequately compensated. Suggestions to make farming more profitable for New Jersey farmers include:

- A moratorium on downzoning, since this lowers a farmer's land equity;
- An immigration bill with a guest worker program;
- More regulatory flexibility;
- Full funding for open space; and,
- Full funding for Transfer of Development Rights, especially in the Highlands Region.

The Warren County Agriculture community recommends that the farming community work with the New Jersey Department of Agriculture, and through advocacy groups such as the New Jersey Farm Bureau and Warren County Board of Agriculture, to ensure regulatory flexibility to the greatest extent possible. Examples where regulatory flexibility is important are the New Jersey Department of Environmental Protection's Freshwater Wetlands Protection Act Rules" (N.J.A.C. 7:7A-et. seq.), which grant exemptions for agricultural activities, and also the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13).

Funding opportunities also exist to help promote the economic development of farming. The Sustainable Agriculture Research and Education (SARE) is a “United States Department of Agriculture competitive grants program with regional programs and regional leadership. SARE supports research and education that helps build the future economic viability of agriculture in the United States. SARE funds are allocated to the following programs:

- *Farmer/Grower Grants* These grants have the goal of helping farmers shift to practices that are environmentally sound, profitable, and beneficial to the wider farm community.
- *Partnership Grants* These grants are for RCE and NRCS personnel, non-profits, and agricultural consultants who work directly with farmers. Grants are used for on-farm research and demonstration projects that address sustainability.
- *Professional Development Grants* These grants fund professional development projects that help RCE educators and other agricultural professionals learn and transmit the knowledge needed to help farmers move toward greater sustainability.
- *Research and Education Grants* These grants fund research and education projects that lead to farmers adopting sustainable practices. The emphasis is on improved farming practices and an enhanced quality of life for farmers.

The New Jersey Department of Agriculture also lists various Agriculture Economic Development Services on its website, and Warren County Farmers could utilize these resources as appropriate. These include:

- Agriculture credit and finance;
- Business development for agriculture, food manufacturing and related industries;
- Farm building construction;
- Farmland assessment;
- Motor vehicle regulations for agriculture;
- Real property appraisal manual, farm building section;
- Recycling for agriculture;

- Risk management and crop insurance;
- Sales and use tax on farmer's purchases; and,
- Trespass, vandalism, and liability on farms

Local Support

The AAB and Hope Township can help landowners and farmers access the latest available information through:

- a) holding periodic seminars, workshops and open houses;
- b) including information on the Township's website;
- c) including articles in the Township's newsletter;
- d) developing an information packet and having it available at the Municipal Office

On at least two prior occasions in the last five years, the AAB has hosted an open house and seminar for area landowners. The first one was used to launch Hope Township's farmland preservation program, after Hope was awarded its first PIG grant. That meeting was both well-attended and there was a strong level of interest by area landowners in the program. Most recently (in 2008) the AAB held a seminar for landowners that brought together Township, County and State (SADC) officials, as well as representatives from the Ridge & Valley Conservancy, to discuss opportunities for funding farmland preservation in Hope Township. That meeting was also well-attended by local landowners.

The AAB is very interested in developing an outreach program that would further support the agricultural community, and advance the cause for farmland preservation, in Hope Township. The AAB is interested in hosting such a program would be strongly supported by the farming community in the Township.

Although there are currently few, if any, conflicts between residents and the farming community in Hope Township, the AAB and Hope Township officials could hold periodic town meetings to solicit input and commentary from both groups. The AAB and Hope Township officials can remain vigilant as to right-to-farm issues in other parts of the State, in order to continue to promote amicable relations between farming and non-farming interests in the Township.

The AAB firmly believes that farmland assessment is critical to the future of farming in Hope Township and in New Jersey. Many of today's farms are only marginally profitable. Eliminating farmland assessment would certainly accelerate the development of current farmland. While extending farmland assessment to buildings constructed for agriculture use would be a benefit for farmers, the Township would need to determine the impact that such adjustment in rates would have on tax revenues to the Township—and the possible need for increasing real estate taxes on non-farm use rates. As mentioned elsewhere in these remarks, the local municipal budget is already under financial constraints, as a result of decreases in State aid to municipalities.

The AAB believes that increasing rollback penalties for farmland sold for development would do little to encourage additional preservation of farmland, since such increases would be factored into the selling price of land for development purposes.

NATURAL RESOURCES CONSERVATION

Aside from their importance for crop production, agricultural lands make a significant contribution to the rural atmosphere and scenic qualities of Hope Township. They also provide for aquifer recharge and offer habitat for wildlife. The agriculture in Hope Township is promoted by the presence of favorable environmental conditions such as prime farming soils and water resources.

Natural Resources

Wetlands and Floodplains

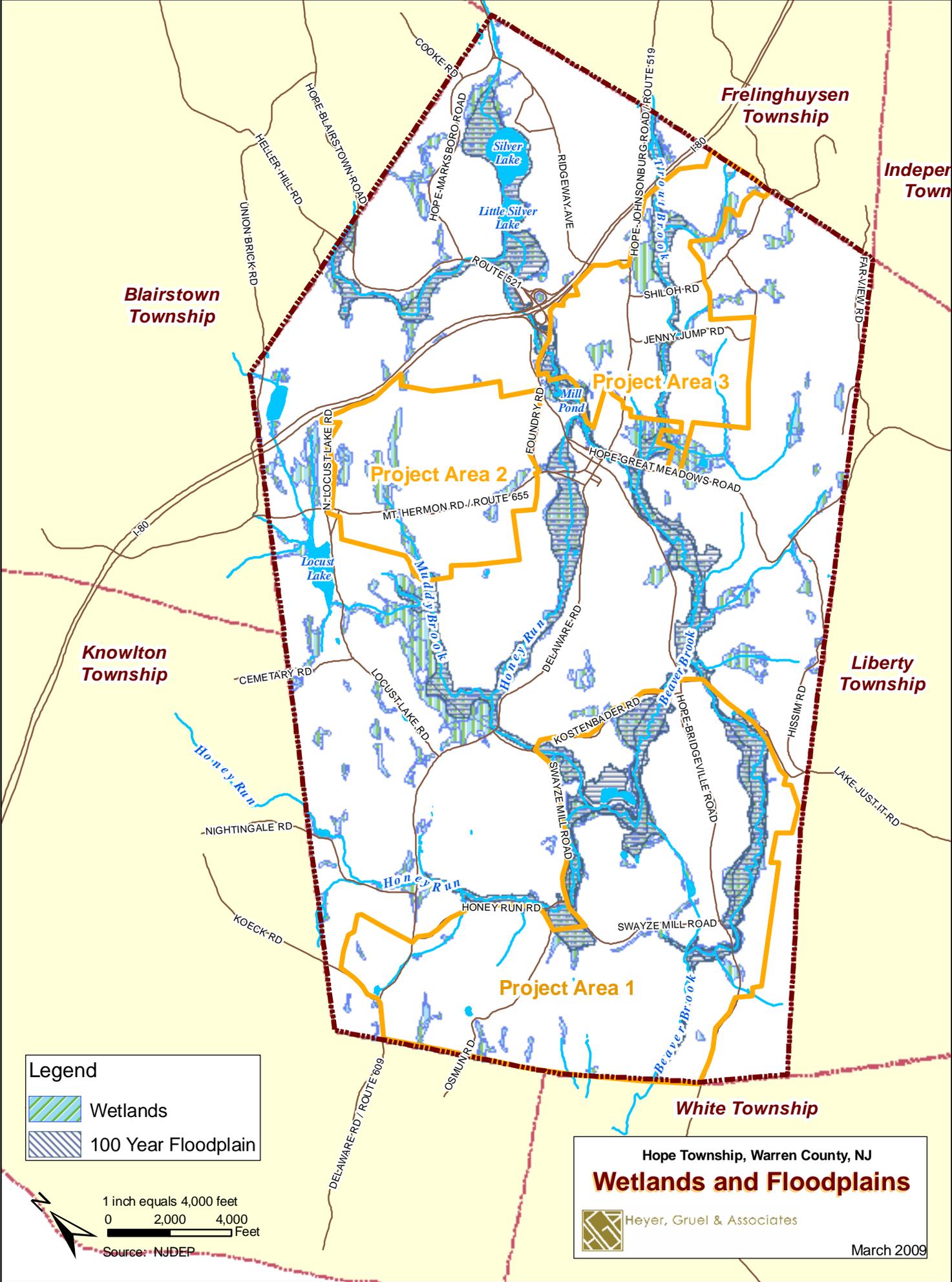
Wetlands, (land which is either submerged or retains water at ground level for a portion of the year), includes marshes, swamps, and bogs. Wetland areas provide natural flood control by storing excess water and releasing it to surface waters over time. Wetlands also serve as filtration systems, removing pollutants from the water table and storing them in biomass; and they serve as ground water recharge areas. As the total wetland area decreases and their natural functions decrease over a period of years, the overall quality and quantity of the surface water flow within the watershed is altered. Often, expensive man-made utilities are required to make up for the loss of wetlands.

Floodplains are a vital part of any river or estuary ecosystem, acting as water filters and wildlife nurseries. They are important for the maintenance of water quality, providing fresh water to wetlands and backwaters while diluting salts and nutrients. Floodplains are major centers of biological life in the river and estuary ecosystem and improve the overall health of the habitat used by many species of birds, fish, and plants. They are important biologically, as they represent areas where many species reproduce and as such are important for breeding and regeneration cycles.

Steep Slopes

Disturbance to steep slopes can affect plant life and drainage patterns, increase the amount and speed of runoff and can cause erosion, soil creep, slumping (sections of soil shifting down and outward on the slope), and landslides.

Runoff carries eroded sediments to lowland areas, to wetlands, ponds, lakes and streams, where the resulting turbidity and siltation can damage or destroy aquatic life and disrupt the ability of wetlands to filter and purify water. This combination of



**Blairstown
Township**

**Frelinghuysen
Township**

**Indeper
Town**

**Knowlton
Township**

**Liberty
Township**

White Township

Legend

-  Wetlands
-  100 Year Floodplain

1 inch equals 4,000 feet

0 2,000 4,000

Feet

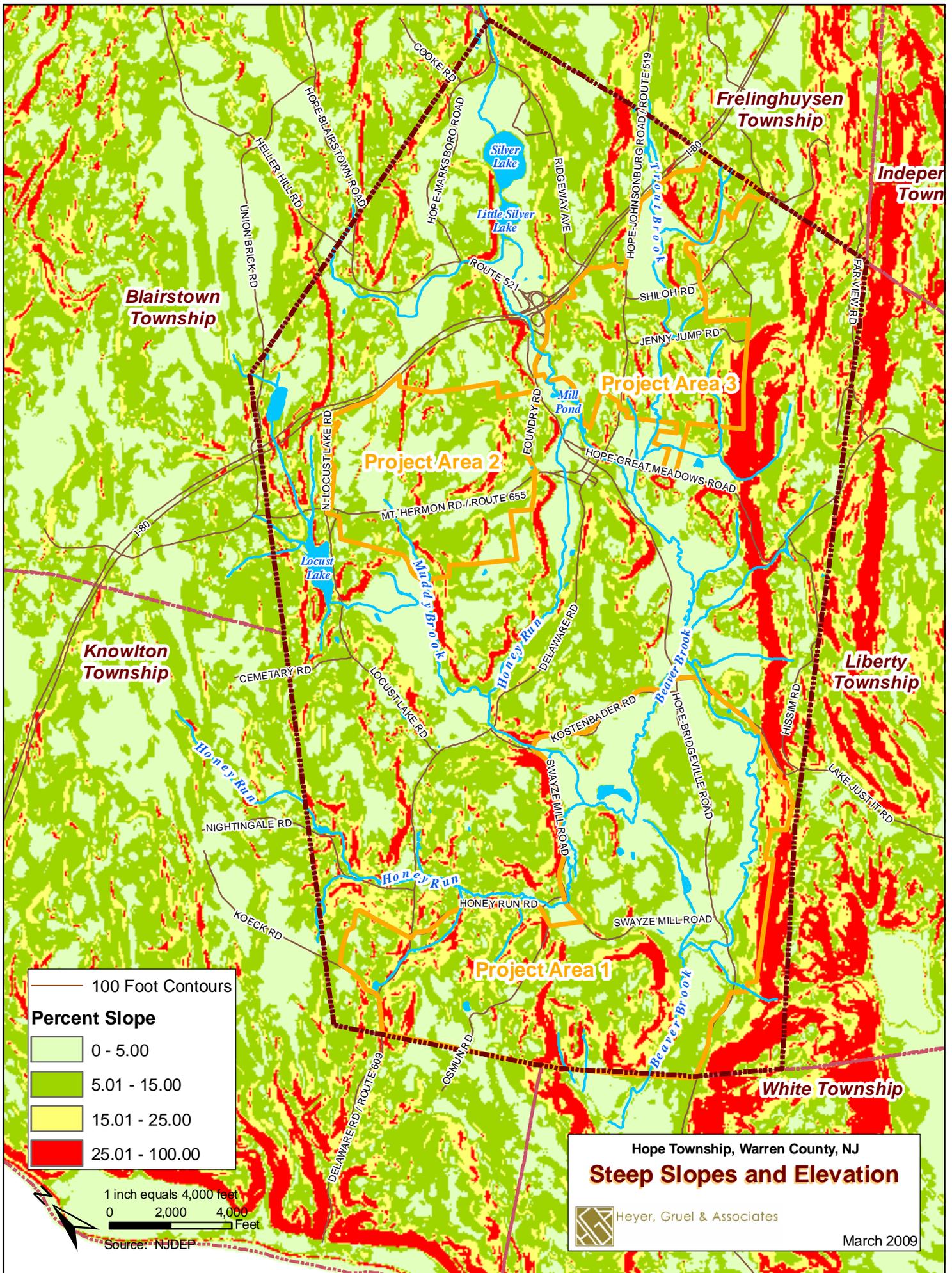
Source: NJDEP

Hope Township, Warren County, NJ

Wetlands and Floodplains

 Heyer, Gruel & Associates

March 2009



	100 Foot Contours
Percent Slope	
	0 - 5.00
	5.01 - 15.00
	15.01 - 25.00
	25.01 - 100.00

1 inch equals 4,000 feet
 0 2,000 4,000
 Feet

Source: NJDEP

Hope Township, Warren County, NJ
Steep Slopes and Elevation

Heyer, Gruel & Associates

March 2009

increased runoff and siltation affects the ability of streams and wetlands to retain water, changing the pattern and rate of the water's rise and fall and causing increased flooding. Turbidity and siltation also contribute to the eutrophication process in lakes, speeding the natural aging process.

