

Cape May County Comprehensive Farmland Preservation Plan



Prepared by the Cape May County Planning Department
For

Cape May County Agricultural Development Board, May 19, 2008

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DRAFT

Cape May County

Comprehensive Farmland Preservation Plan

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For: The Cape May County Agriculture Development Board

To Be Adopted by the Cape May County Planning Board
as part of the Cape May County Comprehensive Plan
Upon Review and Approval By the
State Agricultural Development Committee

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Note:

The Cape May County Comprehensive Farmland Preservation Plan was prepared by the County Planning Department under the “Guidelines for Developing County Comprehensive Farmland Preservation Plans” as adopted by the New Jersey State Agriculture Development Committee on December 14, 2006. In addition, the State Agriculture Development Committee provided financial assistance to Cape May County toward the completion of this report.

Section One: Cape May County's Agricultural Land Base

Overview of Cape May County

Cape May County forms the southern tip of New Jersey and, excluding water bodies, includes approximately 255 square miles of area (163,319 acres). Triangular in shape and bounded on two sides by the Delaware Bay and the Atlantic Ocean and on the third by two rivers and the Great Egg Harbor Inlet, Cape May County is a peninsula that constitutes a natural geographic region. From north to south lying along an axis formed by New Jersey State Route Nine and the Garden State Parkway, the County is approximately twenty-seven miles long. At its widest point (an east-west line through Eldora) the County measures approximately fifteen miles.

With respect to the eastern population centers, Cape May County is approximately 150 miles south of New York City, 80 miles southeast of Philadelphia, and 130 miles due east of Washington, D.C. (see **Map 1**, "Location Map"). This ideal location makes the County a popular tourist attraction and is a prime factor in the success of the County's resort industry.

Moderated by the surrounding water bodies of the Atlantic Ocean and the Delaware Bay, the County's climate is mild in comparison to most surrounding regions. The continuous water breezes that cool the beaches and surrounding areas during the summer season are the prime factor that contributes to the success of the County's tourist economy. This warming influence of the nearby water bodies also provides the County with an extended growing season.

Characteristically, the County is composed of three distinct parts. On the east, a chain of five low-lying islands contain most of the County's resorts. From southwest to northeast, they extend for approximately thirty-two miles from Cape May City to Ocean City. The sands making up these barrier beaches, as the islands are called, form a firm bottomed beach which slopes gently into the Atlantic Ocean. Many years ago, geologists considered these beaches to be of little potential value, but today they are the heart of Cape May County's economy and contain a good portion of the County's permanent population and the majority of its infrastructure.

To the west of the islands, a band of salt marsh wetlands from one and one-half to three and one-half miles wide, interlaced with twisting channels and large sounds, separates the resort islands from the remainder of the County. Aside from a few small developments situated along access causeways, these environmentally sensitive areas are virtually unpopulated. Because of their importance as spawning areas for a wide variety of species and their significant scenic value, these wetlands represent one of the County's most valuable environmental resources.

West of these wetlands lies the remainder of the County, generally referred to as the mainland. This low relief area, a portion of the outer Atlantic coastal plain, contains large developed areas, freshwater wetland areas, many acres of woodland, and approximately 6,000 acres of active farmland. Also, along the Delaware Bay is found one of the most scenic and pristine natural bay front areas on the east coast of the United States.

For the most part, this large mainland region lies less than twenty feet above sea level and some sections, sealed with isolated clay lenses or having particularly high water tables, collect and hold surface water. Usually, however, the continuous sand sub-strata of this area quickly absorbs even the heaviest rains. The area also contains a wide variety of plant and animal life which contributes to the mainland's mostly rural character.

A land use analysis conducted as part of the New Jersey Department of Environmental Protection's Watershed Management Planning Program determined that approximately sixty-five percent of Cape May County is salt or freshwater wetlands or wetlands boundaries. Of the remaining thirty-five percent (which can be loosely classified as developable uplands), approximately two-thirds (twenty-four percent – including the barrier islands and large residential areas of the mainland) was developed. Approximately twelve percent of the remaining land area of the County includes all active and potential farmland, which is the focus of this study.

A. Location and Size of Agricultural Land Base

According to the latest "Soil Survey of Cape May County, New Jersey", published by the United States Department of Agriculture in 2002, Cape May County has approximately 255 square miles of upland comprised of thirty distinct soil types. Seven soil types, comprising over 50 square miles (or approximately twenty percent of the County), are classified as "prime farmland soils". The vast majority of these soils are located in the six mainland municipalities of West Cape May, Lower Township, Middle Township, Dennis Township, Woodbine Borough, and Upper Township (see **Map 2**, Agricultural Soils in Cape May County). It will be shown in following sections of this plan that some of these areas have been developed for residential use and are no longer available for agriculture. A detailed analysis of agricultural soil acreage by target area is provided later in this plan.

From a regional perspective, Cape May County's total agricultural acreage (10,037 acres according to the 2002 Agriculture Census) is considerably smaller than neighboring Atlantic County (30,337 acres) and Cumberland County (71,097 acres). Considering Cape May County's smaller total area, its large tidal and freshwater wetland areas, and its relative lack of large contiguous upland areas suitable for agriculture, this disparity is understandable. These same characteristics partially explain why Cape May County's average farm size is smaller (Cape May: 51 acres, Atlantic: 67 Acres, Cumberland: 115 acres) and its agricultural products vary from those of its neighboring counties.

B. Distribution of Soil Types and Their Characteristics

Map 2 shows the agricultural soils of Cape May County. It shows the County's soils based on the four agricultural soil groups: Prime, Statewide, Local, and Unique.

Prime Farmland Soils are found on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. These soils occupy land that has the growing season and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Soils of Statewide Importance do not meet the same criteria as Prime Farmland Soils. However, favorable conditions coupled with acceptable farming conditions to treat and manage these soils may produce yields nearly as high as Prime Farmland Soils.

Farmland Soils of Local Importance are not mapped or designated by the Natural Resources Conservation Service as agricultural soils, but exhibit viability for the production of field crops, hay, livestock pasturing, and some fruits and vegetables. Found predominantly within stream corridors, Locally Important soils play a significant role in agriculture in Cape May County and have been the focus of some of the County's past farmland preservation efforts because of their proximity to Prime Farmland or Statewide Importance soils.

Unique soils are used to yield specific high value crops. One such specific crop produced on Unique soils in Cape May County is salt hay, which is rarely produced in other parts of the state. Because Cape May County has many acres of unique soils in tidal and near-tidal areas, it is ideally suitable for salt hay production.

Approximately 65.4 % of Cape May County is comprised of agricultural soils:

Prime:	36,729 acres	(22.3 %)
Statewide	16,578 acres	(10.0 %)
Local	1,655 acres	(1.0 %)
Unique	52,519 Acres	(32.0 %)

Map 3, "General Soil Map" of Cape May County, provides an overview of typical soils for the County. As can be seen, the vast majority of upland soils are in the six mainland municipalities (Upper Township, Woodbine, Dennis Township, Middle Township, Lower Township and West Cape May). The main upland area, from Beesley's Point in Upper Township to Cape May City at the southern tip of the County, is generally referred to as the "spine" of the County.

Also, as can be seen by comparing Map 4 with Map 3, many acres of soil potentially suitable for agricultural have been subject to development (North Cape

May/Villas in Lower Township, Rio Grande and Cape May Court House in Middle Township, and the Marmora/Beesleys Point area in Upper Township are a few examples).

C. Water Sources and Number of Irrigated Acres

Currently, Cape May County's water supply is derived from two basic sources: the deeper confined aquifers (Kirkwood and Cohansey) for the barrier island communities, and the water table aquifer (Cape May Formation) for the mainland communities involved in agriculture. There are no reservoirs in Cape May County. Within the past few decades, salt water intrusion has become a problem in the lower aquifers, but the New Jersey Department of Environmental Protection (which is the only entity having authoritative control of groundwater resources) has permitted large scale desalination to compensate.

To date, the County is not aware of any agricultural/residential water use conflicts in the mainland communities. Also, although there have been some misunderstandings between farm owners/preserved farm owners and the New Jersey Department of Environmental Protection, obtaining water allocation permits for agricultural uses within the County is generally not a problem.

For a more detailed analysis of Cape May County's water supply, see Natural Resources Section V11, C of this plan.

Table One - Irrigated Farms in Cape May County

Year	2002	1997	1992	1987	1982
Farms	67	49	55	46	45
Acres	1783	1144	1270	1536	1798

Source: U.S. Census of Agriculture

As can be seen, the number of irrigated acres decreased from 1982 to 1997, but increased dramatically in the past five years to return to 1982 levels. Most notably, the number of irrigated farms increased almost 50 percent over the twenty year period. It remains to be seen if this increase in the number of farms using the upper aquifers will lead to agricultural/residential conflicts in coming years.

D. Farmland Assessment and Census of Agriculture

Six of sixteen municipalities in Cape May County have active farmland. A ranking by acreage is as follows:

Table Two – 2007 Active Farmland by Municipality

Dennis Township	3,983
Middle Township	3,319
Lower Township	1,187
Upper Township	2,335
Woodbine	408
West Cape May	239

Total Active Agricultural Land **11,471 acres**

Source: Cape May County Board of Taxation

1. Number of Farms by Size

Table Three - Farms by Size in Cape May County:

Year	2002	1997	1992	1987	1982
Farms Size					
1 to 9 acres	45	29	39	17	19
10 to 49 acres	107	76	74	61	43
50 to 179 acres	34	31	34	31	37
180 to 499 acres	9	10	14	9	12
500 to 999 acres	2	3	1	5	4
1,000 to 1,999 acres	0	0	0	0	1
2000 acres or More	0	0	1	1	1
Total	197	149	163	124	117

Source: U.S. Census of Agriculture

The above table shows that the number of farms in Cape May County is increasing, but, predominantly, the County has relatively small farms. In 2002, 77% of farms were 49 acres or less in size. In 1982, only 53% of farms were in this category. Thus, the number of smaller farms is increasing significantly. For the past twenty years, the most common farm size in the County is between 10 and 49 acres.

2. Average and Median Farm Size

Table Four – Average and Median Farm Size

Year	2002	1997	1992	1987	1982
Number of Farms	197	149	163	124	117
Total Farm Acreage	10037	9669	11644	13553	13992
Average Farm Size	51	65	71	109	120
Median Farm Size	21	21	n/a	n/a	n/a

Source: U.S. Census of Agriculture

As can be seen from the above table, while the number of farms in Cape May County has been increasing over the past twenty years, the size of the average farm has decreased by over 57% (from 121 acres to 51 acres). This significant reduction in size is an indication of the trend of subdividing larger farms into smaller agricultural parcels.

In the past five years, the median farm size has not changed.

3. Total Agricultural Acreage by Classification

Agricultural lands consist of 6 main uses: Cropland Harvested, Cropland Pastured, Permanent Pasture, Unattached Woodland, Attached Woodland, and Equine lands. The three classifications of Cropland Harvested, Cropland Pastured, and Permanent Pasture, when combined, total the “Active” agricultural lands.

Table Five – Farmland by Classification

Year	2004	2003	2002	2001	2000	1995	1990	1983
Cropland Harvested	4984	4919	5121	5263	5288	6034	6499	6413
Cropland Pastured	375	401	396	404	543	798	702	327
Permanent Pasture	674	722	699	944	694	1161	494	546
“Active” Subtotal	6033	6042	6216	6611	6525	7993	7695	7286
Unattached Woodland	2744	2911	2867	2614	3292	1901	2065	n/a
Attached Woodland	2252	1939	2090	2563	2580	3218	3409	5439
Equine Acres	118	85	84	64	66	n/a	n/a	n/a
Total Ag Use Acres	11147	10977	11257	11852	12463	13113	13169	12666

Source: N.J Farmland Assessment

From 1983 to 2004, the number of agricultural acres in the County decreased by 1,519 acres (approximately 12%). During the same period, the number of “Active” agricultural acres decreased by 1,253 acres (approximately 17%).