In addition to the obvious problems of runoff, erosion and landslides, altering the soils or vegetation on slopes may also reduce the percolation of water into the soil and disrupt the recharge of groundwater and aquifers. Aquifers in areas of steep bedrock, as in parts of northern New Jersey, do not contain much water.

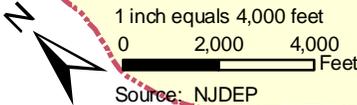
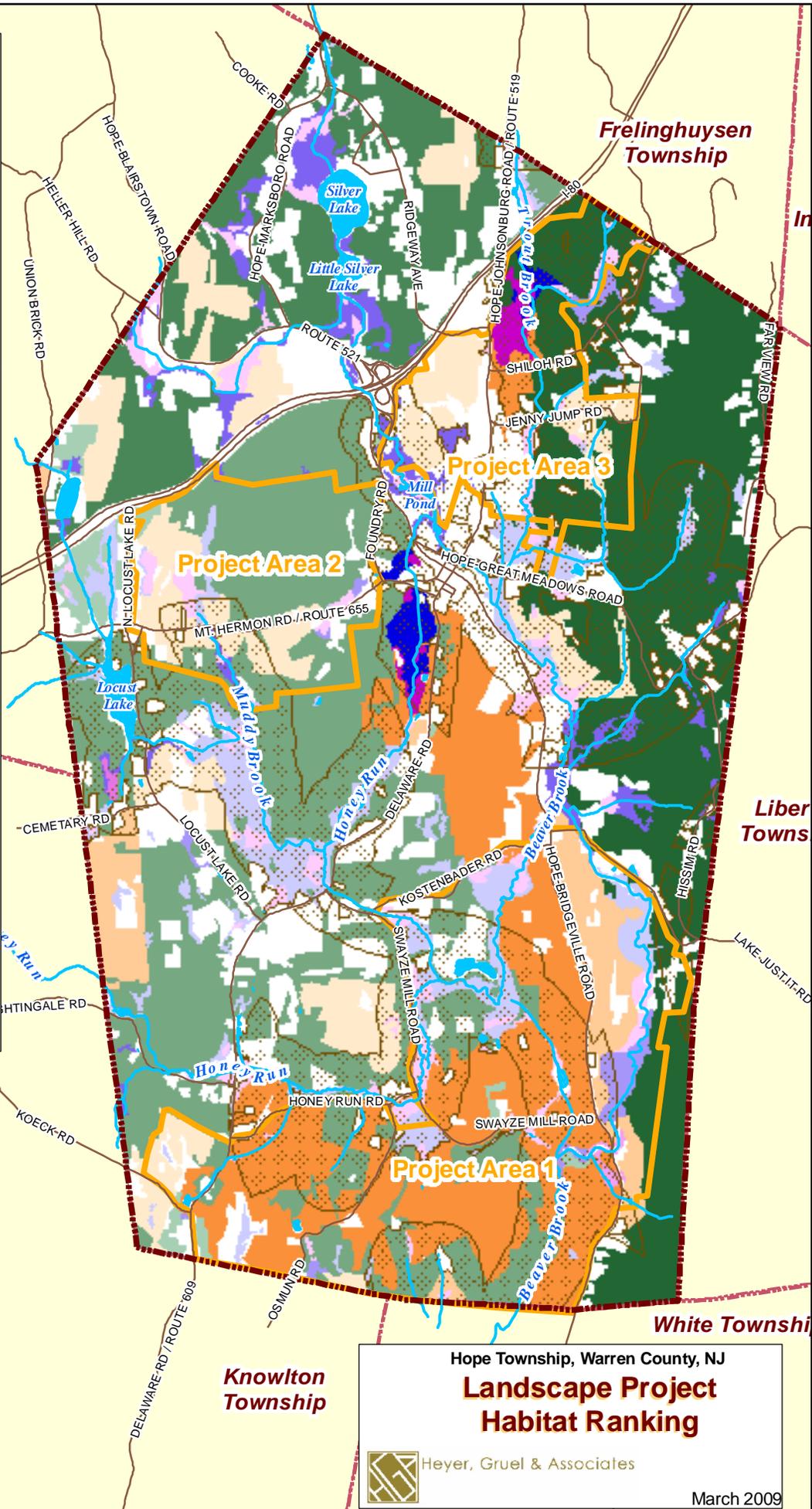
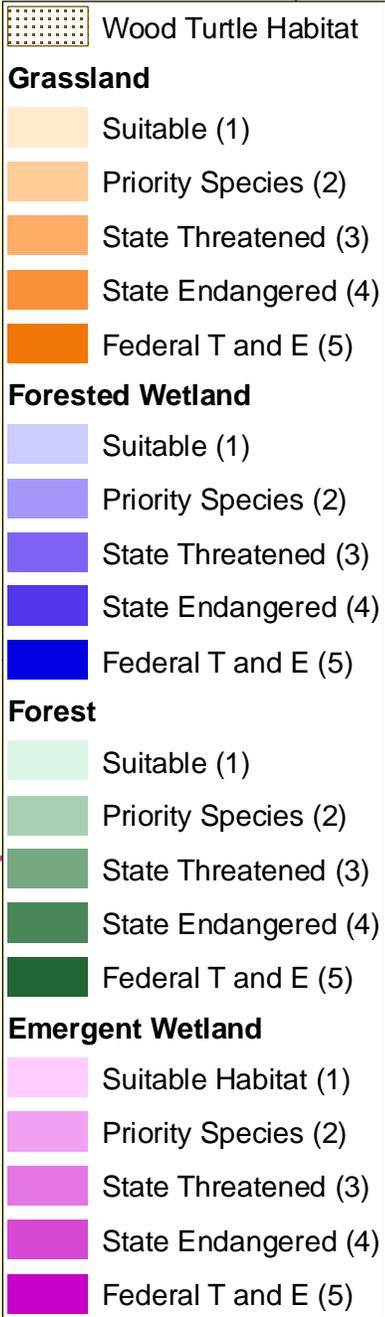
Critical Habitat Areas

The NJDEP Endangered and Non-Game Species Program created the Landscape Project as an ecosystem level approach to identifying and protecting species habitat in the state. The program identifies critical habitat areas and ranks them by the presence or absence of priority, threatened or endangered species. The habitat areas are divided into five broad habitat types, grasslands, forested wetlands, forest, emergent wetlands and beach. These five habitat types are then mapped into habitat blocks and the habitat blocks are ranked based on the presence or absence of priority, threatened or endangered species. Specific habitat areas for bald eagle foraging areas, urban peregrine falcon nests, and wood turtles have further augmented the information gathered for the different habitat types.

Grassland Habitat – The critical area maps for grassland dependent species were generated by selecting specific land-use classes from NJDEP's Land Use/Land Cover data set, aggregating the various, contiguous habitat patches into single grassland habitat patches and then ranking each patch for the presence or absence of Federal and State priority, threatened or endangered species.

Forested Wetland – The critical area maps for forested wetland dependent species were generated by selecting specific land-use classes from NJDEP's Land Use/Land Cover data set, aggregating the various, contiguous habitat patches into single forested wetland habitat patches and then ranking each patch for the presence or absence of Federal and State priority, threatened or endangered species.

Forest – The critical area maps for forest dependent species were generated by selecting specific land-use classes from NJDEP's Land Use/Land Cover data set,



Hope Township, Warren County, NJ

Landscape Project Habitat Ranking

Heyer, Gruel & Associates

March 2009

aggregating the various, contiguous habitat patches into single forest habitat patches and then ranking each patch for the presence or absence of Federal and State priority, threatened or endangered species.

Emergent Wetland – The critical area maps for emergent wetland dependent species were generated by selecting specific land-use classes from NJDEP's Land Use/Land Cover data set, aggregating the various, contiguous habitat patches into single emergent wetland habitat patches and then ranking each patch for the presence or absence of Federal and State priority, threatened or endangered species.

Wood Turtle Habitat – Critical areas for wood turtles are mapped following a four-step process. First, a one-mile radius is placed around each wood turtle sighting location in Natural Heritage Program Database. A 322-meter buffer is then applied to all streams that fall within this one-mile radius. The NJDEP Land Use/Land Cover data set is then overlaid on the buffered areas and all areas classified as urban, with the exception of power-line rights-of-way, are deleted from the buffer. NJDEP Freshwater Wetland Maps are overlaid on the stream buffers, and all wetlands that intersect the buffer are clipped within the one-mile radius and are merged into the stream/buffer polygon. The final step of the process involves a detailed quality control check and revision of each polygon to ensure biological accuracy. The wood turtle model is a stand-alone layer that is not used to value habitat patches.

Natural Resources Conservation Partners

Natural Resources Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA)'s Natural Resources Conservation Service (NRCS). The NRCS "*provides assistance to private land owners (including farmers) in the conservation and management of their soil, water, and other natural resources. Local, state, and federal agencies and policymakers also rely on (its) expertise*". The NRCS provides technical assistance suited to the natural resource issues that are specific to a farmer's needs, with ample opportunity for cost shares and financial incentives.

The local NRCS office serving Sussex, Warren, and Morris Counties is located at 101 Bilby Road, Suite 1H in Hackettstown. Warren County farmers may utilize this local NRCS office for assistance. NRCS will also reach out directly to landowners if they know of a farmer who is in need of technical assistance, or can use the guidance of the NRCS staff. The local NRCS office also helps to prepare Conservation Plans for Warren County Farmers. These Conservation Plans nearly always include strategies to conserve soil and water, but may also include conservation practices for flora, fauna and clean air. If all five elements are included, they are referred to as Resource Management Plans.

Within one year of selling their development easement, owners of preserved farms are required to enter into a Conservation Plan. The Plans are also required to apply for natural resource conservation program grants such as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP). The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and wildlife habitat. Administration of these grant programs includes field visits to prepare the Conservation Plans, preparation of grant program contracts, assistance with installation of contract conservation practices, and inspection of farms to verify that contract conservation practices are implemented and maintained.

The required Conservation Plans are an important part of ensuring that farming preservation practices coexist with other important natural resource preservation goals. Given the number of steep slopes and wetlands located in Project Area 1, such plans will ensure that the Township's current focus on natural resource protection is maintained while moving forward with farmland preservation. With the environmental preservation goals embedded in NJDEP regulations and the Highlands planning process, maintaining regional coordination between these agencies and the production of Conservation Plans will remain important.

Warren County Soil Conservation District

Another partner in the conservation of agricultural resources is the New Jersey Department of Agriculture, Division of Agricultural and Natural Resources. Among its responsibilities, the Division implements the natural resource conservation programs, administered by the State Soil Conservation Committee (SSCC). These programs " *provide engineering services and regulatory guidance to soil conservation districts, homeowners,*

engineers, planners, and virtually all development activities. The Division provides technical standards applicable to construction and mining sites regulated by the Soil Erosion and Sediment Control Act program ..."

The SSCC coordinates and supports the work of the state's 15 local soil conservation districts (SCD), one of which is the Warren County SCD. The Warren County SCD is charged with reviewing and approving natural resource conservation and assistance program grants, implementing agricultural conservation planning assistance, agricultural conservation cost-sharing program grants, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, storm water discharge authorization, and soil surveys.

The Warren County SCD office is located at 224 West Stiger Street in Hackettstown. Warren County Farmers may approach this local SCD office with a Request for Assistance (RFA), to apply for funds from natural resource conservation grant programs such as WHIP and EQIP. If approved, the RFA is forwarded to the local NRCS office in Hackettstown for processing. The administration of the RFA includes preparation of a Conservation Plan and grant program contract, as previously described. The Warren County SCD is involved in review of conservation plans and grant program contracts, and must give final approval to both. Much like the above discussion of the NRCS, coordination between these agencies and other major regional natural resource protection bodies, such as the Highland Council, will remain important as Hope Township farmers work through the preservation process and the creation of Conservation Plans, particularly given the increasing body of environmental data, analysis and expertise gathered by the Highlands.

Natural Resource Conservation Programs

SADC Soil and Water Conservation Grants

The New Jersey Department of Agriculture, State Agriculture Development Committee (SADC) has in the past provided grants to farms that are permanently preserved, or are enrolled in the eight year preservation program, with priority for preserved farms. The purpose of the grants and program is to provide funding for soil and water conservation practices.

The types of soil and water conservation projects funded by SADC include soil erosion and sediment control systems (terrace systems), control of farmland pollution (stream protection; sediment retention, erosion or water control systems; animal waste control facilities; and agri-chemical handling facilities), the impoundment, storage and management of water for agricultural purposes (diversions; water impoundment reservoirs; irrigation systems; and, drainage systems), and management of land to achieve maximum agricultural productivity (land shaping or grading).

These grants fund soil and water conservation projects approved by the Warren County Soil Conservation District (District), with the program administered by both the District and the local NRCS office in Hackettstown. Both the District and the local NRCS office also provide technical assistance for eight year program projects. Once the District deems the conservation project necessary and feasible, applications are forwarded to the N.J. State Soil Conservation Committee, which recommends projects to the SADC for funding approvals. Traditionally 50% of the costs of approved soil and water conservation projects are paid with grant funds, but up to 75% has also been approved in the past.

Warren County uses their annual monitoring visits as an opportunity to encourage landowner participation in natural resource conservation programs. The Township is considering encouraging those farmers who move through the farmland preservation process to also engage in the creation of soil and water conservation programs as applicable to further local natural resource conservation.

NJDEP Landowner Incentive Program

The New Jersey Department of Environmental Protection's Nongame and Endangered Species Program also administers the Landowner Incentive Program (LIP). LIP works to improve habitat, habitat management, and habitat protection for threatened and endangered species on private lands, some of which are agricultural lands. Project durations must be for a minimum of five years, and the property owner contributes a minimum 25 % cost share. Some grain farmers have expressed concern over the use of LIP. This is because it not only provides habitat for threatened and endangered species, but also for such nuisance wildlife as deer and turkey, which are known to cause severe loss to farm products including corn.

In Warren County there are a total of 1010 acres enrolled in LIP on 16 farms. Of this, 620 acres are planted in warm season grasses, while on the remaining 390 acres delayed mowing is utilized to satisfy LIP habitat requirements. In Hope Township, 229 acres of grassland projects are in the program. LIP has been in existence for three years, and funding for the program is competitive due to available funds not being equal to funding requests.

Wildlife Habitat Incentives Program (WHIP)

WHIP provides technical and financial assistance for creating, enhancing and maintaining wildlife habitat. The State Technical Committee for WHIP in New Jersey awards project contracts for designated wildlife habitat categories such as for migratory and declining wildlife species, and for pollinators that benefit agriculture. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. This is second only to EQIP in use for Warren County, with 102 contracted acres and nine active contracts since 2005.

Conservation Reserve Enhancement Program (CREP) and Conservation Reserve Program (CRP)

Through CREP and CRP, agricultural producers voluntarily retire land to protect environmentally sensitive areas, decrease soil erosion, provide and restore wildlife habitat, and protect ground and surface water. Examples of conservation practices include riparian buffers and filter strips for water quality, and contour buffer strips to reduce soil erosion. With incentive payments for farmers to fully implement a CREP contract, payment for this program may be fully funded by NRCS and NJDA. Statewide, CREP was most recently funded with \$100 million for the 2004 to 2007 timeframe, and has been used successfully in Warren County. It is used mostly along streams and rivers, to protect water resources.

It is important to note that though funded with \$100 million since 2004, it is reported that only \$12 million of this has been spent, and the remaining \$88 million will revert back to the federal government if not spent by the end of 2007 (such spending is unlikely). There may be numerous reasons for this sub-optimal use of CREP and CRP funding. However, one of the main reasons is due to requirements of other USDA farm land payment programs that require a minimum number of acres in active agricultural production to receive USDA payments. CREP and CRP acres do not count towards these "base acres",

and therefore farmers may be reluctant to enter in CREP or CRP since they may lose funding for the agriculture production programs.

Environmental Quality Incentive Program (EQIP)

EQIP is a conservation program in which farmers receive financial and technical assistance with structural and management conservation practices that address soil, water, and grazing land concerns. EQIP is the most popular and widely used conservation program in Warren County, and is the most well funded of all the programs, receiving approximately \$4 million statewide on an annual basis. In Warren County, between 2005 and 2007 there are 4,494 contracted acres, with 38 active contracts.

Water Resources

An adequate water supply is important to successful agriculture operations in Warren County. Watersheds play an important part in determining the source and supply characteristics of water resources. A watershed is an area that drains into a common waterway, such as a stream, lake, estuary, wetland, or, ultimately, the ocean. The watershed includes both the waterway itself and the entire land area that drains into it. Geographical features such as hills and slopes separate distinct watershed systems. Watershed Management Areas (WMAs) are the regulatory units of NJDEP's Division of Watershed Management for categorizing, managing and protecting watersheds throughout the State. Hope Township lies within the Upper Delaware Watershed Management Area (WMA 01). With the exception of its westernmost corner, Hope falls within the Pequest River drainage area. A small area in the western corner drains directly into the Delaware River.

Numerous small tributaries traverse the Township, including Beaver Brook, Honey Run, Muddy Brook, and Trout Brook. Due to their relatively wide floodplains, freshwater wetlands are found along many of these streams. The two major bodies of water in Hope are Silver Lake and Locust Lake. Irrigation in the Township is limited to short term use during drought conditions for the survival of crops. There are no center pivot or other types of permanent irrigation installations in Hope. The water source for this intermittent irrigation is primarily ground water extracted by wells, or in limited cases Beaver Brook or Honey Run. The primary concern for Hope Township water resources is to ensure that farmland and ecosystem water users can coexist without depleting existing ground water supplies necessary for the success of both.

The 2008 Highlands Regional Master Plan outlines information regarding the capacity and availability of ground and surface water resources within Hope. To identify areas with sufficient water capacity for future development, the Plan calculates net water availability, converting the ground water capacity into a capacity figure by netting out those resources necessary for ecosystem health and the maintenance of safe yields of potable water. Western Hope Township is identified to have negative net water capacity (between -.09 and -.01 mgd). Eastern and northern Hope contains between 0 and .04 mgd in net water availability. Primate ground water recharge areas are located throughout the Township, with the largest concentration located in the center of Hope, just south of I-80. Water quality ranges from not impaired in the central and eastern portion of the Township to impaired in the western portions of Hope.

Droughts in recent years have highlighted the precarious nature of the agriculture (and general) water supply, and the need for water conservation systems and regimens. The State Agriculture Development Committee, 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." (2006 Agricultural Smart Growth Plan)

The dominant crops in Warren County are corn, nursery and greenhouses, and hay. Corn and hay rely on rain and some groundwater for water needs, and as such, water conservation strategies per se are difficult to implement. With the more water intensive nursery and greenhouse, and produce farming, it is possible to implement conservation strategies such as drip irrigation, water reuse, or watering crops in the cooler parts of the day.

However, since vegetable, fruit, and nursery agriculture are minor (in acreage) to corn and hay, the positive effects of water conservation efforts for the county are minimized. This is evidenced by the fact that the amount of irrigated farmland in Warren County is relatively small. In 2002, 3,339 acres were irrigated on 98 farms, or approximately 4% of the farmland. There has been very little public concern expressed regarding future availability of groundwater for irrigation.

However, water intensive agriculture and processes may become more prevalent in the future. This is suggested by the fact that irrigated acres in the county has more than tripled from 1992 to 2002, from 1,006 acres to 3,339 acres. This is partly attributable to an increase in nursery and vegetable farms, and also the fact that 2002 was a drought year, with some agriculture operations using additional water resources. Therefore, water conservation strategies may become more important, and should be maximized where possible.

Waste Management Planning

Although no formal census of the number of farm animals has been made in Hope Township, it is readily apparent from direct observation, that there are substantially fewer farm animals in Hope Township, due to the elimination of dairy farming as a profitable opportunity. If there was sufficient community support, the Township could adopt an animal waste ordinance that would mandate “best farming practices” for proper storage and disposal of animal waste beyond those rules and regulations now mandated at the State and federal level. There is currently substantially more land to spread animal wastes than there are animals to produce it and thus the Township could be considered a waste deficit area. It is possible the area could develop into an animal waste management type of industry by accepting animal manures from animal farmers in the areas that do not currently have adequate land bases to handle these manures.

NJDA Animal Waste Management Rules

The NJDA has developed criteria and standards for animal waste management. All farms will have to follow the General Requirements of the rules. Operations with 8 or more Animal Units (AU) [1 AU= 1000 pounds of live animal weight] or those receiving or applying 142 or more tons of animal waste per year will be required to develop and implement a self-certified Animal Waste Management Plan. Operations with Animal Densities (ADs) greater than 1 AU per acre will be required to develop and implement a high-density Animal Waste Management Plan and have it reviewed to ensure conformance with the New Jersey Field Office Technical Guide (NJ-FOTG). Operations with 300 or more AUs, regardless of animal densities, will need to develop and implement a Comprehensive Nutrient Management Plan (CNMP) and be certified by the NJDA. Operations with 1 to 7 AUs or those receiving or applying less than 142 tons of animal waste per year, are encouraged, but not required to develop a self-certified Animal Waste Management Plan.

There are 5 General Requirements:

- 1) No agricultural animal operation shall allow animals in confined areas to have access to waters of the State unless such access is controlled in accordance with the NJDA BMP Manual.
- 2) Manure storage areas shall be located at least 100 linear feet from surface waters of the State.
- 3) The land application of animal waste shall be performed in accordance with the principles of the NJDA BMP Manual.
- 4) No livestock that have died from a reportable contagious disease or an act of bio-terrorism (nor associated animal waste) shall be disposed of without first contacting the State Veterinarian.
- 5) Any person entering a farm to conduct official business related to these rules shall follow bio-security protocol.

Energy Conservation Planning

At this time, the AAB and Hope Township have not formulated an opinion regarding renewable energy production on preserved and unpreserved farms in Hope Township. As New Jersey and the rest of the country continue to go “green”, there may be opportunities for farmers to sell carbon credits to businesses that generate greenhouse gases in urban areas of the State.

Hope Township has adopted a solar power ordinance which addresses the “screening” of solar collection systems, but the Township has not addressed issues relating to the amount of renewable power that can be produced by a landowner in Hope Township. In general, the sizes of farm-related structures (depending upon their orientation in relation to the Sun) are possible “candidates” for installation of solar collection systems. However, the expense of installing solar collection systems (even after taking into account available grants, tax incentives and grants from utility companies) remain a costly investment.

The AAB is generally supportive of all available opportunities for farmers to generate income from their farms, including the production of energy from renewable resources, as long as such ventures are not in conflict with current zoning requirements.

Outreach and Initiatives

Local assistance would likely be limited to distribution of printed materials, if made available, since there are many conservation programs being offered at the State and Federal level. Many of these programs remain in constant flux and are changed annually depending on funding and other factors. It would be foolish to expect a 5 member board of unpaid volunteers to deliver complex information about these complex programs. A directory listing each program, its benefits and a contact point would be useful but should be developed at the CADB level and then made available to the Townships. Genuine farmers are usually well versed in these programs; it is the non-farmer farmland owners who generally need to be educated. The role of the AAB should not be expanded to include education of the farming community in natural resource and conservation initiatives. The NJDA, USDA-NRCS, USDA-FSA, USDA-FAWS, and Rutgers Cooperative Extension, just to name the main players, are all vested with the responsibility to work with the farming community

Data and records indicating which farmers and landowners are participating in conservation programs is not public information because it generally contains financial and other private information that may not be made available to the public. Most farmers participate in one or more of these programs since they can be generally characterized as being incentive based. The AAB does not currently promote any specific programs because many of them are actually not in the best interests of production agriculture. Currently the SADC Soil and Water Conservation grant program has no funding.

AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION, AND PROMOTION

The commitment of the Township Committee, Agricultural Advisory Board and the citizens at large to sustain agriculture as a business and as a way of life in Hope should be made clear in the examination of the plans and ordinances that currently exist and that are being developed through this document.

Farmland is recognized as a major contributor toward the rural character that presently exists in Hope Township. The retention of farmland helps to improve aquifer recharge, provides wildlife habitat and provides scenic open space vistas. A Farmland Preservation Program in Hope Township, thereby protecting farmland from developing with more intense land use, also reduces the rate of storm water runoff, reduces potential traffic generation and eliminates the costs of services that are associated with other types of development.

The preservation of Hope Township's agricultural heritage has long been a goal of the Township Committee as well as the residents of Hope Township. Until fairly recently, actions to preserve farmland were limited to the application of lower density zoning in undeveloped areas, the identification of agriculture as a permitted use in various zones, and the adoption of a local "right-to-farm" ordinance. The two major zoning districts that support agriculture are the LDAR Low-Density Agricultural Residential zone and the LDAR-H Low-Density Agricultural Residential-Historic zone. The bulk standards in these zones act as deterrents to large-scale residential or community development.

As was noted earlier, the Hope Township Agricultural Advisory Board has been active in its efforts to encourage farmers to apply for preservation by holding seminars and open houses to increase awareness amongst farmers and landowners as to the importance of farmland preservation and the role that the sale of development rights can play as an estate-planning tool. The AAB is in agreement as to changing trends in agriculture in New Jersey. The AAB might be able to help anticipate these changing needs (as they might relate to Hope Township) through participation in a Statewide network of County and municipal AABs. Such a network could include developing a "blog" on one of the State's websites that could be used by AAB members to discuss trends in agriculture, or by (or in conjunction with) Statewide or regional meetings of members of AABs from all over the State. Regional meetings could be held at county facilities would involve little

or no expense. Statewide meetings could be held at a State-owned facility at minimal expense.

In addition to the Right-to-Farm ordinance and the Farmland Preservation Trust Fund, the Township has been proactive in its efforts to preserve farmland. The Township placed a farmland preservation easement on the 56 acre Scorp Farm, prior to selling the property at public auction on June 23, 2005.

Hope Township Right-to-Farm Ordinance

The Hope Township Committee adopted its Right-to-Farm Ordinance (Ordinance #98-13) in 1998. The Ordinance is codified in the Township of Hope Code at Section 20-29.