A. Harvested Cropland

Table Six – Harvested Cropland

Year	2002	1997	1992	1987	1982
Farms	151	122	131	98	103
Acreage	3887	4298	6118	6823	7497

Source: U.S. Census of Agriculture

Harvested cropland is the largest and most typical “active” agricultural farm use. In Cape May County, harvested cropland has decreased by over 48% in the last twenty years while the total number of farms has increased by over 46%. This is an indication of the agricultural changes occurring within the county. Farms are not only becoming smaller, as shown in the previous section, but farms are also becoming less traditional (i.e., horse and alpaca farm, nursery, herb farm, and vineyard) and utilizing non-cropland agriculture. In 1982 103 of 117, or 88% of farms in the County were involved in cropland agriculture. In 1997, 151 of 197 farms, or 76% of farms were involved in cropland agriculture. The County’s farms are becoming smaller and less traditional.

Note: Harvested Cropland chart numbers do not match because they compare data from different sources: N.J. Farmland Assessment data and U.S. Census of Agriculture data.

Section Two: Cape May County's Agricultural Industry

The farming industry is an important piece of Cape May County's local economy. Agriculture accounted for more than \$11.25 million in sales during 2002. While agriculture accounts for a relatively small portion of the County's overall business sales, it exerts a considerable economic influence through its many market linkages. Agriculture directly supports ancillary businesses, whose sales are not captured within agricultural figures, but who depend upon agriculture to create the necessary demand for their services. Farms also provide indirect support to the local economy. For example, they offer seasonal employment opportunities for young residents and seasonal workers who, in turn, patronize local stores and businesses. The influence of these agricultural linkages in Cape May's rural areas is unmistakable.

Agriculture also provides a greater economic benefit to the local community than other kinds of land uses. In contrast to residential neighborhoods and commercial districts, farms require few municipal services. Not only do farms require fewer services, but they also often provide important benefits, such as groundwater recharge and storm water control, that local governments might otherwise have to supply. Additionally, farms generate a positive cash flow by selling their products to buyers outside the County. Local farmers spend the revenue earned from these sales locally, and thus in turn support the County's economy. Contrarily, retail stores and other non-agricultural firms that cater to local residents often send their revenues out of the County. Thus, Agricultural production promotes a more stable and independent local economy.

Agricultural production and market value trends were calculated using data from the United States Department of Agriculture's National Agriculture Statistics Service. The agricultural yields for many products have been tabulated annually since 1953, while the yields of other products have been recorded only in more recent years. Historical pricing information for some of these products is also available. These historical trends are supplemented by data from the annual reports of the New Jersey Department of Agriculture.

Trends in the market value of the products produced by Cape May County's agricultural industry are difficult to determine. Overall market values are not compiled annually at the County level, but rather reported every five years as part of the National Census of Agriculture. The next Census report will be available at the beginning of 2008. Further obscuring this trend is the additional susceptibility to sampling error that occurs with less frequent data observations. For example, the last Census report was taken in 2002 – a year in which New Jersey experienced severe drought conditions that greatly reduced the agricultural output of many crops. This variability should also be considered when interpreting market value data.

A. Trends in Market Value of Agricultural Products Sold

Table Seven - Market Value of Agricultural Products Sold

	2002	1997	1992	1987	1982
Value (in \$1,000's)	11,251	6,807	5,614	4,602	4,521
Average per Farm	57,110	45,685	34,443	37,113	38,645

Source: U.S. Census of Agriculture

In the last twenty years, the value of agricultural products sold by farms in Cape May County has increased by almost 250% and the average value of agricultural products sold per farm has increased 67%. This increase can be attributed to the change from lower value crops to higher value crops. Also, with the assistance of the State, there has been an increase in marketing efforts. In 2002, Cape May County farms generated over 11.2 million dollars in agricultural products. This equates to an average of \$57,110 per farm.

The large increase in the value of the agricultural products between 1997 and 2002 is due to the continuing trend of a number of farms changing to higher value crops such as nursery and vineyard products.

The products of Cape May County farms are marketed in a variety of ways. Because of Cape May County's resort orientation and geographic location along many shore connector routes, the most common strategy is direct marketing to seasonal tourists through roadside stands and community farmer's markets. Also, a few participate in truck farming, while others (approximately 20 farms) participate in wholesale operations.

B. Crop/Production Trends

Table Eight - Crops/Production Trends in Cape May County (in Acres)

Year	2004	2003	2002	2001	2000	1995	1990	1983
Field Crops	2403	2277	2538	2504	2516	2988	3355	3713
Cover Crops	186	175	169	75	184	74	328	388
Fruit	17	23	19	13	17	23	23	44
Berries	24	15	24	19	26	99	120	35
Grapes	38	46	32	28	26	7	2	1
Nursery	1341	1298	1340	1344	1160	1150	1124	471
Vegetables	639	570	626	899	987	1780	1849	2020
Total Acres	4648	4404	4748	4885	4916	6121	6801	6672

Source: N.J. Farmland Assessment

Over the last twenty years, the total number of crop acres in Cape May County has decreased by 2,024 acres or 30%. This decrease is primarily in field crops and vegetables. The number of acres of nursery crops, on the other hand, has increased by 870 acres or 185%. Also, although small by comparison, the number of acres of grapes has shown a significant increase.

The growth of nursery crops is a land use issue directly related to the continuing increase of new residential properties. In addition, several farms actively produce dune grass and other plants suitable for beach restoration. Vineyard growth, on the other hand, is due to the efforts of local entrepreneurs and the efforts of the State in marketing Cape May County's unique climate, which is ideally suited to certain vineyard operations.

C. Support Services Within the Market Region

In addition to government agencies geared to supporting the agricultural industry, a variety of support services exist within (or within a reasonable distance from) the Cape May County market region. The Rutgers Cooperative Extension of Salem County Green Pages (<http://saalem.rutgers.edu/greenpages/service.pdf>) is an excellent source of support services and lists 578 suppliers of agricultural support services within the market region, 419 of which are located within the State of New Jersey and many of which are located in close proximity to Cape May County. These suppliers provide a wide range of services and products such as aerial application, feed, fertilizers, financial services, food processing, livestock haulers, insurance, irrigation, manure removal, poultry services and supplies, seed supplies, large animal veterinarians, beekeeping supplies, organic service providers, and more.

The "Greenpages" show that, within Cape May County, while some support services are readily available, other support services are limited or non-existent. For example, there are only three feed suppliers within the County. However, in nearby Cumberland and Atlantic counties, there are almost one dozen more feed suppliers. As another example, heavy equipment and other support services are not readily available within the County and usually require mail order of the necessary parts, a service visit by a qualified individual, or a trip to nearby Cumberland or Salem Counties where there are several providers.

Regarding marketing and wholesaling, Cape May County has little in-county facilities. There is one active food processing facility in the County, but it is dedicated to seafood. For other processing (including slaughterhouses), Cape May County farmers must utilize nearby facilities in Cumberland and Atlantic counties (also listed in the "Greenpages"). Additionally, some specialty crops (organic and oriental vegetables) produced in the County are trucked directly to distant urban markets such as Philadelphia, New York, or even the Baltimore/District of Columbia area.

Despite this relative lack of marketing and wholesaling facilities, many County farmers still prosper by taking advantage of the large seasonal tourist influx and

establishing roadside farm markets (see Map 13) and supplying them with traditional produce and other locally produced agricultural commodities.

D. Other Agricultural Related Industries

Cape May County's fishing industry (listed in the United States Census as the Port of Cape May/Wildwood), which is the fifth largest commercial fishing port in the United States, represents a large portion of the County's economy and, as expected, has a variety of equipment and supply dealers. The operation consists of nine major docks employing 625 to 720 people and handling 50 to 150 vessels at any given time. The fleet consists of large, steel-hulled vessels that venture to distant waters and make trips of longer duration than the fleets in other New Jersey ports.

In 2003, harvesters at the Cape May/Wildwood port brought in more than 42 million pounds of finfish and shellfish valued at over \$74 million. The port also boasts some of the most modern fish processing and packing facilities found anywhere in the world.

It should also be noted that Cape May County is the home of two aquaculture facilities. The Rutgers Aquaculture Research Facility is located in Lower Township along the Cape May Canal (it is currently inactive, but the necessary funding for this significant facility is expected in the near future). A second facility, the Haskins Shellfish Research Laboratory (a New Jersey Agriculture Experiment Station) is located in Middle Township along the Delaware Bay and has, since 1928, been conducting vital research and providing useful information to New Jersey's shellfish industry.

Section Three: Land Use Planning Context

The land use patterns of Cape May County exert considerable influence on its agricultural industry. The extension of development infrastructure, such as roads and sewer lines, facilitates the expansion of residential areas in mainland Cape May County. These residential areas afford local farmers a consumer base for their products and help sustain niche agricultural markets, such as organic goods and equine services, that strengthen farmers' economic bottom-line. However, some agricultural operations in these areas tend to be limited in size and sometimes have to contend with right-to-farm conflicts that threaten their viability. Farms in more rural areas of the County – where infrastructure is less dense (or non-existent) are less spatially constrained and face fewer right-to-farm problems. But, they frequently encounter inadequate support services and receive fewer customers at their farm stands.

The State of New Jersey, Cape May County, and many of its municipalities have undertaken a number of land use planning initiatives aimed at improving the quality of life in the County. These initiatives have produced various planning tools that have been instrumental in local policy-making decisions. Some of these studies and plans identify the preservation of agricultural land as an essential part of the effort to enhance the quality of life for Cape May County residents. This chapter reviews the findings from these land planning initiatives and analyzes their implications for current farmland preservation efforts in the County.

A. State Plan Planning Areas, Designated Centers, and Endorsed Plans

The New Jersey State Planning Commission has written the *State Development and Redevelopment Plan* (SDRP) that outlines general policy objectives concerning land use and future development in the state. The SDRP identifies five principal Planning Areas where different sets of goals and guidelines are considered appropriate to determine development activities. These Planning Areas are identified as Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive. The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are designated as Urban Centers, Regional Centers, Towns, Villages and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

Metropolitan Planning Areas (PA 1) are comprised of the most densely developed regions in the state. The goals in this planning area revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan

Planning Area is identified as the most appropriate location for future development in New Jersey. Cape May County has no Metropolitan Planning Areas. *Suburban Planning Areas (PA 2)* are relied upon to support most of the new development that will occur in New Jersey while maintaining the character of its existing communities. Growth in suburban town centers is especially encouraged in order to help protect and preserve the natural resources that are sustained in these areas. The Suburban Planning Area is meant to complement metropolitan areas, and is most commonly found outside heavily urban areas. The N.J. Route 9 corridor in Upper Township is the only Suburban Planning Area in Cape May County.

Fringe Planning Areas (PA 3) serve as an appropriate interface between suburban and rural areas. They are not as built-up as metropolitan and suburban areas, but may support more development activity than nearby rural lands. Basically, Fringe Areas are buffers between more densely developed areas and the more environmentally sensitive planning areas. Large sections of the County along the N.J. Route nine corridor in Middle and Lower Townships are included in this planning area.

Rural Planning Areas (PA 4) are suitable for the preservation of large contiguous areas of farmland. Sustaining the agricultural industry while confining development and redevelopment within existing towns are included among the policy objectives applicable to these areas. Large sections of the mainland townships, particularly along the N.J. Route 47 bay side corridor, are included in this planning area.

Rural Environmentally Sensitive Planning Areas (PA 4B) are suitable for agricultural development, but contain environmentally sensitive features that must be taken into account. There are several pockets of this planning area within the County, usually adjacent to tidal areas.

Environmentally Sensitive Planning Areas (PA 5) contain lands where natural resource preservation should be the primary planning consideration. Development is minimized or constrained to existing centers while large contiguous natural areas are to be preserved as open space. Because Cape May County is approximately 65% fresh and tidal wetlands or wetland buffers, the County contains large sections of this planning area.