The purpose of the Ordinance is clearly stated in Section 20-29.2:

The purpose of this section is to assure the continuation and expansion of commercial and home agricultural pursuits by encouraging a positive agricultural business climate and protecting the farmer against municipal regulations and private nuisance suits, where recognized methods and techniques of agricultural production are applied and are consistent with relevant Federal and State law and non-threatening to the public health and safety... The retention of agricultural activities is desirable to all citizens in the Township of Hope because it insures numerous social, environmental and economic benefits including the preservation of open space, the preservation of land as a non-replenishable resource and as a source for agricultural products for this and future generations; and the protection and maintenance of the aesthetic beauty of the countryside and rural character of the community which includes farm architecture and scenic variety.

The same Ordinance defines "Agriculture" as "... the production principally for the sale to others of plants, animals or their products, including, but not limited to, forage and sod crops, grain and feed crops, dairy animals and dairy products; livestock including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules and goats; including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products and other commodities as described in the Standard Industrial Classification for agriculture,

forestry, fishing and trapping. Agriculture shall not include intensive poultry or swine production or commercial feedlot operations”.

This broad definition of agriculture, by design, will allow for the continued evolution of “agriculture” in Hope Township. While, at one time, most of the farms in the Township were dairy operations, over the years there has been a gradual transition to beef cattle, sheep, and crop operations.

Hope Township’s Right-to-Farm Ordinance also includes a broad definition for the term farm.

Farm shall mean an area of land made up of single or multiple joining or non-joining parcels which is organized as a management unit activity devoted to agricultural or horticultural use, including, but not limited to, cropland, pasture, idle or fallow land, woodland, wetlands, farm ponds, farm roads and land under farm buildings and other enclosures related to agricultural pursuits, which occupies a minimum of the lesser of 5 (5) acres or five (5) times the minimum lot size of the zone in which the property is located, exclusive of the land upon which the farmhouse is located and such additional and as may actually be used in connection with the farmhouse as provided in the Farmland Assessment Act of 1965, R.S. 54:- 23.3, 4-23.4, 4-23.5 and 4-23.11.

The Right-To-Farm Ordinance specifically protects farming activities by including a presumption that (Township of Hope Code, Section 20-29.4) “uses, activities and structures associated with agriculture shall not constitute a public or private nuisance, provided that such agricultural uses are conducted in conformance with acceptable agricultural management practices as defined herein.” The Ordinance provides the following examples of permitted uses:

- A. The growing of produce, agricultural and horticultural crops, trees and forest products, the raising of livestock, poultry and other related commodities;
- B. Processing and packaging of the agricultural output of the farm;
- C. The use of land for the grazing of animals;

- D. Replenishment of soil nutrients, including but not limited to spreading of manure and applying federally approved chemical and organic fertilizers;
- E. Use of federally approved products in accordance with labeled instructions as recommended by State, Federal or County bodies such as the New Jersey Agricultural Experiment Station and the U.S. Environmental Protection Agency for the control of pests, predators, varmints, diseases affecting plants and livestock, and for the control of weed infestation.
- F. Clearing of woodlands using open burning and other accepted techniques and the installation and maintenance of vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetlands areas;
- G. The use of irrigation pumps and equipment and aerial and ground spraying;
- H. The hiring and utilization of necessary farm labor;
- I. The construction of fences;
- J. The conduct of on-site disposal of organic and agricultural waste, in accordance with guidelines issued by the New Jersey Departments of Agriculture and Environmental Protection;
- K. The utilization of tractors and other necessary equipment, and the transport of tractors and other large slow moving equipment on the public roads within the Township;
- L. The creation of noise, odors and fumes inherently associated with agricultural uses; and
- M. Conducting of farming activities on holidays and Sundays, as well as weekdays, in the evening and during the day, notwithstanding the production thereby of normal but unavoidable noise, dust, odors and fumes caused by such necessary activities in accordance with recognized agricultural practices.

Perhaps the most important provision of Hope Township's Right-to-Farm Ordinance is the requirement that the Hope Township Planning Board shall require an applicant for any major or minor subdivision that is adjacent to land then being commercially farmed, or suitable for farming, that the Right-to-Farm provision be included in each and every deed that conveys title to "all or any portion of the lands thereby subdivided..." in addition to a Right-to-Farm "notice" on the final subdivision maps for such subdivision(s). The Ordinance mandates that the following record notice be included in such deeds:

The grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the above described premises. The grantee further acknowledges that the Township of Hope, in its adopted Right-to-Farm Ordinance, has deemed established as acceptable activities which may result in the emanation of noise, odors, dust and fumes caused by such necessary activities when conducted in accordance with recognized agricultural practice. Such activities include but are not limited to the production and processing of agricultural and horticultural crops and livestock, aerial and ground spraying, the spreading of manure and chemical and organic fertilizers and the wholesale and retail marketing of agricultural and related products. The grantee further acknowledges that such activities may occur on holidays, weekends and at all times of the day, including early morning, evening and nighttime hours. By acceptance of this conveyance, the grantee does hereby waive objection to such activities.

New Jersey Right to Farm Act

The Right-to-Farm Act provides eligible, responsible farmers with protection from restrictive municipal ordinances, as well as public and private nuisance actions. It provides increased protection to those farmers who operate in accordance with agricultural management practices (AMPs) that have been adopted by the State Agricultural Development Committee (SADC). The Act gives primary jurisdiction in resolving complaints against agricultural operations to county agriculture development boards and ultimately to the SADC, if the decisions of the county boards are appealed.

New Jersey's Right-to-Farm Act is considered the strongest in the nation, yet many municipalities and others are unaware of the protections and procedures under the Act. The Right-to-Farm Act protects those farm operations that meet the definition of a "commercial farm" and meet the following criteria.

Basic Requirements for Right to Farm Eligibility:

- 1) To qualify as a commercial farm, an operation must be larger than five acres must annually engage in agricultural or horticultural production worth at least \$2,500 and be eligible for differential property taxation pursuant to the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1. For farms smaller than

five acres, the annual production requirement is a minimum of \$50,000 and the farm must satisfy the eligibility requirements for farmland assessment, other than the farm-size requirement.

- 2) Agriculture must be a permitted use on the farm under the municipal zoning ordinance, or be consistent with the municipal master plan as of Dec. 31, 1997. If the commercial farm was in operation on the effective date of the amendments to the Right-to-Farm Act (July 2, 1998), however, the zoning ordinance/master plan requirement does not need to be met.
- 3) The farmer must conduct his/her operation, or a specific agricultural activity at issue, in compliance with the standards contained in agricultural management practices that have been promulgated by the SADC, or with generally accepted agricultural practices.
- 4) The operation must be in compliance with relevant State and Federal statutes and rules.
- 5) The operation must not pose a direct threat to public health and safety.

When an individual, or municipality, is "aggrieved" by a commercial farm operation the Right-to-Farm Act requires such persons file a complaint with the applicable CADB, or directly to the SADC, prior to filing an action in court. Municipalities seeking to enforce their ordinance are therefore required to file such a complaint rather than issue a summons against the farmer. Once a complaint is filed, a public hearing is held by the CADB, or SADC to determine whether the farmer is entitled to the protections of the Act. If a finding by the CADB is questioned, it may be appealed to the SADC and, if necessary, to the New Jersey Superior Court, Appellate Division.

Farmland Assessment

The Farmland Assessment Act of 1964 permits farmland and woodland actively devoted to an agricultural or horticultural use to be assessed at its productivity value. The Act does not apply to buildings of any kind, or to the land associated with the farmhouse. Buildings and homesites on farms are assessed like all other non-farm property. When and if the land qualified under the Act changes to a non-agricultural or non-horticultural use, it is subject to rollback taxes.

Land may be eligible for "farmland assessment" when it meets the following qualifications:

1. It has been actively devoted to agricultural or horticultural use for at least the 2 successive years immediately preceding the tax year for which "farmland assessment" is requested.
2. The area of the land actively devoted to agricultural or horticultural use, exclusive of the land upon which the farmhouse is located and such additional land as may be actually used in connection with the farmhouse, is not less than 5 acres.
3. Gross sales, fees, or payments average at least \$500 annually on the first 5 acres and on all acreage above 5 acres average sales of \$5.00 per acre on farmland and \$0.50 per acre on woodland and wetland. (See N.J.S.A. 54:4-23.5)
4. Application by the owner for "farmland assessment" has been made on or before August 1 of the year immediately preceding the tax year (See N.J.S.A. 54:4-23.13a and 54:4-23.6)

When land, which is in agricultural or horticultural use (and is being valued under the Farmland Assessment Act), is applied to a use other than agricultural or horticultural, it is subject to additional taxes, referred to as roll-back taxes, in an amount equal to the difference, if any, between the taxes paid or payable on the basis of "Farmland Assessment" and the taxes that would have been paid or payable had the land been valued, assessed and taxed as other land in the taxing district. In the case of a change in use, the roll-back taxes shall be applicable in the year in which the change took place and in such of the 2 tax years, immediately proceeding, in which the land was valued, assessed and taxed under the Farmland Assessment Act.

Land shall be deemed to be in agricultural use when devoted to the production for sale of plants and animals useful to man, including but not limited to: forages and sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, including the breeding, boarding, raising, rehabilitating, training or grazing of any or all of such animals, except that "livestock" shall not include dogs; bees and apiary products; fur animals, trees and forest products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government.

Land shall be deemed to be in horticultural use when devoted to the production for sale of fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral ornamental and greenhouse products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. There are additional requirements for the boarding, training, or rehabilitation of livestock and for forestlands under a woodlot management program.

Establishment and Maintenance of a Dedicated Source of Funding for Farmland Preservation

As described earlier in the Opportunities section of this plan, On August 11, 2004 the Hope Township Committee approved Resolution No. 04-39 which authorized the placement of a binding referendum question on the November 2, 2004 General Election Ballot for Hope Township. Said Resolution authorizes the imposition of an annual levy of up to \$0.05 per \$100.00 of assessed property valuation for the following purposes:

- A. Acquisition of farmland for farmland preservation purposes;
- B. Ancillary services related to that purchase; and
- C. Payment of debt service on indebtedness issued or incurred by Hope Township for any of the foregoing.

The binding referendum was approved by the citizens of Hope Township by a vote of 631 in favor and 320 against. Thereafter, by Ordinance No. 04-10, adopted by the Hope Township Committee on December 8, 2004 a separate account was established which has been designated as the Farmland Preservation Trust Fund.

Hope Township Farmland Preservation Trust Fund The taxpayers of Hope Township overwhelmingly passed a binding referendum question establishing a Trust Fund to be funded annually at a rate not to exceed 5 cents per \$100 of assessed value of property to be used exclusively for the acquisition of farmland, acquisition services and payment of debt services for any borrowing or bonding necessary for farmland preservation.

Planning Incentive Grant Program The Hope Township Committee and the Agricultural Advisory Board have already made application to and been accepted into the NJSADC Planning Incentive Grant Program.

Hope Township Agricultural Advisory Board The Board has held a seminar and an open house, both of which have been designed to increase awareness amongst farmers and landowners as to the importance of farmland preservation and the role that the sale of development rights can play as an estate planning tool.

Future Efforts

Continued Local Research

- Survey farmers and agriculture related businesses to better understand their needs.
- Review existing and planned programs for agricultural impacts (e.g. economic development plans, housing plans and tax assessments)

Economic Development

- Provide for direct markets such as farm stands and pick-your-own markets.
- Promote Agritourism.
- Recognize agriculture as an important piece of the local economy and promote it through economic development plans, for example by promoting and supporting businesses that serve farmers (like food processors)

Prioritize the Acquisition of Prime Farmland

The farmland to be preserved through public ownership by Township, County or State acquisition will proceed in three stages:

- Project Area 1
- Project Area 2
- Project Area 3

Partner with State, County and Non-Profit Organizations to Educate, Promote, and Preserve Agriculture

Examples of these organizations include:

- **New Jersey Agricultural Society** - the oldest non-profit farm organization in the country. Established in 1781, its mission is to preserve and enhance agriculture, farming and related activities and businesses in New Jersey through educational, informational, and promotional programs. This membership-based organization is the sponsor of such programs as Learning through Gardening, New Jersey

Agricultural Leadership Development Program, and New Jersey Farmers against Hunger.

- **NJ State Agriculture Development Committee** – State office that leads in the preservation of New Jersey's farmland and promotes innovative approaches to maintaining the viability of agriculture. The SADC administers the Farmland Preservation Program, providing grants to counties, municipalities and nonprofit groups to fund the purchase of development easements on farmland; directly purchasing farms and development easements from landowners; and offering grants to landowners in the program to fund up to 50 percent of the cost of soil and water conservation projects. It also administers the Right to Farm Program, oversees the Transfer of Development Rights Bank, and operates the Farm Link Program, which helps connect farm owners with farmers seeking access to farmland and farming opportunities.
- **Warren County Agriculture Development Board** -- the group that oversees the County's farmland preservation efforts launched its farmland preservation program in August 1989 with the purchase of development rights on two farms totaling about 600 acres in Allamuchy Township. Another significant milestone was reached in late 2003 with the preservation of 10,000 acres of farmland. A year later, the County now has 12,200 acres of land preserved, and anticipates that figure will hit 15,000 acres by the end of 2005.
- **Warren County Environmental Commission and Environmental Resource Inventory** - The Warren County Environmental Commission recommends that "Preservation of large blocks of contiguous farmland should be pursued first in areas of Prime Farmland, followed by areas of Soils of Statewide Importance and Unique Farmlands", based on the Environmental Resource Inventory.
- **The Nature Conservancy of New Jersey** - protects places where plants, animals, and natural communities can survive for generations to come. They use science to identify and preserve large geographic areas of land and water defined by climate, vegetation, geology, and other natural patterns. They use creative conservation strategies that achieve lasting results by finding common ground in local communities. TNC believes in balancing human and ecological needs. They acquire land, work with conservation minded-landowners, and forge partnerships with public and private groups to protect natural areas for future generations.
- **The Ridge and Valley Conservancy** - The Ridge and Valley Conservancy was formed to protect and preserve natural areas, including woodlands, meadows,

farmlands, wetlands, marshes, ponds, watercourses, and historic sites that constitute the rural character of the Kittatinny Valley and Ridge Region of New Jersey. They are dedicated to promoting the public interest in conserving open space for aesthetic, recreational, cultural, ecological, agricultural, and development uses in harmony with the natural environment. The Conservancy may acquire important lands by purchase or donation, manage land uses for the benefit of the public, assist in stewardship for public lands and easements, and advise in environmentally sound land development for public or private use.

- **The New Jersey Conservation Foundation** - The New Jersey Conservation Foundation (NJCF) preserves land and natural resources for the benefit of all. Through acquisition and stewardship, NJCF protects strategic lands; promotes strong land use policies; and forges partnerships to achieve conservation goals. Since its inception in 1960, The New Jersey Conservation Foundation has preserved and protected tens of thousands of acres across New Jersey - either by buying land outright, receiving land from donors, or working with other groups to find creative ways to save our precious open spaces and habitats. Through land acquisition, stewardship, and partnerships with other organizations, NJCF has become the most powerful, private land conservation organization in the state of New Jersey.

Explore New Ways of Farmland Preservation through Creative Policies and Ordinances

- **Zoning and Ordinance Changes** – The Agricultural Advisory Board in partnership with the Planning Board and Township Committee can study and recommend change to such regulatory tools such as property-tax relief, zoning changes, land use planning, and the creation of agricultural districts. These measures rely on passage and enforcement of local laws to help farmers and protect farmland. These tools are relatively quick to get in place, but the politics of public control of private lands is almost always a sticking point. Even farmers may have problems in supporting such land regulation. The advantage of regulatory strategies is that they can be put in place relatively quickly, and do not generally require governments to spend a lot of money. But new land use regulations are often controversial, and laws can always be changed - they don't guarantee that farmland will be protected in the long term. Hope Township currently lacks an Open-Lands clustering or a Non-contiguous density transfer ordinance. The Agricultural Advisory Board should recommend adoption of these ordinances as

a means of further preserving the most productive farmland when land is developed.

Additionally, subdivision and site plan requirements could differentiate between the requirements for agricultural enterprises and those regulating residential, commercial or industrial development. These efforts reduce the regulatory obstacles, fees and fines farmers face when trying to comply with regulations designed for development other than farms.

Agriculture friendly zoning helps maintain the profitability of agriculture by providing flexibility. These ordinances permit housing for agricultural labor, ease height, bulk and setback standards for agricultural facilities and have less restrictive regulations for farm markets and related parking and signage. They also could ease restrictions for home-based businesses and other accessory activities on farms that complement the operation and help supplement farm income.

- **Transfer of Development Rights** - Market-based incentives include the purchase or transfer of development rights. These are strategies for compensating farmland owners for the loss of their right to develop their properties. The NJ Highlands Act and forthcoming NJ Highlands Master Plan must designate areas within the Highlands as sending or receiving areas for development credits. Hope Township is wholly within the Highlands Planning Area. It is clear that monies provided under the PIG program and other programs will be insufficient to preserve all the agricultural land designated in the Project Areas. Moreover, a long-term dedicated source of funding for open space and farmland preservation has not yet been secured by the state. Therefore, this plan strongly advocates that Project Area 1 and proposed Project Areas 2 and 3 identified in this farmland preservation plan be designated as sending areas, facilitating the transfer of development rights from these areas to designated receiving areas. Sewer or public water facilities do not serve Hope Township, and thus the designated hamlet and village centers will be insufficient to accommodate all of the development potential existing in the Project Areas. An inter-municipal TDR program will be necessary for identification of a receiving area in another township that can accommodate the remaining development potential.

- **Educational Measures and Voluntary Strategies** - Voluntary strategies include cluster developments and "planned-unit" developments. These are the least controversial methods of farmland preservation, but also preserve the least amount of farmland because they don't reduce the overall number of residential units that can be constructed, and may still result in the fragmentation of productive farmland. It is crucial to the success of the farmland preservation effort that all individuals involved have the same knowledge base upon which to make decisions and take action. Finally, it must be stressed that preserving farmland is a long-term process. It is expected to take a number of years of careful planning, public and private investment, and most importantly, landowner support for the program to be successful.

Open Space and Farmland Preservation Recommendations

Through the acquisition of land in fee simple and the purchase of development rights and conservation easements, the county and municipalities should continue to mount its aggressive campaign to preserve land from development. Through steering committee meetings and the public opinion survey, a high priority is placed on preserving the county's rural character and protecting its water quality. New development is viewed as a negative infringement on these two objectives.

It is recommended that a higher priority be given to acquiring land areas with the highest development potential outside of existing and approved sewer service areas. Typically these land areas are the flat farmlands in the county. The acquisition of farmland should take on the philosophy that the best soils, prime and statewide importance, are natural resources that should be protected in the same manner as wetlands and rare and endangered plant and animal species. To address this philosophy, the State Agriculture Development Committee adopted a priority ranking system to target land areas with prime or statewide important soils outside existing and planned sewer service areas. The County Agriculture Development Board should adopt similar criteria to guide its acquisition efforts.

Similarly, open space preservation efforts should target priority areas critical to ensuring ground and surface water quality and quantity. These areas are identified as aquifer recharge areas, and stream and river corridors. In addition, areas that serve functional recreational purposes (e.g., Morris Canal and Trail System) should be preserved.

**APPENDIX A:
INVENTORY OF
FARMLAND PROTECTION ELIGIBLE FARMS
AND MAP OF FARMS IN PROJECT AREAS**

Project Area 1 Inventory

The following table represents the farms throughout Project Area 1 that are significant and that are a candidate for protection. The following chart provides details about each farm. These farms total over 2,800 acres.

Block	Lot	Property Location	Owner's Name	Acreage
100	600	1060 HOPE-BRIDGEVILLE RD	SOSNOVIK, STANLEY	53.04
100	700	1070 HOPE-BRIDGEVILLE RD	P MUSGRAVE & M VANKIRK, D/B/AP&M	6.19
100	800	104 BRIDGEVILLE ROAD	SOSNOVIK, EDWARD W.	69.01
100	900	1122 HOPE-BRIDGEVILLE RD	BELSTRA, ROBERT	174
100	1000	1138 HOPE-BRIDGEVILLE RD	GROCHOWICZ KATHERINE EST	2.8
100	1100	1140 HOPE-BRIDGEVILLE RD	SCHAEDEL, WILLIAM KING	95.2
100	1200	1150 HOPE-BRIDGEVILLE RD	PLANER, AUDREY & THOMAS	35.17
100	1202	LAKE JUST IT ROAD	PLANER, MICHAEL R & JENNIFER A	6.12
200	100	24 DOE HOLLOW LANE	DEER HOLLOW FARM, LP C/O J R FLATH	96.93
200	200	10 DOE HOLLOW LANE	MATARAZZO, ROBERT J & LAURA R	5.1
200	300	1001 HOPE-BRIDGEVILLE RD	MATARAZZO, ROBERT J & LAURA R	51.03
200	301	1027 HOPE-BRIDGEVILLE RD	BERGHAHN, FRED W	13.94
200	302	1025 HOPE-BRIDGEVILLE RD	BERGHAHN FRED N	1.48
200	303	1029 HOPE-BRIDGEVILLE RD	BERGHAHN, PATRICIA H	1.04
200	400	1075 HOPE-BRIDGEVILLE RD	MUSGRAVE P & VANKIRK M D/B/A P/M	221.81
200	500	11 SWAYZE MILL RD	SOSNOVIK, EDWARD W.	11.8
200	600	23 SWAYZE MILL RD	THE LAST FRONTIER, INC	28.94
200	700	37 SWAYZE MILL RD	ELONKA JR., STEPHEN M	169
200	900	112 OSMUN RD	STONE, HARRY A	95.72
200	1000	154 OSMUN RD	SONN HAROLD W/TRUST	23.32
300	100	181 OSMUN RD	ZOON, EDWARD M	4.79
300	101	OSMUN RD	ZOON, EDWARD	1.09
300	200	167 OSMUN RD	SONN HAROLD W/TRUST	71.58
300	201	DELAWARE ROAD	HAROLD W SONN 1995 REVOCABLE TRUST	48.08
300	300	149 OSMUN RD	STONE, HARRY A	20.46
300	400	111 OSMUN RD	ROTTENGEN, MARY DONNA	11.02
300	401	219 HONEY RUN RD	ZELLERS, JAMES EDWARD & BARBARA E	5.18
300	402	217 HONEY RUN RD	ZELLERS, JAMES EDWARD & BARBARA E	6.22
300	403	215 HONEY RUN RD	ROTTENGEN GREG O & MARY DONNA	4.8
300	600	530 DELAWARE RD	LARNEY, EDMUND A & MICHAEL	121.84
300	702	536 DELAWARE RD	NOVACK, ARNOLD A	3.03
500	300	231 DELAWARE RD	NOVACK, ANDREW, ARNOLD & FOX, J,TRUST	62.44
500	301	231 DELAWARE RD	NOVACK, DANIEL, BARBARA, ARNOLD, J OAN	8.25

500	302	531 DELAWARE RD	NOVACK, DAVID & CAROL	8.07
500	500	529 DELAWARE RD	LARNEY, EDMUND A & MICHAEL	1.26
500	800	149 NIGHTINGALE RD	GILLOT, ANNA	5.57
500	900	NIGHTINGALE RD	FEKETE, VICTOR & CHARLENE CINTRON	3.44
600	100	128 NIGHTINGALE RD	HUBER, R G & B W	43.97
600	300	499 DELAWARE RD	MILLER, STEVEN A	26.11
600	1000	455 DELAWARE RD	SMITH, PAUL G	105.77
600	1500	19 LOCUST LAKE RD	SCHWARTZ, DAVID A, ET ALS	70.88
600	1600	39 LOCUST LAKE RD	EAMIGH, DONALD ALLEN & BONNIE LEE	5.66
600	2200	111 CEMETARY RD	WOODWARD, RALPH P & SHELLY W	32.75
600	2300	CEMETARY RD	LABARRE FAMILY LIMITED PARTNERSHIP	56.4
600	2302	121 CEMETARY RD	JAMES, GEORGE A.	25.65
700	100	73 SWAYZE MILL RD	STIEGLITZ, CARLE & HENRY E	30
700	105	206 HONEY RUN RD	VAN BLARCOM, DENNIS JR	5.5
700	400	252 HONEY RUN RD	LARNEY, EDMUND A & MICHAEL	1.9
700	503	526 DELAWARE RD	LARNEY, EDMUND A & MICHAEL	1.35
700	506	520 DELAWARE RD	VAN MIDDLEWORTH, FRANK & CANDY	5.6
700	700	458 DELAWARE ROAD	BORJA, JAYNE C & DINER, WILLIAM	7
700	900	435 DELAWARE RD	1988 MODI LIVING TRUST	43.35
700	1000	445 DELAWARE RD	DANCKWERTH, EDWARD	10.2
700	1100	137 SWAYZE MILL ROAD	BOYSEN, ROBERT L & ROSE MARIE	39.22
700	1300	99 SWAYZE MILL RD	PRUDEN, TIMOTHY LEE	84.18
700	1301	97 SWAYZE MILL RD	CERBONE, RALPH & O'DEA, EILEEN M	26.04
700	1302	SWAYZE MILL RD	PRUDEN, TIMOTHY LEE	43.94
800	100	10 SWAYZE MILL RD	SOSNOVIK, EDWARD W.	70.52
800	200	1141 HOPE-BRIDGEVILLE RD	GROCHOWICZ KATHERINE EST	133.64
800	300	1143 HOPE-BRIDGEVILLE RD	VORSE, GERALD R.	6.47
800	400	3 KOSTENBADER RD	PLANER, AUDREY & THOMAS	63.63
800	500	7 KOSTENBADER RD	SKIRTUN, MRS MICHAEL	23.45
800	1000	92 SWAYZE MILL RD	PRUDEN, TIMOTHY LEE	22.82
800	1100	60 SWAYZE MILL RD	GUGEL, GEORGE H	44.1
800	1101	44 SWAYZE MILL RD	RUSS, DONALD E. & EMILY E.	5.06
800	1102	48 SWAYZE MILL RD	RUSS, DONALD E & EMILY E	10.36
800	1104	80 SWAYZE MILL RD	SMITH PAUL W & JACQUELINE	5
800	1200	12 SWAYZE MILL RD	BARDON-GOODBODY FARM CO	179.26
800	1201	SWAYZE MILL ROAD	BARDON-GOODBODY FARM CO	9.896
1100	500	1199 HOPE-BRIDGEVILLE RD	MAY, ROBERT C & DIANE L	36.33
			Total	2,825