Environmentally Sensitive/ Barrier Islands Planning Area (PA 5B) contains developed barrier island communities subject to seasonal population fluctuations. Cape May County's coastal municipalities (Ocean City, Strathmere (*Upper Township*), Sea Isle City, Avalon, Stone Harbor, North Wildwood, West Wildwood, Wildwood, Wildwood Crest, Cape May City, and Cape May Point) are located in this unique Planning Area.

Centers are defined by the New Jersey State Planning Commission as "compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services." Centers become designated after the municipalities or counties that encompass them submit

development plans to the State Planning Commission, now the Office of Smart Growth, that are subsequently endorsed.

Proposed Centers are currently in the process of having their plans endorsed by the State. There are various types of center designations that vary according to the characteristics of the urban areas being considered. Different policies concerning land use and the promotion of future development opportunities are applicable in each.

Urban Centers are the most intensively utilized areas in the state. They serve as concentrations for corporate headquarters, industry, residential areas, and culture. Cape May County contains no designated, proposed or potential Urban Centers.

Regional Centers are smaller urban areas that provide the various commercial, cultural and residential needs of a geographically-defined region. Regional Centers are generally less than 10 square miles, but are sufficiently active enough to support public transportation. Cape May County contains no Designated Regional Centers.

Towns are smaller than Urban and Regional Centers, usually less than two square miles in size, that serve as a local concentrations of commerce and government activity. They commonly support residential neighborhoods and offer access to local goods and services as well. Cape May County contains two designated Town Centers, Seaville Town Center and Marmora-Palermo-Beesley's Point Town Center, both in Upper Township.

Villages are residential neighborhoods that have access to some local public and commercial facilities. Villages are small, occupying less than one square mile. Cape May County contains only two designated village centers, Tuckahoe Village Center and Petersburg Village Center, both in Upper Township.

Hamlets are the smallest type of Center. They are small residential communities between 10 and 100 acres that are oriented around a local focal point, such as a house of worship or general store. Cape May County contains no designated Hamlets to date.

Map 4 is a State Development and Redevelopment Plan Map for Cape May County (Dated January 4, 2008). As can be seen, most of the County is in Planning Area 5 (Environmentally Sensitive), Planning Area 5B (Environmentally Sensitive Barrier Island Community), and Planning Areas 6, 7, and 8 (Parks and Natural Areas).

The majority of farms and agricultural soils are concentrated in Planning Areas 4 (Rural Planning Area) and 4B (Rural Environmentally Sensitive Planning Area). There are also several farms and agricultural areas in the Pinelands Town of Woodbine and the outlying Pinelands Forest and Preservation Areas of Upper and Dennis Townships. A detailed look at these Pinelands areas is available at: <http://www.nj.gov/dca/osg/docs/capemayprelimmap.pdf>.

Currently, as stated above, there are two Town Centers and two Village Centers, all in the Plan Endorsed Community of Upper Township. Of the remaining municipalities in the County, one (Woodbine) is in the Pinelands region and is considered a Plan Endorsed Municipality by the State Planning Commission because of its compliance with the Pinelands Comprehensive Management Plan. Also, as of this publishing, five municipalities in the County are in the process of obtaining Plan Endorsement from the State Office of Smart Growth.

In addition, as of this printing, there are no CAFRA centers in the mainland municipalities. (According to NJDEP rules, those barrier island municipalities that have not attained center designation or plan endorsement, still retain their CAFRA center status.)

Also included in this section is the most recent draft Cross-acceptance III map as provided by the Office of Smart Growth, dated February 28, 2007 (See Map 4A). A comparison of this map with Map 4 shows that the most notable change is the proposal to greatly increase Environmentally Sensitive Planning Area 5 throughout the County. The Policy Objectives for Planning Area 5 regarding agriculture are: “Promote agricultural practices that prevent or minimize conflicts with sensitive environmental resources. Guide development to ensure the viability of agriculture and the retention of farmland in agricultural areas.” These policy objectives appear to be consistent with sustained and increased agriculture in the County.

B. Coastal Area Facilities Review Act (CAFRA) Area, Pinelands Area

Map 5 shows the Pinelands Comprehensive Management Plan and Coastal Area Facilities Review Act (CAFRA) areas within the County. A small area in southern Middle Township and northern Lower Township (south of N.J. Route 47 and west of N.J. Route 9), which primarily contains the Cape May County Airport and Industrial Park, is not subject to either of these regulatory acts. The remainder of the County is within the CAFRA area or within the Pinelands Area as shown on the map.

For detailed Pinelands map information regarding zones or designations, see http://www.state.nj.us/pinelands/cmp/lcm/200704_01_pmahighres.pdf.

The majority of preserved and targeted farmland lies within the CAFRA area of the County. Fewer than ten percent lies within the Pinelands area of the County.

Both The Pinelands and the Coastal Area Facilities Review Act positively impact agriculture by encouraging agricultural operations as opposed to residential, commercial or industrial development.

C. County Master Plan and County Development Regulations

Established in 1954, the Cape May County Planning Board is one of the oldest in the State. In 1962 after extensive background studies, the County adopted its first Comprehensive Plan. Since then, the plan has been extensively amended on five occasions to address the many issues affecting the County. The most current version was amended to address the results of the 2000 Census, the revised State Development and Redevelopment Plan (2001), and various NJDEP rule changes and programs.

In conjunction with the County Comprehensive Plan, the County has, under the County Planning Enabling Act, adopted a Subdivision and Site Plan Resolution. This resolution establishes an extensive set of design and planning standards to assist the County Planning Board in the review of all subdivisions and site plans in the County. Although a county's development regulations are limited by law to traffic and drainage issues affecting county roads and county property, this resolution has empowered the county to provide a roadway system that is safe and efficient for pedestrians and the traveling public.

Regarding agriculture, the County Comprehensive Plan presents two main policies:

1. In cooperation with the New Jersey Department of Agriculture and the Cape May County Board of Agriculture, the County Planning Board and staff will support programs that encourage the use of locally grown farm products and efforts to secure, develop, and retain farm produce markets.
2. Through involvement with the County Open Space and Farmland Preservation Program and the State Farmland Preservation Program, the County Planning Board and staff will provide continued support for the County Agricultural Development Board and the State Agriculture Development Committee in their efforts to preserve and increase viable farmland within the County.

D. Current Land Use Trends

Cape May County has two distinct land use patterns. The most noticeable is the residential and commercial development that has occurred on the County's barrier islands. Home of the heart of the County's 4.6 billion dollar annual tourism economy, the barrier islands are almost completely developed and, in recent years, the sight of practically all re-development activity in the County. As expected, there are no active agricultural facilities on the barrier island communities.

The second distinct area consists of the mainland municipalities, where the majority of the year-round population currently resides. Home to all of the County's farms, the mainland area also has large tracts of environmentally sensitive lands and wetlands. Because of its close proximity to high-priced barrier island real estate, the mainland is where most of the County's new development has occurred over the past

twenty years. In the past several decades, as the property value on the barrier islands increased, development pressure for affordable residential housing and commercial sites on the mainland area has grown substantially. This has placed considerable pressure on agricultural properties.

Within the past decade, most new development in the County has consisted of redevelopment in the barrier islands. This redevelopment is usually in the form of a larger home or duplex replacing a smaller summer cottage. However, the Wildwood municipalities have lost approximately 5,500 motel rooms to this type of redevelopment.

Development in the mainland communities within the past decade has consisted primarily of small subdivisions (24 large lots or less) for single family homes in non sewerred areas. Some of these subdivisions were on once-active farmland. Also, in keeping with the need for year-round services, some new commercial development has occurred along the N.J. Route Nine corridor.

E. Sewer and Public Water Supply Service Areas

Map 6 shows the County's sewer service areas, while **Map 7** shows the County's Water service areas. As can be seen, most of the public sewer and water service areas are consolidated along the heavily developed barrier islands and in the most populated and developed areas of the mainland (the New Jersey Route Nine/Garden State Parkway corridor and the North Cape May/Villas bayshore areas of Lower Township). Very few active agricultural facilities are adjacent to or in close proximity to these water and sewer service areas. Those few active agricultural areas that are within close proximity to sewer/water areas are always in zones not slated for sewer under the County's 208 Wastewater Management Plan.

In a few rare instances, farms immediately adjacent to areas with public water and/or sewer are targeted for preservation. These targeted farms are unique in that they have a long history of agriculture, are contiguous to other larger preserved farmland or public open space, and their inclusion into the preservation program represents a significant addition that will contribute to the preservation of the larger adjacent agricultural/open space/unique area. One specific example is the Legates farm in Lower Township. This farm is next to residential development with municipal water and sewer, but is over one hundred years old, is adjacent to or near other agricultural areas, is an integral part of the Cox Hall Creek restoration area, and is in very close proximity to the NJDEP managed Villas Wildlife Area.

F. Municipal Master Plan and Zoning Overview

1. General Lot Size

Map 8 shows those areas of the County by lot size according to a composite of the municipal zoning ordinances of all sixteen municipalities. As can be seen, the areas

with smaller lots (less than one acre) include all the barrier island communities and large portions of the mainland. These areas coincide closely with those areas that have public water and sewer. It should be noted that large mainland areas in Middle Township without public water and sewer also fall into this category. However, most of these areas are zoned for 35,000 square foot lots (80% of an acre).

All of the areas zoned greater than one acre are located on the mainland and are home to most of the County's agricultural lands. The larger lot sizes (five to ten acres, and greater than ten acres) can be found in the northern areas of the County. Those areas with the largest lot zoning can be found almost entirely within the Pinelands Comprehensive Plan Area.

2. Description of Innovative Planning Techniques Used

There are several innovative planning techniques that can be employed to aid in agricultural preservation:

Cluster zoning is a design development technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open areas, and preservation of environmentally sensitive features. Non-contiguous cluster zoning allows cluster zoning practices to be implemented on non-contiguous parcels. While 3 of the six mainland municipalities that are the focus of this study have some provision for cluster zoning (Upper, Dennis, and Middle Township), only a few small scattered examples of the use of these provisions can be documented over the last thirty years.

Basically, cluster zoning has not been successfully implemented in the County because the New Jersey Department of Environmental Protection has been reluctant to approve the small-scale sewage treatment plants necessary to make cluster zoning effective in non-sewered areas. In sewered areas, cluster zoning has not been effective because of the typical homebuyers desire to obtain individual parcels for single family homes, thus avoiding the complications of home owners associations and their legal consequences. It is also much easier for developers to create subdivisions without the paperwork required for clustering. Also, municipalities are reluctant to approve cluster proposals because of the long term potential for failure of these same home owners associations, which might require the municipality to assume responsibility for the common open space created. Another reason for the failure of cluster zoning in the County is the municipality's reluctance to remove large portions of taxable area from the tax maps. To forestall this, municipalities can make the regulations for homeowner's associations onerous and expensive, even in sewered areas.

Transfer of Development Rights (TDR) is a planning tool that channels development into desirable locations without diminishing land owners equity. TDR allows development rights to be separated from the land in TDR "sending areas", and transferred to parcels in different locations (TDR "receiving areas"). Sending areas are places where further development is inconsistent with the local landscape, such as natural

resource lands or contiguous farm belts, while receiving areas are places where further development is consistent with local planning objectives, such as towns or more densely developed areas with suitable infrastructure such as public water and sewer.

TDR programs are complicated and difficult to implement without widespread municipal and public support and funding. There are no proposed or active Transfer of Development Rights programs within the County, municipal or otherwise. However, the County has received a grant from the Office of Smart Growth to assist municipalities in identifying areas suitable for transfer of development rights. Once these areas are identified, a coordinated effort will be made to contact the municipalities and encourage them to explore a transfer of development rights program. As of this report, the grant is still in progress.

Lot Size Averaging is a planning technique that allows the varying of lot sizes within a subdivision in order to protect priority resource areas within the parcel, provided that no additional building lots result.