Proposed Project Area 2

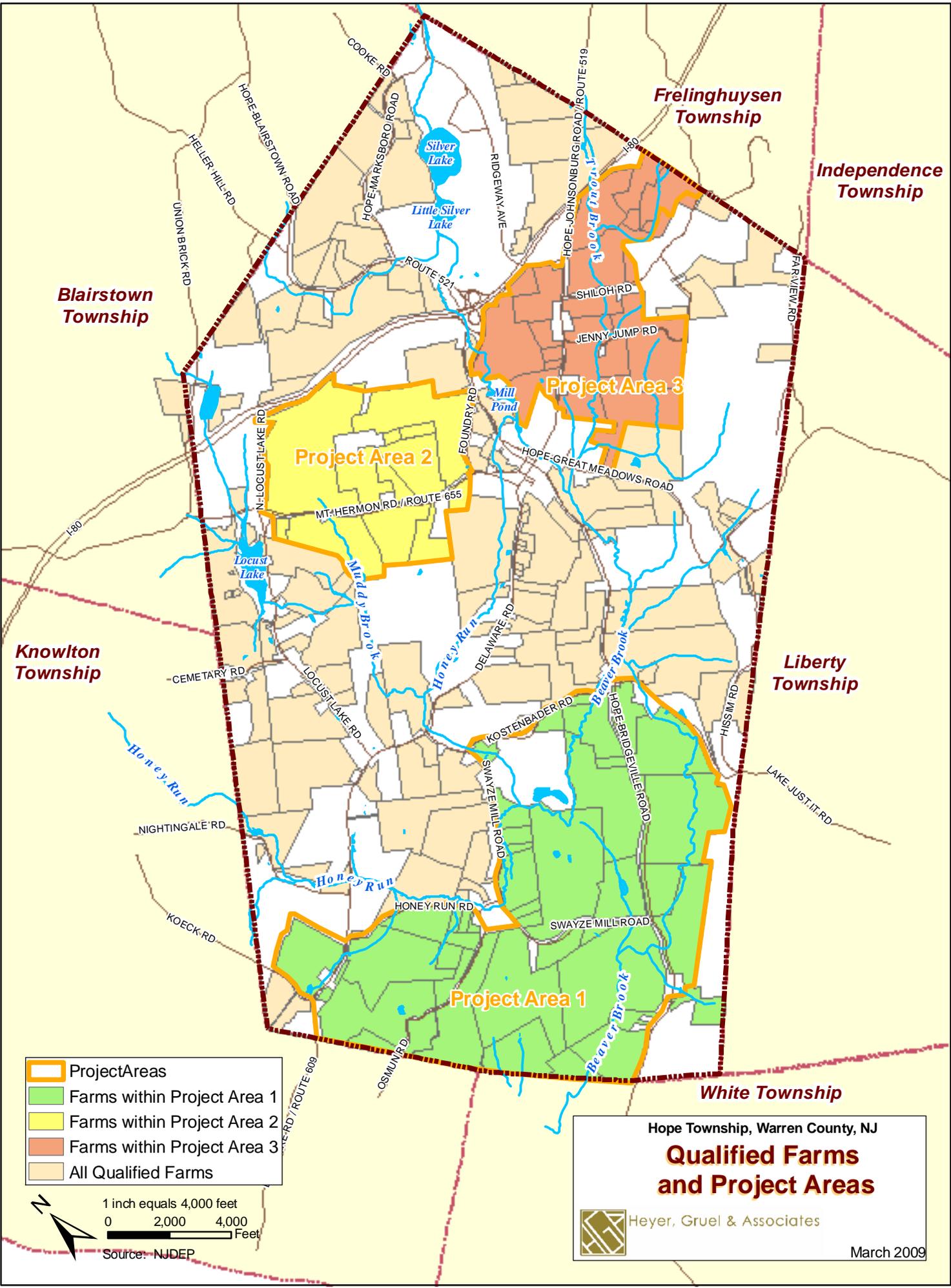
The following table represents the farms throughout proposed Project Area 2 that are significant and that are a candidate for protection. The following chart provides details about each farm. These farms total over 1,500 acres.

Block	Lot	Property Location	Owner's Name	Acreage
1200	500	323 MT HERMON RD	ZORN, JOSEPH	19.80
1200	1000	335 MT HERMON RD	BELVERIO, FRED CHARLES & LORI A	35.15
1200	1200	341 MT HERMON RD	MAIER, CHRISTOPHER ET AL	58.40
1200	1300	385 MT HERMON RD	PLEASANTVALLEY FARMS C/O G.LOPRESTI	95.52
1200	1301	391 MT HERMON RD	LO PRESTI, GARY B & DONNA M	7.00
1200	1700	94 LOCUST LAKE RD	MT HERMON HILLS C/O J. DENEUFVILLE	59.16
1200	2300	84 LOCUST LAKE RD	ROHSLER, BARBARA	62.90
1200	2303	70 LOCUST LAKE RD	CERAMI, CHARLES & BEATRICE	9.00
1200	2304	72 LOCUST LAKE RD	CERAMI, CHARLES & BEATRICE	16.00
1200	2400	42 LOCUST LAKE RD	ROHSLER, HERMAN MARK & BARBARA J	71.88
1200	2403	40 LOCUST LAKE RD	MAERTENS, EDGAR M & PATRICIA	22.33
1200	3300	391 DELAWARE RD	HAYTER,LARRY S & MARY ANNE CHACONIS	73.83
1200	3500	357 DELAWARE RD	CINI, JOHN K	38.39
1200	3700	347 DELAWARE RD	PREZIOSO, SERGIO C & ANNA ROSE	33.81
1200	3707	335 DELAWARE RD	WILLARD HAROLD T & ELEANOR A	7.46
1200	3800	329 DELAWARE RD	HOWELL, JANE M	130.22
1200	3900	349 MT HERMON RD	STROUD, DAVID & KAREN	123.52
1200	4000	LOCUST LAKE RD	STROUD, DAVID W & KAREN F	43.35
1300	200	120 CEMETARY RD	GOODBODY, RICHARD P & J SCHENNUM	10.00
1300	1100	LOCUST LAKE RD	LOCUST VALLEY C/O JOHN DENEUFVILLE	1.32
1600	1300	376 MT HERMON RD	LO PRESTI, ARTHUR & EDWARD & THOMAS	242.11
1600	1500	354 MT HERMON RD	MAIER, CHRISTOPHER, ET AL.	45.60
1600	1800	344 MT HERMON RD	STEPHANS, JOAN M	21.10
1600	1900	328 MT HERMON RD	INDIAN VALLEY DEVELOPMENT, INC	60.88
1600	2000	9 FOUNDRY RD	ZORN, JOSEPH & INGEBORG	121.13
1600	2200	11 DOGWOOD RD	MORGAN, HENRY G	62.00
1600	3100	MT HERMON RD	ZORN, JOSEPH & CHRISTINA	9.00
1600	3300	MT HERMON RD	LO PRESTI, ARTHUR	6.15
1600	3500	MT HERMON RD	UNKNOWN C/O J ZORN & A LOPRESTI	14.78
			Total	1,502

Proposed Project Area 3

The following table represents the farms throughout proposed Project Area 3 that are significant and that are a candidate for protection. The following chart provides details about each farm. These farms total over 1,000 acres.

Block	Lot	Property Location	Owner's Name	Acreage
2700	2400	396 HOPE-GT MEADOWS RD	MAIER, HERMANN R. & MARIE A.	108.58
2700	2500	354 HOPE-GT MEADOWS RD	MAIER, CHRISTOPHER F	78.22
2700	2800	324 HOPE-GT MEADOWS RD	COJOCAR, ALEX D & DEBORAH M	21.10
2700	3100	316 HOPE-GT MEADOWS RD	PROFFITT, LORETTA M & TRUMPORE L	9.73
2700	3504	29 FAR VIEW ROAD	SEVERNS, SCOTT & TRACEY	4.86
2700	3505	57 FAR VIEW ROAD	SEVERNS, SCOTT & TRACEY	6.19
2700	3506	53 FAR VIEW ROAD	VERGALITO, ROCHELLE	10.28
2700	4200	202 SHILOH ROAD	WINAY, PAUL	9.18
2700	4300	10 JENNY JUMP ROAD	STEINMAN, JEAN E	22.91
2700	4301	212 SHILOH RD	FOREST, SCOTT & KAREN	10.77
2700	4302	18 JENNY JUMP ROAD	DUERR, JOHN & MARY DEBORAH	27.86
2700	4303	212 SHILOH RD	FOREST, SCOTT & KAREN	17.00
2700	4312	228 SHILOH ROAD	LAMOTTA, LORI	5.56
2700	4600	48 JENNY JUMP ROAD	MAIER, CHRISTOPHER F	72.23
2700	4700	90 JENNY JUMP ROAD	URFER, TERRY	61.00
2700	4800	344 JOHNSONBURG RD	GRAMBERG, MICHAEL	27.21
2900	100	382 JOHNSONBURG RD	CHAMBERLAIN, LELAND & MARION	30.02
2900	300	81 JENNY JUMP ROAD	TURNER, WILLA BROTZMAN, ET ALS	18.26
2900	400	27 JENNY JUMP ROAD	MAIER, HERMANN R.	48.27
2900	502	23 JENNY JUMP ROAD	SEABECK, JEAN E	6.00
2900	503	11 JENNY JUMP ROAD	MAZA, ANICETO & ROSA	7.41
3000	200	388 JOHNSONBURG RD	CHAMBERLAIN, LELAND & MARION	81.95
3000	401	245 SHILOH ROAD	STEPHANIC, ANDREW J & DEBORAH A	12.91
3000	500	201 SHILOH ROAD	WINAY, PAUL	38.90
3000	600	SHILOH ROAD	CHARLES, THOMAS & RAVO JEAN	24.00
3000	700	SHILOH ROAD	WHITMORE, YVONNE	3.73
3400	400	442 HOPE-BLAIRSTOWN RD	MANLEY OTTO C/O ROBERT ORENS	93.96
3400	800	10 WALNUT ST	BILLOW, E. P. & MARY L.	28.03
3400	1400	341-355 JOHNSONBURG RD	MAY, DANIEL	38.46
3400	1500	369 JOHNSONBURG RD	RAPHAEL, RONALD & BEVERLY	11.91
3400	1505	359 JOHNSONBURG RD	KIRBY, ALLAN P & DEIRDRE	5.93
3400	1506	357 JOHNSONBURG RD	KIRBY, ALLAN P & DEIRDRE	3.01
3400	1900	385 JOHNSONBURG RD	CHAMBERLAIN, LELAND & MARION	45.46
3400	2100	3 RIDGEWAY AVE	LUCCI JOHN & PEZZUTTI SANTO	0.50
3400	2200	9 RIDGEWAY AVE	CHAMBERLAIN,LELAND & MARION LOUISE	12.53
			Total	1,004



Blairstown Township

Frelinghuysen Township

Independence Township

Project Area 2

Project Area 3

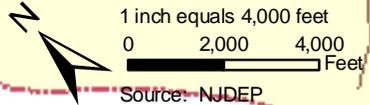
Project Area 1

Knowlton Township

Liberty Township

White Township

- Project Areas
- Farms within Project Area 1
- Farms within Project Area 2
- Farms within Project Area 3
- All Qualified Farms



Hope Township, Warren County, NJ

Qualified Farms and Project Areas

Heyer, Gruel & Associates

March 2009

**APPENDIX B:
INVENTORY OF
ALL QUALIFIED FARMS
AND MAP OF QUALIFIED FARMS**

All Qualified Farms in the Township.