While there may be a market for a variety of lot sizes, no municipal zoning ordinances in Cape May County have provisions for lot size averaging because its use creates larger lots within the subdivision which would contain the environmentally sensitive areas but would also incur a larger tax assessment because of their size. Potential buyers sometimes avoid purchasing a larger lot that contains environmentally sensitive areas they cannot use but for which they must pay more annual taxes than their neighbors. Subdividing into equal sized parcels is easier for the developer and makes all the new lots equally attractive to potential buyers. However, lot size averaging is inadvertently being used by developers all over Cape May County who are attaching unbuildable environmentally sensitive areas to certain larger lots within subdivisions in order to subdivide an entire parcel.

The use of some of these innovative planning techniques within Cape May County actually encourages “sprawl”. For example, the current allowable density in areas without water and sewer is one dwelling unit per acre. Cluster zoning, non-contiguous cluster zoning, and lot size averaging merely continue this density (“sprawl”). Only Transfer of Development Rights actually addresses “sprawl” by preserving larger tracts and “transferring” the potential development to more suitable areas (usually areas with public water and sewer).

To expand the use of innovative planning techniques within the County, greater cooperation from the New Jersey Department of Environmental Protection in the creation of small treatment plants will be necessary, along with increased interest and cooperation among the effected municipalities and individual property owners.

A list of all preserved, final approval, 8 year, and State preserved farms in Cape May County can be seen in **Appendix Three**.

3. Discussion of Development Pressures and Land Value Trends

Table Nine: Building Permit Data for Municipalities with Agricultural Lands

Municipality	Building Permits 2000-2006	Demolitions 2000-2006	New Dwelling Units
Upper Twp.	496	36	460
Woodbine	58	6	52
Dennis Twp.	128	32	96
Middle Twp.	1330	158	1172
Lower Twp.	732	176	586
West Cape May	69	27	42
Total	2813	435	2408

Table Nine shows new development in Cape May County over the last seven years in municipalities with agricultural land. The 2,408 new dwelling units created equates to an average of 344 new dwelling units per year, or almost one new dwelling unit per day between 2000 and 2006. Current land use trends as noted above, combined with the continuing development pressure of the adjacent barrier islands (non-agricultural lands) are placing significant development pressure on the mainland agricultural lands.

In addition, although difficult to substantiate, a pattern was seen after the 1980-1990 and 1990-2000 Census where barrier island population unexpectedly decreased while mainland population grew at an increased rate which was not anticipated. While the County's over-all population increased as expected during this period, this barrier island/mainland disparity was not expected. It has been speculated that year-round barrier island residents were taking advantage of the existing high property values in the barrier islands and selling their homes to seasonal residents. They then relocated to new, lower-priced homes on the nearby mainland where they were only minutes from their usual shops, friends, doctors, and schools. While this trend did little to increase the County's overall population, it has greatly increased the development pressure on the County's remaining farms by putting a premium on developable mainland areas, such as active farm sites.

In addition, this development pressure has resulted in a dramatic difference between agricultural land **values** in Cape May County and those of other areas of the state. The close proximity of the barrier island communities, where the average cost of a 5,000 square foot single family building lot can be between \$400,000 and 2.5 million dollars, has greatly increased the value of nearby agricultural land over the past two decades. As an example, the average per acre easement assessment in 1995 was approximately \$3,500. By 2004, that per acre easement assessment had increased ten fold to over \$35,000! Several farms that have applied to the program in recent years have

had even higher pre-acre assessments. It should be noted that the number of applications to the County program has been relatively small and accurate examples of the increase in land value are difficult to ascertain. Nevertheless, this large increase in land values in Cape May County over the past twenty years has made the acquisition of farmland for preservation by government and non-profit agencies all the more difficult.

G. Discussion of Municipal and Regional TDR Opportunities

Transfer of Development Rights (TDR) is a planning tool that channels development into desirable locations without diminishing the landowners' equity. TDR allows development rights to be separated from the land in TDR *sending areas* and transferred to parcels in a different location – TDR *receiving areas*. Sending areas are places where further development is inconsistent with the local landscape, such as natural resource lands or contiguous farm belts, while receiving areas are places where further development is consistent with local planning objectives, such as higher density residential communities. TDR programs afford developers the option to buy development rights from landowners in the sending area and apply them to parcels in the receiving area. For example, local zoning in a TDR receiving area may only allow one development unit per acre. If a developer buys the development rights equal to four units from a landowner in a TDR sending area and applies them to a one-acre project in the receiving area, the developer may exceed the receiving area zoning by building up to five units on that acre.

The New Jersey State Transfer of Development Rights Act (*N.J.S.A. 40:55D-140*) authorizes the transfer of development rights by municipalities and outlines what a town must do in order to adopt or amend a TDR ordinance. First, the municipality must amend its master plan to include a Development Transfer Plan Element and a Utility Service Plan for the receiving zone. Then, a town must adopt a Capital Improvement Program for the receiving zone. A municipality has to prepare a market analysis that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. This analysis must include a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. Once complete, a town must receive approval from the State Planning Commission to adopt the TDR ordinance.

There are many different transfer-of-development rights programs that may be instituted in Cape May County. One such program is the *intra-municipal TDR* in which sending and receiving areas are located within the same town. Intra-municipal TDR programs would be appropriate for County municipalities that have designated or proposed centers under the New Jersey State Plan and large amounts of agricultural or natural resource lands such as Middle or Upper Townships. Municipalities with large acreages of resource lands and proximity to existing centers in adjoining municipalities might be better served by *intermunicipal TDR programs*. In this case, sending areas are established in one municipality with receiving areas established in another. Some form of tax-based revenue sharing is normally involved with these programs. This intermunicipal TDR program may be appropriate between mainland and barrier island communities..

Although unlikely because of Cape may County's geography, regional TDR programs could also be instituted. These may operate throughout the County or at a higher level of regional government. The New Jersey Pinelands Commission currently operates such a program. For detailed information regarding this program, see the Pinelands Comprehensive Management Plan, Section IV, Pinelands Development Credit Program.

Currently, with the exception of those areas of the County within the Pinelands, there are no active transfer of development rights programs within Cape May County. However, the County is currently the recipient of a Smart Growth Grant from the New Jersey Office of Smart Growth. One of the main tasks to be accomplished with this grant is the designation of parcels suitable for the transfer of development rights (both sending and receiving). Once this inventory is established, dialogue with the municipalities will begin regarding the possible establishment of a TDR any programs. The grant study is currently experiencing delays because of tax map update problems in a large mainland Township. It is anticipated that the project may be finished by early 2008.

Section Four: Cape May County's Farmland Preservation Program – Overview

Farmland is an irreplaceable natural resource, once lost it cannot be recreated or replaced. The farmers who work the land are not only stewards of the agricultural landscape, they are the stewards of the rural heritage and legacy that defines the County and its environs. The business of agriculture supports the local economy and provides a unique and bucolic quality of life for residents. Agriculture provides food and fiber, clean air, storm water management, groundwater recharge, wildlife habitat, and the beautiful scenic vistas within the County.

Cape May County has permanently preserved 2,750 acres of farmland. Farmers and local officials in Cape May County are firmly committed to farmland protection and continue to support the preservation of agricultural land throughout the County.

A. Agricultural Development Areas

An Agricultural Development Area (ADA) designates land that has the potential for long-term agricultural viability. Agricultural use would be the preferred, but not the exclusive, use.

ADA Statutory Criteria:

- 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 proposed ADA area.
- The land must comprise no greater than 90% of the agricultural land mass of the County.

As part of this Comprehensive Farmland Preservation Plan and using the designation criteria and methodology outlined in the state guidelines (NJAC 2:76-1), the Cape May County Agriculture Development Board has updated their ADA. As part of the CADB's methodology, all parcels in the six applicable municipalities were viewed on the County's Geographic Information System (GIS). Once suitably large active and/or potential agricultural parcels were identified through the most recent aerial photographs (2007 Pictometry), available data bases (existing and proposed sewer areas, State Planning Areas, and soils data) were analyzed to determine individual parcel suitability. Additional updated parcel information was sometimes supplied through the County

Planning Department's development review process. Suitable parcels were then designated and included in the general ADA data base.

These areas can be seen in **Map 9**.

B. Farmland Preserved to Date by Program and Municipality

There are several methods of preserving farmland. A brief description of some of these programs is as follows:

County Easement Program – County easement purchases involve the sale of farmland development rights to the county by the landowner. By selling their development rights to the county, the landowner agrees to restrict their land to agricultural use. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted, in perpetuity, for agricultural use. To be eligible for the County Easement Purchase program, a landowner must complete an application. Following a review of the application and a site visit by representatives of the Cape May CADB, the application must receive preliminary approval by the CADB. Then two independent appraisals are conducted. The difference between these two is usually the price of the farm's "development rights," also known as the easement value. This is the price that the County offers to the landowner, and if this price is accepted, the county has title work and a survey done and then schedules a closing. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted, in perpetuity, for agricultural use.

County Planning Incentive Grants –The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. The State Agriculture Development Committee (SADC) has recently updated their rules to promote County PIGs to streamline and expand the farmland preservation program throughout the state. In order to qualify for PIGs, an agricultural advisory committee, as which the County Agriculture Development Board (CADB) functions for the county, is necessary. Additionally, the county must maintain a "dedicated source of funding or alternative means for funding farmland preservation." Both county and municipal applications should correlate with county comprehensive farmland preservation plans. Cape May County has developed this *Comprehensive Farmland Preservation Plan* in order to bring it in to compliance with the newly adopted guidelines and qualify for the County Planning Incentive Grant program.

Municipal Planning Incentive Grants – Municipal Planning Incentive Grants (PIGs) are very similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements. The municipal Farmland Preservation Plan describes the farms that are the focus of the Municipal PIG. In order to qualify for this program, the town must have an agricultural advisory board and a source of funding for farmland

preservation. Currently there no Municipal Planning Incentive Grant programs in Cape May County.

SADC Direct Easement Purchase – The State Agriculture Development Committee (SADC) purchases development rights for preservation purposes under its state acquisition program. Landowners can sell the development rights to their land and continue to own and farm the land. The land is permanently deed-restricted for agricultural use.

SADC Fee Simple Purchase – The State Agriculture Development Committee (SADC) purchases farms outright from willing sellers. The SADC then deed-restricts the farms to permanently preserve them for agricultural use and resells them at auction to the highest bidders.

Non-profit Purchase – The State Agriculture Development Committee (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.

Transfer of Development Rights – Transfer of Development Rights (TDR) is a planning and preservation tool used to protect agricultural, historic or environmental resources while accommodating the needs of development. TDR is a realty transfer mechanism permitting owners of preservation area land to separate the TDR development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these “development credits” may then develop areas deemed appropriate for growth at densities higher than otherwise permitted. Once the development rights of a property are sold the land will be permanently restricted from further development.

Forty-three farms have been preserved through the County Easement purchase program in six towns, protecting 2,544 acres of farmland in Cape May County.

Map 10 shows all preserved farmland in Cape May County. Most tracts shown were originally purchased with County Farmland Preservation funds. Development rights were later sold by the County to the State Department of Agriculture. However, there is one farm in Cape May County that was purchased directly by the State. The 80 acre Matera farm in Lower Township was purchased by the State on February 17, 2004.

No farms have been preserved with County Planning Incentive Grants. There are no municipalities in Cape May County which provide Planning Incentive Grants.

A list of all preserved farms and farms in the eight year program in the County can be found in **Appendix Four**.

The SADC has partially reimbursed Cape May County for the cost of purchasing 37 farms. To date, this reimbursement totals \$5,747,976 (38.6%) on a total County payout of \$14,863,318 (100%). The state share is low because the County has six

applications being processed with the SADC. Thus, the actual State share in this process is closer to 50%.