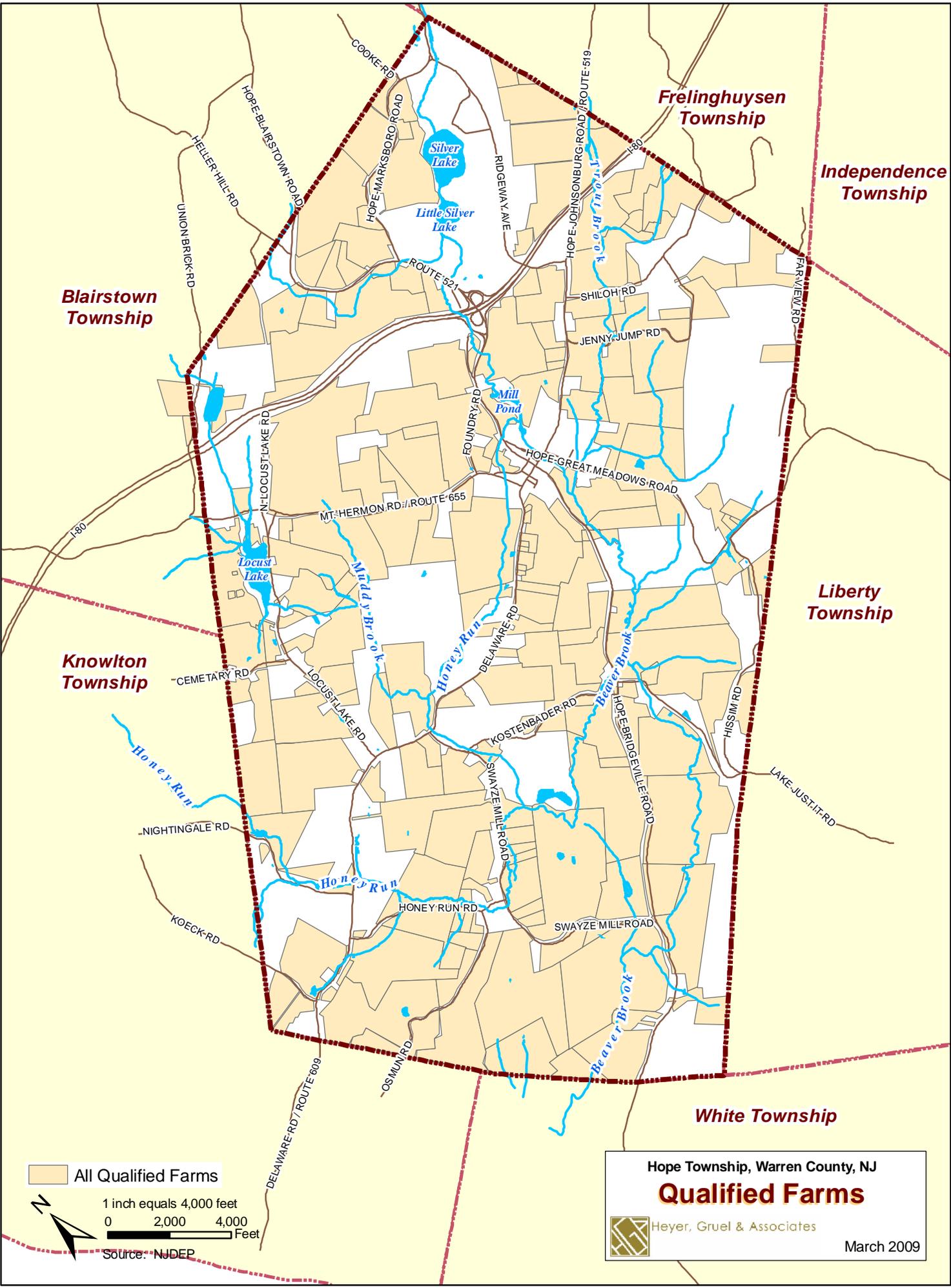
Block	Lot	Property Location	Owner's Name	Acreage
100	600	1060 HOPE-BRIDGEVILLE RD	SOSNOVIK, STANLEY	53.04
100	700	1070 HOPE-BRIDGEVILLE RD	P MUSGRAVE & M VANKIRK, D/B/AP&M	6.19
100	800	104 BRIDGEVILLE ROAD	SOSNOVIK, EDWARD W.	69.01
100	900	1122 HOPE-BRIDGEVILLE RD	BELSTRA, ROBERT	174.00
100	1000	1138 HOPE-BRIDGEVILLE RD	GROCHOWICZ KATHERINE EST	2.80
100	1100	1140 HOPE-BRIDGEVILLE RD	SCHAEDEL, WILLIAM KING	95.20
100	1200	1150 HOPE-BRIDGEVILLE RD	PLANER, AUDREY & THOMAS	35.17
100	1202	LAKE JUST IT ROAD	PLANER, MICHAEL R & JENNIFER A	6.12
100	1400	165 LAKE JUST-IT RD	FARIS, LABIB F & PAMELA L	0.50
200	100	24 DOE HOLLOW LANE	DEER HOLLOW FARM, LP C/O J R FLATH	96.93
200	200	10 DOE HOLLOW LANE	MATARAZZO, ROBERT J & LAURA R	5.10
200	300	1001 HOPE-BRIDGEVILLE RD	MATARAZZO, ROBERT J & LAURA R	51.03
200	301	1027 HOPE-BRIDGEVILLE RD	BERGHAHN, FRED W	13.94
200	302	1025 HOPE-BRIDGEVILLE RD	BERGHAHN FRED N	1.48
200	303	1029 HOPE-BRIDGEVILLE RD	BERGHAHN, PATRICIA H	1.04
200	400	1075 HOPE-BRIDGEVILLE RD	MUSGRAVE P & VANKIRK M D/B/A P/M	221.81
200	500	11 SWAYZE MILL RD	SOSNOVIK, EDWARD W.	11.80
200	600	23 SWAYZE MILL RD	THE LAST FRONTIER, INC	28.94
200	700	37 SWAYZE MILL RD	ELONKA JR., STEPHEN M	169.00
200	900	112 OSMUN RD	STONE, HARRY A	95.72
200	1000	154 OSMUN RD	SONN HAROLD W/TRUST	23.32
300	100	181 OSMUN RD	ZOON, EDWARD M	4.79
300	101	OSMUN RD	ZOON, EDWARD	1.09
300	200	167 OSMUN RD	SONN HAROLD W/TRUST	71.58
300	201	DELAWARE ROAD	HAROLD W SONN 1995 REVOCABLE TRUST	48.08
300	300	149 OSMUN RD	STONE, HARRY A	20.46
300	400	111 OSMUN RD	ROTTENGEN, MARY DONNA	11.02
300	401	219 HONEY RUN RD	ZELLERS, JAMES EDWARD & BARBARA E	5.18
300	402	217 HONEY RUN RD	ZELLERS, JAMES EDWARD & BARBARA E	6.22
300	403	215 HONEY RUN RD	ROTTENGEN GREG O & MARY DONNA	4.80
300	600	530 DELAWARE RD	LARNEY, EDMUND A & MICHAEL	121.84
300	702	536 DELAWARE RD	NOVACK, ARNOLD A	3.03
400	101	573 DELAWARE RD	SHIPPS, BRIAN R	7.32
400	300	117 KOECK RD	LARNEY, EDMUND A & MICHAEL	13.20
500	300	231 DELAWARE RD	NOVACK,ANDREW ARNOLD & FOX, J,TRUST	62.44
500	301	231 DELAWARE RD	NOVACK, DANIEL, BARBARA, ARNOLD, JOAN	8.25
500	302	531 DELAWARE RD	NOVACK, DAVID & CAROL	8.07
500	500	529 DELAWARE RD	LARNEY, EDMUND A & MICHAEL	1.26
500	800	149 NIGHTINGALE RD	GILLOT, ANNA	5.57
500	900	NIGHTINGALE RD	FEKETE, VICTOR & CHARLENE CINTRON	3.44
600	100	128 NIGHTINGALE RD	HUBER, R G & B W	43.97

600	300	499 DELAWARE RD	MILLER, STEVEN A	26.11
600	1000	455 DELAWARE RD	SMITH, PAUL G	105.77
600	1500	19 LOCUST LAKE RD	SCHWARTZ, DAVID A, ET ALS	70.88
600	1600	39 LOCUST LAKE RD	EAMIGH, DONALD ALLEN & BONNIE LEE	5.66
600	2200	111 CEMETARY RD	WOODWARD, RALPH P & SHELLY W	32.75
600	2300	CEMETARY RD	LABARRE FAMILY LIMITED PARTNERSHIP	56.40
600	2302	121 CEMETARY RD	JAMES, GEORGE A.	25.65
700	100	73 SWAYZE MILL RD	STIEGLITZ, CARLE & HENRY E	30.00
700	105	206 HONEY RUN RD	VAN BLARCOM, DENNIS JR	5.50
700	400	252 HONEY RUN RD	LARNEY, EDMUND A & MICHAEL	1.90
700	503	526 DELAWARE RD	LARNEY, EDMUND A & MICHAEL	1.35
700	506	520 DELAWARE RD	VAN MIDDLEWORTH, FRANK & CANDY	5.60
700	700	458 DELAWARE ROAD	BORJA, JAYNE C & DINER, WILLIAM	7.00
700	900	435 DELAWARE RD	1988 MODI LIVING TRUST	43.35
700	1000	445 DELAWARE RD	DANCKWERTH, EDWARD	10.20
700	1100	137 SWAYZE MILL ROAD	BOYSEN, ROBERT L & ROSE MARIE	39.22
700	1300	99 SWAYZE MILL RD	PRUDEN, TIMOTHY LEE	84.18
700	1301	97 SWAYZE MILL RD	CERBONE, RALPH & O'DEA, EILEEN M	26.04
700	1302	SWAYZE MILL RD	PRUDEN, TIMOTHY LEE	43.94
800	100	10 SWAYZE MILL RD	SOSNOVIK, EDWARD W.	70.52
800	200	1141 HOPE-BRIDGEVILLE RD	GROCHOWICZ KATHERINE EST	133.64
800	300	1143 HOPE-BRIDGEVILLE RD	VORSE, GERALD R.	6.47
800	400	3 KOSTENBADER RD	PLANER, AUDREY & THOMAS	63.63
800	500	7 KOSTENBADER RD	SKIRTUN, MRS MICHAEL	23.45
800	1000	92 SWAYZE MILL RD	PRUDEN, TIMOTHY LEE	22.82
800	1100	60 SWAYZE MILL RD	GUGEL, GEORGE H	44.10
800	1101	44 SWAYZE MILL RD	RUSS, DONALD E. & EMILY E.	5.06
800	1102	48 SWAYZE MILL RD	RUSS, DONALD E & EMILY E	10.36
800	1104	80 SWAYZE MILL RD	SMITH PAUL W & JACQUELINE	5.00
800	1200	12 SWAYZE MILL RD	BARDON-GOODBODY FARM CO	179.26
800	1201	SWAYZE MILL ROAD	BARDON-GOODBODY FARM CO	9.90
900	400	HISSIM RD	GLOUMAKOFF, BEVERLY	2.07
900	500	26 HISSIM RD	OBSER, HERBERT & NEARY, HELEN S.	35.65
900	800	72 HISSIM RD	VAN WALLENDael, LAWRENCE W & NANCY	6.13
900	802	HISSIM RD	VAN WALLENDael, LAWRENCE & NANCY	2.98
900	1000	108 HISSIM ROAD	NIKETAKIS, JAMES & LUCILLE	20.10
1000	800	405 HOPE-GT MEADOWS RD	MERLE, ROBERT & DOROTHY	64.80
1000	900	365 HOPE-GT MEADOWS RD	MAIER, HERMANN R. & MARIE A.	31.32
1000	1100	105 HISSIM RD	SOUTH E WAYNE & ANITA	17.77
1000	1300	95 HISSIM RD	MOZELL, BINA	40.26
1000	1400	181 HISSIM ROAD	NIKETAKIS, JAMES & LUCILLE	4.24
1000	1600	73 HISSIM RD	VAN WALLENDael, LAWRENCE W & NANCY	2.01
1000	1900	39 HISSIM RD	OBSER, HERBERT & NEARY, HELEN S.	19.06
1000	2200	153 LAKE JUST-IT RD	BELSTRA, ROBERT	0.14
1000	2400	167 LAKE JUST-IT RD	OZGA, MARC P & JANE M	9.33

1000	2800	181 LAKE JUST-IT RD	FARIS, LABIB F & PAMELA L	6.79
1000	3000	1222 HOPE-BRIDGEVILLE RD	SCHAEDEL, WILLIAM KING	35.12
1000	3300	1252 HOPE-BRIDGEVILLE RD	SAUCK, ALBERT	6.84
1000	3500	1256 HOPE-BRIDGEVILLE RD	SMITH C/O STANHOPE AUTO PARTS	26.20
1100	100	1000 HOPE-BRIDGEVILLE RD	ROSENBERG NEIL J & ROBERTA	13.41
1100	102	1283 HOPE-BRIDGEVILLE RD	STEVEN FRANK & JULIE L	8.50
1100	300	1245 HOPE-BRIDGEVILLE RD	RONCORONI, RICHARD & ROBBIN	15.66
1100	301	1253 HOPE-BRIDGEVILLE RD	1253 HOPE-BRIDGEVILLE, LLC	39.60
1100	302	1231 HOPE-BRIDGEVILLE RD	DOMANICO, BARBARA	5.01
1100	500	1199 HOPE-BRIDGEVILLE RD	MAY, ROBERT C & DIANE L	36.33
1100	1100	12 KOSTENBADER RD	SKIRTUN, MRS MICHAEL EST	62.35
1100	1900	364 DELAWARE RD	MALON GABRIELE ETALS	65.95
1100	1901	356 DELAWARE RD	MALON, MATTHEW & KATHLEEN K	5.13
1100	1902	360 DELAWARE RD	MALON HOWARD	6.07
1100	1903	386 DELAWARE RD	MALON GABRIELE ETALS	11.89
1100	1904	384 DELAWARE RD	WOODING, PAMELA GILLESPIE	8.75
1100	2100	334 DELAWARE RD	WHITE OAK FARM GREENHOUSE & NURSERY	47.74
1100	2300	300 DELAWARE RD	MOTYKA, RICHARD J & DIANE V	77.93
1100	2306	322 DELAWARE RD	THOMAS, PETER C & RUSIN CHRISTINE L	5.00
1100	2307	316 DELAWARE RD	MOTYKA, RICHARD H & JOYCE D	6.84
1200	500	323 MT HERMON RD	ZORN, JOSEPH	19.80
1200	1000	335 MT HERMON RD	BELVERIO, FRED CHARLES & LORI A	35.15
1200	1200	341 MT HERMON RD	MAIER, CHRISTOPHER ET AL	58.40
1200	1300	385 MT HERMON RD	PLEASANTVALLEY FARMS C/O G.LOPRESTI	95.52
1200	1301	391 MT HERMON RD	LO PRESTI, GARY B & DONNA M	7.00
1200	1700	94 LOCUST LAKE RD	MT HERMON HILLS C/O J. DENEUFVILLE	59.16
1200	2300	84 LOCUST LAKE RD	ROHSLER, BARBARA	62.90
1200	2303	70 LOCUST LAKE RD	CERAMI, CHARLES & BEATRICE	9.00
1200	2304	72 LOCUST LAKE RD	CERAMI, CHARLES & BEATRICE	16.00
1200	2400	42 LOCUST LAKE RD	ROHSLER, HERMAN MARK & BARBARA J	71.88
1200	2403	40 LOCUST LAKE RD	MAERTENS, EDGAR M & PATRICIA	22.33
1200	3300	391 DELAWARE RD	HAYTER,LARRY S & MARY ANNE CHACONIS	73.83
1200	3500	357 DELAWARE RD	CINI, JOHN K	38.39
1200	3700	347 DELAWARE RD	PREZIOSO, SERGIO C & ANNA ROSE	33.81
1200	3707	335 DELAWARE RD	WILLARD HAROLD T & ELEANOR A	7.46
1200	3800	329 DELAWARE RD	HOWELL, JANE M	130.22
1200	3900	349 MT HERMON RD	STROUD, DAVID & KAREN	123.52
1200	4000	LOCUST LAKE RD	STROUD, DAVID W & KAREN F	43.35
1300	200	120 CEMETARY RD	GOODBODY, RICHARD P & J SCHENNUM	10.00
1300	1100	LOCUST LAKE RD	LOCUST VALLEY C/O JOHN DENEUFVILLE	1.32
1300	1200	LOCUST LAKE RD	LOCUST VALLEY C/O JOHN DENEUFVILLE	1.38
1300	1400	LOCUST LAKE RD	LOCUST VALLEY C/O JOHN DENEUFVILLE	0.49
1300	1500	413 LOCUST LAKE RD	LOCUST VALLEY C/O JOHN DENEUFVILLE	133.95
1500	800	412 MT HERMON RD	MT HERMON HILLS C/O J DENEUFVILLE	11.40
1600	1300	376 MT HERMON RD	LO PRESTI, ARTHUR & EDWARD & THOMAS	242.11