A number of farms in Cape May County have been purchased by government and non-profit agencies. However, none of these agencies preserve farmland. In keeping with the goals of these agencies, these farms are now preserved open space. The largest purchaser of farmland for open space use is the United States Fish and Wildlife Agency. With a directive to create a 21,200 acre (33 square mile) Cape May National Wildlife Refuge (**Map 11**), the USFW has purchased over 11,025 acres as of February 2006. It is estimated that over one thousand acres of this purchased acreage was active farmland. As federal funding for this acquisition increases, an additional number of active farms in the targeted acquisition area are expected to be purchased and converted from active farmland to preserved wildlife habitat.

In addition, the New Jersey Department of Environmental Protection has, within the past decade, purchased approximately a half dozen farms totaling approximately 1,000 acres and converted these farms to active open space. Also, non-profit land trusts such as the Nature Conservancy have purchased large tracts of farmland and converted these acres to wildlife habitat. One example would be the South Cape Meadow tract in Lower Township. Part of this parcel was once used as a meadow for cattle, but the entire tract was purchased by the Nature Conservancy and converted to a water fowl habitat with assistance and funding provided by the United States Army Corps of Engineers.

Thus, one significant reason for the decrease in active farmland in Cape May County is because state and federal agencies continue to purchase active farmland and convert it to open space.

C. Consistency with SADC Strategic Targeting Project

The purpose of the SADC Strategic Targeting Program is to preserve strategic farms by targeting them based on specific criteria (for specifics, see: "NJ State Agriculture Development Committee/ NJ County Agriculture Development Boards, "Strategic Targeting Project, Preliminary Report," March 2003).

The program has three primary goals:

1. The coordination of farmland preservation and retention of agricultural practices "with proactive planning initiatives."
2. To create and update maps which serve as a tool for more accurate targeting of potential preserved farmland.
3. To coordinate different preservation efforts (open space, conservation, etc.) with farmland preservation.

As detailed in this plan, the Cape May County Agriculture Development Board is consistent with the SADC's Strategic Targeting Program. Also, the County has

incorporated the SADC's minimum standards into its application criteria and uses these criteria as a benchmark for determining initial acceptability.

In addition, the Cape May County Agriculture Development Board has integrated the County's Agriculture Development Areas with the SADC's Strategic Targeting Project through the use of GIS technology. The data bases used (soils, 2007 aerial Pictometry, County Wastewater Management Plan maps, County water supply maps, municipal zoning, and others) allowed for an accurate determination of the suitability of all parcels within the six municipalities under consideration. Thus, the series of maps resulting from the formulation of this plan represent a county-wide data base which will serve as a tool to more accurately target potential preserved farmland. Also, in accordance with Strategic Targeting Program goals and, since both share the same planning staff, the County CADB works in close coordination with the County Open Space Board to insure that preservation efforts are maximized and coordinated.

D. Eight Year Program

The 8-Year Farmland Preservation Program and the Municipally Approved 8-Year Farmland Preservation Program are both cost sharing programs for soil and water conservation projects, in which the farmer receives 50% cost sharing for these projects as well as protection against emergency energy and water restrictions and eminent domain. In return, the farmer signs an agreement that restricts the land to agricultural use for eight years. For entrance into these programs and to qualify for benefits, a farm must be located within an ADA. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service. For more details on the NJDA Eight Year Program, see: <http://www.state.nj.us/agriculture/sadc/eightyearprogram.pdf>.

In past years, the County had up to ten farms enrolled in the Eight Year Program. However, because of the current volatility of the real estate market, only three farms in Cape May County are enrolled in the Eight Year Program: The 85.89 acre Rea Farm in West Cape May (expiration 05/30/2009), the 27.5 acre Chiappini farm in Upper Township (expiration 05/08/2008), and the 160 acre Maranshian farm in Middle Township (expiration 06/12/2011). Although farmland preservation through easement purchase is seen as the ultimate goal, the Cape May County CADB strategically uses the eight-year program in coordination with the easement purchase program as a tool to further its preservation efforts.

E. Coordination with Open Space Preservation Initiatives

As previously stated in this report, the Cape May County Office of Open Space and Farmland Preservation was created in 1989 after voters empowered the County to create a fund to preserve open space and farmland. As such, the Office serves both the Cape May County Open Space Board and the Cape May County Agriculture Development Board. This unique combination of duties allows the Office to closely coordinate all county preservation purchases and activities with other federal, state, and non-profit agencies. In addition to coordinating with the SADC, since the start of the

program in 1989, the County has coordinated and cooperated with our various municipalities, NJDEP Green Acres, US Fish and Wildlife, The Nature Conservancy, The Natural Lands Trust, and The Trust for Public Land in preserving land for open space and farmland.

The County's Open Space Program initiatives do not conflict with the County's Farmland Preservation initiatives. Because both initiatives are joined in a single office, coordination and cooperation are inherent.

The County, through the County Open Space Board and County Planning Board, has an Open Space Plan which addresses all open space needs and is formulated in accordance with New Jersey Department of Environmental Protection guidelines. The County has never purchased farmland to fulfill environmental, passive or active recreational needs. Also, the County has no plans for trail networks or other open space acquisitions within agricultural areas. Because of the dispersed nature of the County's preserved parcels and the lack of a large contiguous area of open space/farmland parcels, such activities have not been feasible. However, the County is willing to explore the possibility of such activities with willing owners of preserved farmland when and if the opportunity arises.

It is understood that farmland preservation and the identification of targeted farms should be coordinated with open space planning efforts. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers. As the establishment of trails and parks becomes more of a reality the CADB can look to the County Open Space Plan to determine whether public access easements should be negotiated as part of a farmland preservation project.

F. Farmland Preservation Funding Expended to Date by Source

To date, Cape May County has expended \$14,863,480 from the County Open Space and Farmland Preservation Trust Fund for the purchase of farmland. This represents approximately 44.4% of the purchases from the fund, the remainder (55.9%) being open space lands. The State has reimbursed the County \$6,492,074 through the SADC program (for details, see Appendix Three, List of Preserved Farmland). Since there are no municipal farmland preservation programs in the County, there has been no municipal contribution to this effort. A detailed account of these expenditures can be seen in **Appendix Four**.

In late 2005, the County, using the Open Space and Farmland Preservation Fund, bonded for ten million dollars. This action greatly expanded the County's ability to address farmland and open space preservation needs.

G. Monitoring of Preserved Farmland

In conjunction and cooperation with the N.J. State Agriculture Development Committee, staff from the Cape May County Office of Open Space and Farmland

Preservation routinely monitor all preserved farm parcels within the county. Monitoring is conducted in accordance with established SADC guidelines. Files and reports are available from the Office of Open Space and Farmland Preservation. To date, although several farms have changed ownership, there have been no major violations or issues.

It should be clearly understood that the Cape May County Agriculture Development Board is responsible for monitoring County held easements and the State Agriculture Development Committee is responsible for monitoring state owned easements.

Section Five: Future Farmland Preservation Program

A. Preservation Goals (1,5, and 10 year acreage targets)

In the seventeen years that the County Farmland Preservation Program has been in existence, over 2,750 acres of active farmland has been preserved. This equates to approximately 162 acres per year. Extrapolating this average (and incorporating current approved applications) yields the following farmland easement acquisition goals:

One Year	299.45 acres
Five Year	1097.28 acres
Ten Year	1976.78 acres

When considering the trends in the real estate market over the past twenty years, this extrapolation is a realistic estimate. However, due to recent downward trends in the real estate market, the current number of applicants has increased significantly. Under this situation, the one year goal may be an underestimate, but, with the anticipation of a stabilizing real estate market, the five and ten year goals still remain realistic.

It would be unrealistic to include all the targeted acres in the six municipalities covered in this plan (13,171 acres) in the ten year goals because it would require an unrealistic amount of funding to acquire all these lands within such a short period of time. One suggestion to increase these goals in the short term would be the implementation of other planning techniques such as those discussed in the previous chapter (transfer of development rights, cluster zoning, lot size averaging, etc.). Another would be increased funding at the municipal, county and/or state level. Still another would be the increased involvement of non-profits in farmland preservation.

B. Project Area Summaries

The **Map 12** series shows the Project Areas as chosen by the County Agriculture Development Board.

It should be noted that (although not a requirement of the SADC), in accordance with the guidelines of the State Agriculture Development Committee, all qualified farms in the County were contacted by mail regarding their desire to be listed in a project area. As of the release of this report, fifteen qualified farms are not shown on these maps at the owner's specific written request.

Map 12A, West Cape May Borough, shows approximately 181 acres of targeted farmland in a project area of approximately 314.11 acres. Thus, the ratio of the targeted area to the project area is **.6 to 1**.

Map 12B, Lower Township, shows approximately 1,429 acres of targeted farmland in a project area of approximately 1,787 acres. Thus, the ratio of the targeted area to the project area is **.80 to 1**.

Map 12C, Middle Township, contains approximately 3,140 acres of targeted farmland in a project area of approximately 4,401 acres. Thus, the ratio of the targeted area to the project area is **.71 to 1**.

Map 12D, Dennis Township, shows approximately 3,348 acres of targeted farmland in a project area of approximately 4,326 acres. Thus, the ratio of the targeted area to the project area is **.76 to 1**.

Map 12E, Upper Township, shows approximately 3,444 acres of targeted farmland in a project area of approximately 3,514 acres. Thus, the ratio of the targeted area to the project area is **.98 to 1**.

Map 12F, Woodbine Borough, shows approximately 1,629 acres of targeted farmland in a project area of approximately 1,651 acres. Thus, the ratio of targeted area to project area is **.99 to 1**.

The total acreage of all targeted farms in Cape May County is approximately **13,171 acres**.

C. Soils

In accordance with SADC Guidelines, a soils analysis was performed on all targeted farms to determine the number of acres of prime, state, unique, and other soils. The following six charts provide this ratio for all of the target farms in each of the six project areas (all figures are in acres):

West Cape May Borough Project Area – Map 12A - Soils

Important Prime soils	50
State soils	34
Unique soils	30
Sub-total important soils	114
(Other soils	67)
Total soils/targeted farm acreage	181
Ratio of Important soils to Targeted Farms	.63 to 1

Lower Township Project Area – Map 12B - Soils

Important Prime soils	585
State soils	253
Unique soils	55
Sub-total important soils	893
(Other soils	528)
Total soils/targeted farm acreage	1,421
Ratio of Important soils to Targeted Farms	.62 to 1

Middle Township Project Area – Map 12C - Soils

Important Prime soils	495
State soils	373
Unique soils	1,001
Sub-total important soils	1,869
(Other soils	1,271)
Total soils/targeted farm acreage	3,140
Ratio of Important soils to Targeted Farms	.59 to 1

Dennis Township Project Area – Map 12D - Soils

Important Prime soils	1,592
State soils	372
Unique soils	529
Sub-total important soils	2,493
(Other soils – including local	855)
Total soils/targeted farm acreage	3,348
Ratio of Important soils to Targeted Farms	.75 to 1

Upper Township Project Area – Map 12 E - Soils

Important Prime soils	1,388
State soils	206
Unique soils	490
Sub-total important soils	2,084
(Other soils	1,359)
Total soils/targeted farm acreage	3,444
Ratio of Important soils to Targeted Farms	.60 to 1

Woodbine Borough Project Area – Map 12 F - Soils

Important Prime soils	1,349
State soils	71
Unique soils	22
Sub-total important soils	1,442
(Other soils	188)
Total soils/targeted farm acreage	1629
Ratio of Important soils to Targeted Farms	.88 to 1

D. Minimum Eligibility Criteria

The County Agriculture Development Board has adopted minimum eligibility criteria for farms anticipating application to the program. This is the SADC's minimum eligibility criteria as per NJAC 2:76-6.20.

For farms less than or equal to 10 acres in size, to be eligible for preservation the farm must meet the following threshold criteria:

1. Provide evidence that the farm produces agricultural or horticultural products of at least \$2,500 annually;
2. At least 75% of the farm is tillable or a minimum of 5 contiguous acres, whichever is less;
3. At least 75%, or a minimum of 5 contiguous acres, (whichever is less) of the farm consists of soils that are capable of supporting agricultural production; and
4. Purchase of the development easement must result in the loss of development potential based on the zoning utilized for purposes of value certification as per NJAC 2:76-6.20(a)2iii

For farms greater than 10 acres in size, to be eligible for preservation the farm must meet the following:

1. The farm must be capable of producing agricultural or horticultural products of at least \$2,500 annually;
2. The farm must possess at least 50% tillable land, or 25 contiguous acres, whichever is less, which is capable of supporting agricultural production; and
3. Purchase of the development easement must result in the loss of development potential based on the zoning utilized for purposes of value certification.

E. County Ranking Criteria

Utilizing guidelines and regulations from the State Agriculture Development Committee, the Cape May County Agriculture Development Board has established a ranking criteria for all applications. The criteria and a ranking checklist can be seen in **Appendix One**.

This ranking criteria is used procedurally by the CADB to prioritize farmland preservation applications. Staff preliminarily rank all applications which are then discussed and refined by the CADB in open public session. Although the process has no minimum score, very low scores have resulted in the elimination or withdrawal of applications from the County program. Applicants with low scores are encouraged to apply to other entities interested in farmland preservation. Ranking has not been used to determine if the application should be submitted to other SADC programs or independent preservation strategies. To date, all applications that have not been withdrawn or eliminated have been submitted to the State program.

F. Country Policies Related to Farmland Preservation Applications

a. Approval of Housing Opportunities

Agricultural labor housing: Agricultural labor housing is not currently protected in the State of New Jersey. However, the State Agriculture Development Committee understands the need for this type of housing and does have a policy that a landowner may refer to in order to construct labor housing. These applications are reviewed by the State Agriculture Development Committee.

House replacement: The policy of the State Agriculture 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.

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 at a density not to exceed one residential unit per every one hundred acres. The purpose of the building in question must be for “single-family residential housing and its appurtenant uses.” 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.”

To date, the CADB has not had the opportunity to review any Agricultural Labor Housing or House Replacement requests. When and if such issues arise, the CADB will review all SADC guidelines and, with the Office of County Counsel, review any requests

to ascertain that the construction would conform within the parameters of the deed of easement and applicable SADC rules.

The average size of Cape May County's farms, according to the 2002 census is 51 acres, therefore the majority of our applications currently do not qualify for the allocation of an Residential Dwelling Site Opportunity (RDSO). However, if a request is received, it would be processed subject to the conditions of N.J.A.C. 2:76-6.17 and SADC Policy p-28.

b. Division of the Premises

The goal of the State Agriculture Development Committee is to preserve large tracts of farmland and, therefore, a division of the premises is not an encouraged practice. A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the State Agriculture Development Committee and the CADB. Permission may be granted based on the exceptional nature of the request.

c. 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. 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." 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." Unlike a severable exception, a nonseverable 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.

Aside from the fact that severable and non-severable exceptions are not popular with applicants, it has been a CADB policy not to promote the use of exceptions. On several occasions the Board has successfully encouraged the use of formal subdivision of

any area to be used for non-agricultural personal use prior to the preservation because it reduces future conflicts between the current property owner and future property owners. In those few instances where exceptions have been considered, the CADB has favored non-severable exceptions.

G. Funding Plan

a. Description of County Funding Sources

As previously stated, the Cape May County Open Space and Farmland Preservation Fund Trust Fund was established in 1989. The Trust is funded by a County dedicated property tax of one cent per one hundred dollars of assessed valuation. Initially the fund provided approximately 1.2 million dollars annually. Currently it generates approximately 4.4 million dollars annually.

This single fund is used to preserve both open space and farmland within the county and has never been supplemented with municipal or other funds. Also, because of the dual purpose, funds are not allocated to open space or farmland in advance.

The County has never partnered with a municipality in preserving farmland because none of the six municipalities in the plan area have farmland preservation funding programs. In the future, given the need for preserving farmland in the County and the uncertainty of State funding, municipalities may be encouraged to create such farmland preservation programs on their own. If this should occur, the chances for partnering with the County would be greater.

b. Financial Policies Related to Cost-Share Requirements Between County and Municipal/other funding partners/installment purchases

Because the municipalities mentioned in this plan do not have farmland preservation funds, the County of Cape May does not have a cost-sharing requirement between the County and Municipalities. However, there are other procedures which can enhance this program:

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

Installment Purchase: Through an installment purchase agreement, development rights may be acquired by the Cape May 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.

Although the CADB has discussed these alternatives with several applicants, there has never been a donation, bargain sale, or installment purchase through the program. However, the CADB and has just recently awarded bonus points in the prioritization and ranking document for short term installment purchases of between 3 and 5 years. This alternative method for financing has not yet been utilized, but may become necessary to aid the current round of applicants

Table Ten

**Cape May County Open Space and Farmland Preservation Trust Fund
2008-2013-2018 Fund Projection**

Receipts	2008	2013	2018
Taxes Collected	5,295,329	5,617,815	6,512,587
SADC Received	935,061	1,174,281*	1,383,526*
Interest on Investments	240,000	240,000	240,000
Municipal Contributions	0	0	0
Miscellaneous	223,644	223,644	223,644
Total Receipts	6,694,034	7,255,740	8,359,757
Disbursements			
Appraisers and Surveyor Fees	100,000	100,000	100,000
Real Estate Taxes	317	317	317
Annual Acquisition of Property	5,000,000	5,463,635	6,333,850
Debt Service	1,700,000	0	0
Green Acres Reimbursements	253,526	90,786	0
Salaries and Wages	65,518	79,712	96,982
Fringe Benefits	21,611	31,756	46,656
Miscellaneous	9,244	1,500	1,500
Total Disbursements	7,150,227	5,781,206	6,579,305
Ending Cash Balance	7,653,537	3,427,226	5,747,804

Source: Cape May County Treasurer's Office

* - trend projections

@ - Fund started with a cash balance of \$8,944,759

Note: There are no municipal open space or farmland programs in the County

Table Ten shows the Open Space and Farmland Preservation Trust Fund projection for 2008, 2013, and 2018 as provided by the Cape May County Treasurer. Projected SADC funds received are based on trend. Absent these funds, the ending cash balance will be significantly lower.

Because the fund co-mingles monies for open space and farmland preservation, a definitive projection for future farmland acquisitions in one, five and ten year increments is not practical. However, based on the program purchases of the past seventeen years, it can be assumed that approximately 55 % of all funds allocated for each future year will be devoted to farmland preservation. This equates to approximately **\$2,444,000** for farmland preservation in 2011 and **\$3,051,000** in 2016. Given past trends in land value and the anticipated increase in property values, the funds available in future years will almost certainly be insufficient to meet preservation needs.

H. Farmland Preservation Program Resources

a. Staff Resources and Support

The Cape May County Office of Open Space and Farmland Preservation is staffed with one full-time position (Director) and one part-time administrative assistant position. In addition, the Office is located within the County Planning Department and has the full-time assistance of the Planning staff to address tasks such as database development and mapping. The County Planning Department also has a state-of-the-art Geographic Information System (GIS) supplemented by a two person staff to assist in all areas of farmland preservation activities. Also, the County Engineer's Department is available for field work and survey review whenever necessary. The Office of County Counsel provides all legal assistance and routinely reviews all deeds and transactions prior to any formal action by the Board of Chosen Freeholders.

I. Factors Limiting Farmland Preservation Efforts

There are several factors adversely affecting farmland preservation in Cape May County. The most significant is the unavailability of sufficient County and State funds, coupled with the total lack of municipal farmland preservation programs in the County. Also important, is the dwindling supply of land suitable for residential housing. In the mid-twentieth century, it was thought the County had abundant land suitable for development, but increasingly restrictive environmental regulations eventually mandated the County to be approximately two-thirds tidal or freshwater wetlands and buffers. Of the remaining upland area, half was subject to Pinelands regulations and the remainder subjected to CAFRA. These areas included developed areas, small isolated undeveloped areas, and farmland. Another factor is time. Frankly, a developer can produce a check much faster than a County or State Farmland Preservation Program.

Combined with the upswing in the housing market (from approximately 1995 to 2005), this lack of residential housing sites has greatly increased land values, furthering the problems associated with farmland preservation. Also, with land values high, interest from farmers in preserving their farms has decreased. In addition, none of the affected

municipalities have shown interest in implemented farmland preservation programs to assist with preservation.

It is these restrictive factors that influenced the formulation of the 1, 5, and 10 year goals. These goals could conceivably be more optimistic if many of these conditions were more amenable to farmland preservation. The current economic situation, however, (mortgage defaults, a glut in the county housing market, decreasing land values, and increasing inflation) may lead to a re-examination of this situation. With mortgages harder to come by, buildable land more affordable and housing more readily available, farmers may be more willing to enter into the time-consuming process of preserving their farms rather than sell it outright for development.

Section Six - Economic Development

Preserving farmland and providing a positive climate for the business of farming has been a major concern of the Cape May County Agriculture Development Board (CADB) from the inception of its agricultural retention program. The CADB's position reflects the full intention of the "Agriculture Retention and Development Act," which gives viability the same level of importance as easement purchase. The Cape May County Freeholders, Planning Board and its sub-board, the CADB, support the long-term use of agricultural land in the County. They recognize the need to provide an atmosphere in which agriculture can continue to be a viable industry, contributing not only aesthetically and environmentally but also economically to a healthy and inviting county, one that balances the needs for development, open space and quality of life.

The CADB is directly and administratively involved with the preservation and enhancement of farming in the County. This involvement is focused not solely on acquisition but also on monitoring farms, assisting with Right to Farm disputes, working with municipalities to create farm friendly atmospheres, and coordinating with state-level and other organizations to maximize the agricultural potential of the County, including an awareness of the need to support agriculture from an economic development perspective. To that end, the CADB has studied the latest requirements of the State Department of Agriculture relative to economic development. This chapter assesses how their current policies and mandates coordinate with those guidelines and with other state and county level planning tools and organizations. The chapter also considers what can be done going forward to strengthen the business of agriculture in the County.

A. Consistency with New Jersey Department of Agriculture Economic Development Strategies

At the state level, New Jersey offers Cape May County farmers a number of support services and programs ranging from technical advice to farm loans. One of these is the New Jersey Department of Agriculture (NJDA) *Smart Growth Toolkit*, which provides information to support municipal governments, businesses, non-profit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the NJDA *Agricultural Smart Growth Plan for New Jersey, 2006*. The *Tool Kit* embraces the five components that have been identified by the NJDA as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability, and Natural Resource Conservation. (*Agricultural Smart Growth Tool Kit*).

As part of this emphasis on the business of agriculture, the NJDA has issued its

2007 Economic Development Strategies, which identify and propose methods to expand and enhance various subsets of the agriculture industry in New Jersey, including produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, wine, and agritourism. The NJDA observes that “local access to large affluent markets has long been an advantage for the marketing of (those) products. While our markets are still there, competition for those markets has become tougher. New Jersey’s (produce) industry must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty.” (*NJDA 2007 Economic Development Strategies*). Cape May County farmers continue to look for ways to reinvent themselves and their products, and to explore new markets and new methods for promoting their businesses.

In 2002, 53.3% of Cape May County’s 197 farms had sales of less than \$2,500, another 20.8% reported sales of between \$2,500 and \$9,999, with 12.7% between \$10,000 and \$49,999. Just 4% had sales between \$40,000 and \$99,999 and 9.1% had sales of \$100,000 or more. Comparatively, the statewide average for farms with sales of less than \$2,500 was 53% and 10.7% for sales of \$100,000 or more. Sussex County had the highest percentage of farms with sales under \$2,500, at 63.7% and Cumberland County had the highest percentage of farms with sales over \$100,000, at 23.7%.

From a profitability standpoint, approximately 45% of County farms realized net gains, higher than the statewide percentage of 38%, but County farms with net gains reflected a higher average dollar amount per farm, \$69,748 versus \$61,687 statewide. For those County farms reporting higher net losses, the average loss per farm, at \$7,090, was well below the statewide average net loss of \$13,244.