1600	1500	354 MT HERMON RD	MAIER, CHRISTOPHER, ET AL.	45.60
1600	1800	344 MT HERMON RD	STEPHANS, JOAN M	21.10
1600	1900	328 MT HERMON RD	INDIAN VALLEY DEVELOPMENT, INC	60.88
1600	2000	9 FOUNDRY RD	ZORN, JOSEPH & INGEBORG	121.13
1600	2200	11 DOGWOOD RD	MORGAN, HENRY G	62.00
1600	3100	MT HERMON RD	ZORN, JOSEPH & CHRISTINA	9.00
1600	3300	MT HERMON RD	LO PRESTI, ARTHUR	6.15
1600	3500	MT HERMON RD	UNKNOWN C/O J ZORN & A LOPRESTI	14.78
1700	100	2 FOUNDRY RD	ZORN, JOSEPH	15.05
1700	600	429 HOPE BLAIRSTOWN RD	BILLOW, E. P. & MARY L.	22.36
1700	1600	421 HOPE BLAIRSTOWN RD	TREIBLE, DONALD C.	7.90
2700	2400	396 HOPE-GT MEADOWS RD	MAIER, HERMANN R. & MARIE A.	108.58
2700	2500	354 HOPE-GT MEADOWS RD	MAIER, CHRISTOPHER F	78.22
2700	2800	324 HOPE-GT MEADOWS RD	COJOCAR, ALEX D & DEBORAH M	21.10
2700	3100	316 HOPE-GT MEADOWS RD	PROFFITT, LORETTA M & TRUMPORE L	9.73
2700	3504	29 FAR VIEW ROAD	SEVERNS, SCOTT & TRACEY	4.86
2700	3505	57 FAR VIEW ROAD	SEVERNS, SCOTT & TRACEY	6.19
2700	3506	53 FAR VIEW ROAD	VERGALITO, ROCHELLE	10.28
2700	4200	202 SHILOH ROAD	WINAY, PAUL	9.18
2700	4300	10 JENNY JUMP ROAD	STEINMAN, JEAN E	22.91
2700	4301	212 SHILOH RD	FOREST, SCOTT & KAREN	10.77
2700	4302	18 JENNY JUMP ROAD	DUERR, JOHN & MARY DEBORAH	27.86
2700	4303	212 SHILOH RD	FOREST, SCOTT & KAREN	17.00
2700	4312	228 SHILOH ROAD	LAMOTTA, LORI	5.56
2700	4600	48 JENNY JUMP ROAD	MAIER, CHRISTOPHER F	72.23
2700	4700	90 JENNY JUMP ROAD	URFER, TERRY	61.00
2700	4800	344 JOHNSONBURG RD	GRAMBERG, MICHAEL	27.21
2900	100	382 JOHNSONBURG RD	CHAMBERLAIN, LELAND & MARION	30.02
2900	300	81 JENNY JUMP ROAD	TURNER, WILLA BROTZMAN, ET ALS	18.26
2900	400	27 JENNY JUMP ROAD	MAIER, HERMANN R.	48.27
2900	502	23 JENNY JUMP ROAD	SEABECK, JEAN E	6.00
2900	503	11 JENNY JUMP ROAD	MAZA, ANICETO & ROSA	7.41
3000	200	388 JOHNSONBURG RD	CHAMBERLAIN, LELAND & MARION	81.95
3000	401	245 SHILOH ROAD	STEPHANIC, ANDREW J & DEBORAH A	12.91
3000	500	201 SHILOH ROAD	WINAY, PAUL	38.90
3000	600	SHILOH ROAD	CHARLES, THOMAS & RAVO JEAN	24.00
3000	700	SHILOH ROAD	WHITMORE, YVONNE	3.73
3100	100	462 JOHNSONBURG RD	COOKE, SCOTT & DIANE	0.73
3100	200	460 JOHNSONBURG RD	WHITMORE, YVONNE	22.54
3200	100	JOHNSONBURG RD	519 HOLDINGS, LLC	13.48
3200	200	JOHNSONBURG RD	DOWD, DAVID J & JOHANNA HUSS	3.71
3200	300	459 JOHNSONBURG RD	COOKE, PATRICIA A	52.38
3200	400	429 JOHNSONBURG RD	CHAMBERLAIN, ROBERT & L & ZELINSKI	61.62
3200	500	425 JOHNSONBURG RD	BOROCHOWSKI, MICHAEL	40.50
3200	600	14 RIDGEWAY AVE	CHAMBERLAIN, LELAND & MARION	9.17

3200	5800	502 SILVER LK-MARKSBR RD	SWISTACK, ROBERT J & MARGARET E	0.90
3200	5900	506 SILVER LK-MARKSBR RD	SWISTACK, ROBERT J & MARGARET E	0.59
3400	400	442 HOPE-BLAIRSTOWN RD	MANLEY OTTO C/O ROBERT ORENS	93.96
3400	800	10 WALNUT ST	BILLOW, E. P. & MARY L.	28.03
3400	1400	341-355 JOHNSONBURG RD	MAY, DANIEL	38.46
3400	1500	369 JOHNSONBURG RD	RAPHAEL, RONALD & BEVERLY	11.91
3400	1505	359 JOHNSONBURG RD	KIRBY, ALLAN P & DEIRDRE	5.93
3400	1506	357 JOHNSONBURG RD	KIRBY, ALLAN P & DEIRDRE	3.01
3400	1900	385 JOHNSONBURG RD	CHAMBERLAIN, LELAND & MARION	45.46
3400	2100	3 RIDGEWAY AVE	LUCCI JOHN & PEZZUTTI SANTO	0.50
3400	2200	9 RIDGEWAY AVE	CHAMBERLAIN,LELAND & MARION LOUISE	12.53
3401	400	2 DOGWOOD RD	MANLEY OTTO C/O ROBERT ORENS	8.00
4000	300	476 SILVER LK-MARKSBR RD	DE PIETRO ANN	24.15
4000	400	462 SILVER LK-MARKSBR RD	GABEL, THOMAS & LINDA	5.68
4000	700	402 SILVER LK-MARKSBR RD	KIRBY, ALLAN P JR	15.12
4000	800	500 HOPE-BLAIRSTOWN RD	KIRBY, ALLAN P JR	33.70
5000	100	483 SILVER LK-MARKSBR RD	DE PIETRO, ANN	4.50
5000	200	445 SILVER LK-MARKSBR RD	BROSIUS, J C/O ELSIE DONOHUE	49.20
5000	400	425 SILVER LK-MARKSBR RD	WINTER, GEORGE B & SHIRLEY L	95.51
5000	500	413 SILVER LK-MARKSBR RD	WINTER, GEORGE R & GEORGE B	10.62
5000	600	407 SILVER LK-MARKSBR RD	PALEGA, ROSE, BLACK, JENNIE	44.07
5000	1000	562 HOPE-BLAIRSTOWN RD	WINTER, GEORGE B & ELIZABETH B	20.01
5000	1001	562 HOPE-BLAIRSTOWN RD	WINTER, GEORGE B & SUSAN D	21.01
5000	1002	540 HOPE-BLAIRSTOWN RD	RENES, LIDIA	13.21
5200	200	503 HOPE-BLAIRSTOWN RD	FAIELLO, SAMUEL J.	17.96
5200	400	507 HOPE-BLAIRSTOWN RD	FAIELLO, SAMUEL J & JOAN B	20.00
5200	600	525 HOPE-BLAIRSTOWN RD	PALEGA, ROSE & BLACK JENNIE	6.90
5200	700	557 HOPE-BLAIRSTOWN RD	BESTRAIN, JAMES R & JACQUELYN L.	12.07
5200	702	561 HOPE-BLAIRSTOWN RD	BURKE, BRADLEY A	33.65
5200	800	116 HELLER HILL RD	ZUKOSKI, STEVEN	1.05
5200	1000	41 OLD MT HERMON RD	LO PRESTI, ARTHUR & EDWARD & THOMAS	20.82
5200	1100	549 HOPE-BLAIRSTOWN RD	CAMPBELL FOUNDRY CO.	169.50
5200	1200	517 HOPE-BLAIRSTOWN RD	FAIELLO, SAMUEL J & JOAN B	1.29
5300	100	15 OLD MT HERMON RD	ZUKOSKI, MICHAEL A & SUSAN	53.63
5300	200	305 UNION BRICK ROAD	BODOLSKY, THOMAS	46.80
5300	506	313 UNION BRICK RD	MARINO, DONNA M	22.30
5400	100	308 UNION BRICK RD	RENNSPIES, ERICH & ELISABETH	0.71
5400	300	UNION BRICK RD	RENNSPIES, ERICH & ELISABETH	0.44
5400	400	312 UNION BRICK RD	CAMPGAW CLUB L L C C/O D SCHWARTZ	13.93
5400	500	320 UNION BRICK RD	WOODCOCK, DONALD & MARY	5.23
5500	200	325 UNION BRICK RD	WOODCOCK, DONALD & MARY	1.08
			Total	7,232.43



**Blirstown
Township**

**Frelinghuysen
Township**

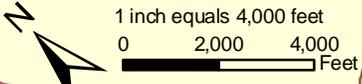
**Independence
Township**

**Liberty
Township**

**Knowlton
Township**

White Township

 All Qualified Farms



Hope Township, Warren County, NJ

Qualified Farms



Heyer, Gruel & Associates

March 2009

**APPENDIX C:
WARREN COUNTY CADB
RANKING SHEET**

RANKING SHEET

Applicants Name
 Project Area
 SADC ID #
 POINTS AWARDED 15.04
 COUNTY RANKING

Ranking Date
 Previous Ranking Date

SOILS

Total Acres	1			
0 # Acres Prime	0.00%	X	15.00	0.00
0 # Acres Statewide	0.00%	X	10.00	0.00
0 # Acres Unique	0.00%	X	12.50	0.00
0 # Acres Local	0.00%	X	5.00	0.00

TOTAL SOILS SCORE 0.00

TILLABLE ACRES

0.00 ACRES OF CROPLAND HARVESTED	0.00%	X15	0.00
0.00 ACRES OF CROPLAND PASTURED	0.00%	X15	0.00
0.00 ACRES OF PERMANENT PASTURE	0.00%	X02	0.00

TOTAL ACRES TILLABLE BY PERCENT 0.00% 0.00

TOTAL TILLABLE ACRES SCORE 0.00

BUFFERS AND BOUNDRIES

Total linear distance of Boundries(TAX Map) 1

0 Deed restricted Farmlands	0.000%	X	20.00 =	0.00
0 Deed restricted wildlife areas	0.000%	X	18.00 =	0.00
0 8 year and/or E.P. Applications.	0.000%	X	13.00 =	0.00
0 Farmland Unrestricted	0.000%	X	6.00 =	0.00
0 Streams or Wetlands	0.000%	X	18.00 =	0.00
0 Limited Access Parks	0.000%	X	14.00 =	0.00
0 High Use Parks	0.000%	X	5.00 =	0.00
0 Military Installations	0.000%	X	14.00 =	0.00
0 Highways and Railroads	0.000%	X	10.00 =	0.00
0 Residential Developments	0.000%	X	0.00 =	0.00
0 Other	0.000%	X	0.00 =	0.00

TOTAL BDRY SCORE 0.00

LOCAL COMMITMENT

Yes=1 point No = 0 point

Is current zoning in the area 3 acres or more?	1
Does the zoning offer clustering or buffering?	0
Does the zoning offer TDR or other preservation options	0
Does the zoning offer protection from conflicts?	1
Is Agriculture a permitted use in the area?	1

TOTAL ZONING SCORE 3

No = 1 pt. Yes = 0 pt.

Is this land currently served by sewers?	1
Is this land currently served by " city water"?	1
Is this land currently served by natural gas?	1

TOTAL GROWTH INFRASTRUCTURE 3

Does the municipality have a liaison to the CADB?
 Name 1
 Has the local planning board supported Farmland Pres. 1
 Have Municipal actions shown a support for Farmland Pres.? 1
 Has the municipality approved any 8 yr. programs? 0
 Have any Easements been purchased in the Municipality? 1
 Is there currently an application before the Twp. for
 a preliminary major subdivision or is a major subdivision
 currently approved?(deduct 5% x acreage) 0

TOTAL MUNICIPAL COMMITMENT 4

Is the application consistant with local and county zoning? 2 MAX 2 pts.
 Is the application consistant with state and Reg. zoning? 2 MAX 2 pts.
 Does right to farm require buyer notification? 0 Max 1 pt.

Total other Commitments 4

Total local committed dollars 1
 State equalized valuation divided by 1000 1290839

INDEX 7.7469E-07

Index> 10 = 5
 Index> 7 < 10 4
 Index=5<7 3
 Index>2<5 2
 Index<2 1

TOTAL FINANCIAL COMMITMENT 1

Total acres of the Application 1
 County average Farm size 114
 Maximum points allowed 20

Total Size Score 0.04 MAX SCORE

TOTAL SOILS SCORE 0.00 MAX 15
 TOTAL TILLABLE ACRES SCORE 0.00 MAX 15
 TOTAL BDRY SCORE 0.00 MAX 20
 TOTAL ZONING SCORE 3.00 MAX 5
 TOTAL GROWTH INFRASTRUCTURE 3.00 MAX 3
 TOTAL MUNICIPAL COMMITMENT 4.00 MAX 5
 Total other Commitments 4.00 MAX 5