Cape May County boasts a high percentage of farms making a profit. The average net cash returns per farm, when averaged across all County farms (including those with net losses), was \$26,889, versus a statewide average of \$15,074.

It is important that the County’s focus remains on ways to help farmers increase their profitability and coordinate with federal, state and county agencies other organizations, both in the public and private sector to find solutions. These include workshops, newsletters and other opportunities for farmers to continue to educate themselves about better ways to manage their farm as a business, trends in agriculture, ways to diversify, add value and maximize profitability, technical advice and assistance with choosing and marketing their products; and advances in technology that may help them farm more efficiently and productively.

A look at market sectors in Cape May County shows that crop sales led in total sales volume according to the U.S. Department of Agriculture’s *2002 Census of Agriculture* (\$10.8 million versus \$490,000 in livestock sales). This is similar to 1997 data, where crop sales represented 96% of total sales. Nursery, greenhouse, floriculture and sod represented the single largest sub sector by sales volume, at \$9.4 million, or 84% of total agricultural sales volume for 2002, well above the overall state percentage of 47.6%. Using recommendations outlined in the *2007 Economics Development Strategies*

report, Cape May County can investigate ways to expand and/or diversify into more profitable sectors and continue to direct county programs to ensure sustainable agriculture practices and profitability.

The following is a brief discussion of each of the sectors of Cape May County's agriculture industry as they relate to the *2007 Economics Development Strategies* report. For each of the sectors, the 2007 report encourages Cape May County farmers to continually seek new local, state, and interstate markets to strengthen market share.

Produce

Major efforts by the NJDA are directed at increasing the demand for New Jersey grown produce through branding, agritourism, farm direct sales programs, and farm markets. The NJDA *2007 Economic Development Strategies* include all of these activities. (*Economic Development Strategies*) 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. Cape May County farms with appropriate activities, as well as roadside stands and pick-your-own farms, benefit from this promotion.

NJDA's *Jersey Fresh* and *Jersey Grown* labels program is undergoing strengthening throughout the state. The Department is continuing to promote and grow the *Jersey Fresh* Hospitality Industry Program. The program works closely with the industry to market *Jersey Fresh* produce to the hotel, restaurant, educational, and institutional food service industries. In addition, the NJDA will continue to strengthen the appeal of the *Jersey Fresh* brand to supermarket chains and all other retailers, increase the use of the *Jersey Fresh* brand name and discourage the use of the "Locally Grown" product claim. The Department will also continue to promote New Jersey grown organic products as distinct from, and of higher value than, competing products by establishing the *Jersey Organic* brand. (*Economic Development Strategies*).

Vegetable and fruit crops are a leading agricultural commodity in New Jersey, representing 15% of all farms in New Jersey, according to the *2002 Census of Agriculture*. In 2002, vegetable growers produced \$167.9 million of vegetables on 1,442 farms covering 63,183 acres, with fruit, nut tree and berry farms producing \$87.1 million on 966 acres. However, in Cape May County, the breakdown in these sub sectors tracks very differently from the overall state profile. Vegetable and fruit farms represent just 5.7% of County farms in 2002. In addition, vegetables and fruits generated 9.5% of total agricultural sales in the County in 2002, versus 34% statewide. While it is not a major sector in the County, some farmers who focus on other primary crops also may grow produce to provide supplemental income and visibility by offering this product for sale at roadside stands.

NJDA *Jersey Fresh* website listings show three community markets, and two pick-your-own farms. In addition, the Cape May County Department of Tourism and the County Office of Open Space and Farmland Preservation have produced a brochure

showing 38 farm markets within the County, all outlets for county fruits and vegetables.

Strategies to promote Cape May County produce, increase marketing opportunities, and encourage farmers include:

- 1 Investigate the feasibility of more Cape May County farmers diversifying into vegetable and/or fruit production. Diversifying requires upfront expenses, such as farmstands, greenhouses or other additional infrastructures, implementation of irrigation or drip tape systems, expenses for fertilizers and pest control, possible marketing expenses, such as brochures and the development of Internet sites, and for fruit trees, the ability to carry the expense of maintaining the crop over several years until the trees are ready to bear.
- 2 Promote existing community/farmers markets, farm/roadside stands and pick-your-own operations and seek to introduce new outlets such as community events through websites and press releases; coordinate between state, county and regional/association websites and literature to achieve consistency, inclusiveness and up-to-date, accurate information. (The Cape May CADB routinely provides brochures that contain a map of all farm markets in the County. See **Map 13 – Cape May County Farm Markets**)
- 3 Ensure that the population in more densely developed areas of the county and the region are aware of the farming community, its products and benefits, through publicity and product offerings on a regular basis at urban community events such as farmers markets, street fairs, festivals and other public events, with the goal of getting consumers to depend on and value Cape May County products and, thus, support its farmers and farming initiatives;
- 4 Explore expansion/diversification into value-added produce products, in concert with the NJDA and Rutgers and provide information to farmers through workshops and direct communications;
- 5 Encourage farmers to explore diversifying into produce crops that serve the diverse needs of growing ethnic populations in the county and the region; in concert with the state and Rutgers, inform farmers about these crops through the Internet, workshops, and/or direct communications;
- 6 Communicate to farmers the availability of state promotional campaigns and free signage;
- 7 Encourage more participation in the *Jersey Fresh Hospitality Program* from County restaurants, hotels, specialty and grocery markets, and institutional food services such as schools, hospitals, and prisons; help County farmers connect with these outlets; and
- 8 Encourage more farms to offer Community Supported Agriculture or to enter into

“Contract Growing,” that is, growing produce for specific customers on a contract basis.

Nursery, Greenhouses, Floriculture, and Sod

This is the highest ranking category of agricultural commodities in Cape May County in 2002, bringing in \$9.4 million, representing 88% of total crop sales and 84% of total agricultural sales, versus 54% and 48% statewide. This represents an increase from 1997 when nursery and greenhouse sales were valued at \$4.5 million. The amount of acreage devoted to nurseries also increased, from 488 in 1997 to 1,387 in 2002, according to the *2002 Census of Agriculture* but decreased slightly to 1,341 in 2004, according to the *Farmland Assessment* report for Cape May County.

There are 14 County garden centers and nurseries on NJDA’s *Jersey Grown* website. In addition, there are six sites in the County listed under “Gardens and Arboretums”.

Some economic development strategies for these providers are:

1. Explore the feasibility of more Cape May County farmers diversifying a portion of their output into this sector, including ways to deal with the challenges of irrigation needs/expenses, increased labor demands and short-term lease issues versus the start-up costs to change over;
2. Support efforts by NJDA to ensure plant health and disease-free material;
3. Increase consumer awareness of the *Jersey Grown* brand;
4. Seek contracts with large store operations such as Home Depot and Lowes.
5. Promote “drive up” operations where consumers can buy directly from the nursery or greenhouse;
6. Encourage research into alternative water management strategies, such as drip tape.

Dairy

In 2002, there were no dairy operations in Cape May County.

Strategies for attracting dairy industry to the County might include:

1. Working to bring more livestock veterinarians back to the area. This strategy may include economic incentives, as many veterinarians prefer to treat house pets

(dogs, cats, etc.) to increase profitability;

2. Consider establishing an Agriculture Enterprise District, where discounts and exemptions on taxes and other fees could reduce the expense of dairy farming, making Cape May County's product more competitive with other regions.

Field and Forage Crops

By 2004, according to the *Farmland Assessment* data, alfalfa and other hay totaled 1,314 acres; corn for grain, 135; wheat, 159; soybeans, 420; and rye for grain²²⁹. The slow decline of soybeans and certain grain crops is, in many cases, attributed by farmers to the increasing battle they must wage against wildlife damage, particularly that of deer.

For 2002, grains, oilseeds, dry beans and dry peas reported sales of \$73,000 and forage crops reported \$134,000, together representing only 2% of total agricultural sales in Cape May County. By the NAIC system, these two categories, at 12 and 48 farms respectively, represented some 30% of County farms. However, it is significant to note that many of these farmers grow hay for their own uses, which is not reflected in the sales figures. The advantages to Cape May County farmers are that these crops are suitable products for farming land that is on a short-term lease, since they are fairly easy crops to grow and do not require the additional start-up expenses or ongoing irrigation needs and labor expenses of more intensive crops such as vegetables and fruits. The disadvantages lie in their lower profitability, since more of the output is sold at wholesale, rather than retail level, and in increasing crop loss due to wildlife damage; the soybean crop is particularly vulnerable.

Strategies for Cape May County to consider include:

- 1 Educate farmers about any improved management practices and ways to improve yield per acre;
- 2 Alert farmers to any available workshops on pasture and cropland management;
- 3 Encourage diversification to row crops that meet newly emerging markets or markets with increasing demand (such as spelt as a dietary substitute for wheat) or lend themselves to value-added marketing opportunities (such as sorghum for homemade jams and jellies that can be marketed from roadside stands, at community markets and over the Internet);
- 4 Encourage transition to certified organic or naturally grown bean and grain crops to increase their value;
- 5 Engage the local business community in a campaign to promote the County as a site for the growth of biofuels. The NJDA sees biofuels – ethanol, biodiesel and biogas – as an excellent opportunity for farmers in New Jersey to develop new

- markets for their agricultural products, byproducts and waste-stream items;
- 6 Publicize to farmers the availability of state-sponsored grain marketing sessions, when scheduled;
 - 7 Inform producers about the role of crop insurance in mitigating marketing risk;
 - 8 Investigate the availability of free deer fencing programs, as well as other measures for the deterrence of wildlife, and promote to County farmers.

Livestock and Poultry

Operations include cattle and calves, sheep and goats, hogs, poultry, and a new category on the *2002 Census of Agriculture*, horses, ponies, mules, burros and donkeys. However, the equine industry is discussed in a later section, in keeping with the categories put forward by the NJDA in its economic development strategies. Livestock historically has been a strong agricultural sector in Cape May County. In 2002, total livestock sales came in at \$491,000, versus \$276,000 in 1997, and, represented 4.4% of total agricultural sales for the County. While sales have risen, the number of farms and inventory levels has generally declined since 1997. Cattle farms decreased by more than 70%, hog and pig farms by 46%, and those with sheep and lambs by 10% between 1997 and 2002. On the plus side, while hog farms decreased, the number of hogs increased by a dramatic 233%.

The inventory of layers in the poultry section rose by 15%, from 734 to 863. Two of the county's 34 poultry farms had inventory of less than 400.

To strengthen and expand its place in the County economy, some non-dairy cattle, sheep, hogs, and poultry strategies may include:

- 1 Ensure animal health, including investigating incentives for bringing large animal veterinarians to the area;
- 2 Explore various additional products and markets, including local hospitals and assisted living operations, restaurants and grocery markets, and increased outlets for meat sales at community markets and special events;
- 3 Seek more opportunities for production contracts with poultry and livestock processors;
- 4 Investigate outlets for dairy products for goats, and educate farmers about the benefits of diversifying into this sector, especially considering the development of value-added dairy products for goats;
- 5 Explore increased marketing opportunities for goat meat to meet the preferences of growing ethnic populations in the county and the region;

- 6 Assist farmers with farming techniques, regulatory requirements and the latest research for livestock and poultry, including continued and additional cooperation with the RCRE, NJDA and Natural Resources Conservation Service (NRCS); and
- 7 Promote the agritourism portion of livestock, including exotic animals and poultry, such as “looking” zoos and educational school tours.

Organic Farming

Organic crops and animals have the potential to be an important market for Cape May County. With a base of affluent consumers in the County and the surrounding region and increased consumer awareness regarding food production, organic products and the markets that support them should continue to gain a stronghold and become more “mainstream” as people demand high quality, readily accessible and affordable organic products. Certification of organic farms is regulated by the U.S. Department of Agriculture via the Organic Food Production Act of 1990, and can be somewhat costly and time consuming as compared to non-organic farming. This may dissuade some farmers otherwise amenable to this type of farming. “Natural” farming is a type of farming that seeks to emulate organic farming, but is not overseen by laws or regulations, as is organic farming. Natural farming is somewhat less costly and time consuming than “organic,” and therefore may be a viable option for some farmers, and their potential customers.

One Cape May County farm, the J.C. Hazlett farm on Route 47 in Middle Township, is listed on the Northeast Organic Farming Association of New Jersey website. Two other farms are in the process of becoming certified. Also, see the Map 13, Existing Farm Markets in Cape May County later in this chapter.

Though the produce sector in Cape May County currently is small, with the increased interest by consumers in organic produce and animal products, Cape May County farmers may be encouraged to expand or diversify into this sector. Cape May County may look to:

- 1 Improve marketing of organic and natural produce;
- 2 Explore various additional markets, including local restaurants and grocery markets and cooperative farm stands at County events;
- 3 Explore feasibility of establishing licensed food preparation facilities and meat processors in the County to facilitate growth of value-added products in this sector;
- 4 Promote agritourism for organic and natural farms stands;
- 5 Promote the *Jersey Organic* Brand when established by the NJDA;

- 6 Educate growers about organic and natural regulatory and certification requirements and about the availability of federal funds to help offset certification costs; and,
- 7 Explore ways to support organic food growing and processing, such as assisting growers, with the help of the NJDA and the Rutgers Extension, to identify products that can become more marketable by becoming organic (high value/high demand products).

Equine

The *2002 Census of Agriculture* reported 118 acres of equine operations involving 419 animals in this small but viable agriculture sector in Cape May County. Sales of horses, ponies, mules, burros and donkeys combined totaled \$31,000. The primary use is rehabilitation, followed by training and boarding.

Equine farms appear to be a growing focus in the County, which may be even more strongly encouraged by the proposed new equine rules, designed to provide more support for Right to Farm issues in this sector and more encouragement for commercial equine farms to enter the farmland preservation program. As stated in the New Jersey Register rule proposals 39 N.J.R. 2561(a) “providing right to farm protections to commercial equine operations and specifically allowing equine activities on preserved farmland will help ensure that equine farms remain viable; in addition, many equine farms purchase hay from other New Jersey farms,” including those in Cape May County, where hay is one of the leading crops.

To continue to retain and grow its market share in the state and regional equine industry, Cape May County can:

1. Ensure the health of equine animals, including investigating incentives for bringing large animal veterinarians back to the area, particularly with the potential for growth in the equine sector;
2. Educate farmers about the benefits of the new equine rules, when adopted, for commercial and preserved equine operations, and educate municipalities about the rights of equine farmers;
3. Promote the industry at shows and festivals, such as the annual Cape May County 4-H Fair;
4. Promote the industry through enhanced listings of County equine events in state, regional and county website and print listings;
5. Promote the agritourism aspect of the equine industry through farm tours, horse and pony rides, and boarding and riding lessons.

Wine

Grape production in Cape May County is a growing facet of our agricultural landscape. While only 38 acres of grape production were listed in the 2004 Farmland Assessment data, a recent survey by the staff of the Open Space and Farmland Preservation Office revealed approximately 140 acres of grape production in 2007. This large increase is attributed to the increased interest in Cape May County's soils and climate, which are ideally suited for grape production.

According to the 2007 Economic Development Strategies, the state's grape production is not keeping pace with its wine production, which ranks fifth in the nation. Here is an opportunity for the County and its farmers to explore further: an agricultural sector with a ready market for product.

Cape May County may consider exploring whether it is feasible for County farmers to diversify into grape production (or other fruits suitable for wine making), weighing the potential for profitability in consideration of high land costs, suitability of soils and climate conditions, cost of upfront investments and lead time to first harvest. Currently, the prospect for increased grape production and wineries is very good.

Agritourism

This sector can benefit agriculture in the County both from an individual farmer's perspective and from the perspective of increased visibility for, and understanding and appreciation of, farming by County residents and visitors. It can be an important contributor toward the long term sustainability of Cape May County's agricultural industry. According to the 2007 Economic Development Strategies, "Agricultural tourism draws upon two great strengths of the Garden State, a rich agricultural heritage and a large population of affluent consumers," and "...Agritourism is critical to ensuring the future viability of agriculture in the state." Agritourism can draw its clientele not only from the county, but also from the millions of seasonal visitors the County experiences each year. Agritourism in Cape May County is evidenced in its community markets, roadside markets and pick your owns listed on the NJDA *Jersey Fresh* website. Other websites and publications also list these and/or other, similar operations such as Christmas Tree Farms. A few farms offer other on-site activities, such as hay rides, corn mazes and farm tours. Other opportunities for on-site agritourism include hunting and fishing, hiking, bird watching and festivals.

A highly successful example of agritourism in the County is the three-day Cape May County 4-H Fair held in July at the Rutgers Cooperative Extension Fairgrounds in Cape May Court House. The fair, which draws numerous visitors each year. Free to the public, it showcases the accomplishments of many Cape May County 4-H members, as well as offering food by several community organizations and exhibits by other organizations in the County, including Cape May County Government, and the Rutgers Cooperative Research & Extension.

The Opportunity for Agritourism Development in New Jersey, a report prepared for the NJDA by two independent consultants and personnel from the Food Policy Institute at Rutgers, defines agritourism as “the business of establishing farms as travel destinations for educational and recreational purposes.” The report states that “agritourism represents an opportunity [for the farmer] to generate supplemental income during periods when land and equipment may be underutilized or idle and afford the opportunity for feedback from consumers regarding preferences for various farm products and services.” In addition it “can create positive interactions between non-farmers and farmers,” helping to reduce right to farm conflicts and garnering support for farm retention policies”; it “contributes to and enhances the quality of life in communities” and provides consumers with “direct access to fresh, locally-produced farm products” (page 2). The New Jersey State Board of Agriculture formally recognized agritourism development as a strategy for “bolstering the viability of New Jersey agriculture” and in 2005, New Jersey’s Secretary of Agriculture, Charles Kuperus, convened the New Jersey Agritourism Industry Advisory Council.

Among the series of recommendations included in this report are:

1. Marketing and Promotion – a centralized promotion system, agritourism marketing website, better inclusion and integration of agritourism on the N.J. Division of Travel and Tourism marketing materials;
2. Assisting counties with funding for agritourism promotion;
3. Liability Protection and Insurance – develop a New Jersey Agritourism Limited Liability act modeled after laws in Virginia and North Carolina and explore ways to reduce cost of liability insurance for agritourism activities;
4. Establish a state level Agritourism Industry Development program with a capacity to support regional agritourism initiatives and assist operators with marketing and promotion;
5. Regulatory Guidance for Operators – include proactive communication about relevant regulations, and education about requirements and protections under the Right to Farm Act; address impediments to signage;
6. Municipal Outreach – educate municipalities about building agricultural retention elements and regulations supportive of agritourism into their master plans and ordinances;
7. Training and Information Workshops for Farmers – include hospitality training, marketing strategies and other, issue specific workshops such as liability, grant, traffic, signage; offer a forum for farmers getting into agritourism to interact with those who already are involved;
8. Role of CADB – examine preservation policies to identify and address any

- restraints to agritourism development; provide outreach to operators and municipal officials; develop model long-term leases for farmers renting preserved farmland; host open houses and tours at agritourism operations; encourage municipal adoption of model Right to Farm ordinance;
9. Resources – create a “how-to” website;
 10. Create a fund providing grants or low interest loans and provide technical assistance for farmers in identifying and obtaining grant funding;
 11. Provide tours for school children, identify and compile a farm-related curriculum for different grade levels, provide opportunities for farmers to participate in school programs, develop a “fast facts” brochure to educate farm visitors.

The study concludes that farmers have, over the years, adopted a range of agritourism activities, that agritourism is financially beneficial to both the farmer and the economy and farmers need specific assistance and resources in order to be successful at integrating agritourism activities into their operations.

The CADB can pay special attention to those roles defined in the recommendation as specific to CADBs, as well as take an active interest in the other recommendations and work with the state, other agencies and organizations and County farmers to effect a strong agritourism presence in the County. Strategies may include:

1. Establishing a permanent, three season farmers’ market, which may assist local farmers in selling farm and value-added products, strengthening the business of agriculture within the County;
2. Establishing cooperative farm stands at community events in the County, which would promote and benefit the County’s farming industry and offer additional opportunities for product sales;
3. Organizing farm tours as part of the County’s Four-H Fair activities;
4. Establishing a working farm devoted to public education on preserved land, offering innovative programs that involve children, families and others;
5. Expanding participation in WIC/seniors voucher programs (also known as the “New Jersey Senior Farmer’s Market Nutrition Program”). Cape May County does participate in WIC/seniors program that provides vouchers that can be used at participating farm stands and community markets;
6. Implementing a permanent signage program to alert and direct tourists and local residents to agritourism destinations will help increase business and income for these farming establishments;
7. Working with schools and farmers to develop and promote an expanded curriculum of opportunities for school tours to farms and for farmer visits to schools, maintaining a list of available farmers, and acting as a clearinghouse or coordinating link between

schools and farmers; and

8. Exploring growth in other sections of agritourism such as hunting, fishing, bird watching and trapping. Many farmers do not charge for these privileges, perhaps, in part because of liability issues. Liability also has become an issue for petting zoos, causing some farmers in other areas to repurpose to “looking zoos” to avoid the safety and health issues that can ensue from interaction between farm animals and visitors. If the Limited Liability protection mentioned above were enacted, farmers might feel freer to generate income from these activities.

General Strategies

“Many different agencies, councils, and organizations, working through a variety of programs, have the common goal of assisting New Jersey’s agricultural community,” according to the 2007 Economic Development Strategies. “Strengthened communication and coordination between agencies and programs can result in multiple benefits for the agricultural community. In 2007 the Department will continue working on broad strategies and reaching out to better coordinate efforts with other agencies...to ensure the economic viability of the state’s agricultural industry.”

A major role that the CADB can play, working together with other county or local agencies involved with the business of agriculture, is to make sure that messages about the availability of tools for helping farmers with the business of agriculture reach the farmers.

Ways to communicate to farmers include press releases to local papers and handouts developed for distribution at venues where farmers congregate, such as public meetings, farm organization meetings, fairs, and workshops. Some of the general strategies that can be helpful to farmers include:

1. Inter-agency coordination – The NJDA seeks to strengthen communication between the department, Rutgers’ School of Environmental & Biological Sciences, County Agricultural Agents, 4-H staff, and USDA personnel to improve coordination. This is an opportunity for communications to the CADB and to the farmers to be strengthened as well, and for concerns of the farmers to be fed back to the state;
2. New Market Opportunities (drawn from projects within the Economic Development Workgroup and disseminated directly to growers through Rutgers’ plant and pest advisory) – Organizations at the County level, such as the Rutgers Cooperative Research and Extension Service (RCRE) and the CADB, can supplement the state’s efforts, by providing other vehicles for communicating the availability of this list to the farmers;
3. Labor Issues and Worker Training – Through *Green and Growing*, press releases and/or handouts at venues where farmers congregate, the RCRE can promote the availability of programs such as the Agricultural Leadership Development

Program and the availability of training, agricultural and business development resources on the NJDA website;

4. Farmland Assessment and Crop Insurance and Technical Assistance – Publicizing these programs also will help improve farmers’ financial health; programs include the Jersey Crop Insurance Education Initiative, technical assistance with the N.J. Uniform Construction Code, interpretation of the Real Property Appraisal Manual, Farm Building Section, motor vehicle regulations for farm vehicles, and financing and developing business plans for their farms; and,
5. Processed Foods – The focus here can be on connecting County growers with processors who are seeking local sources of food and agricultural products, as well as on publicizing state outreach programs that educate farmers about government grants and services (including technical support services for those entering into new agribusiness with value-added agricultural commodities).

Other Programs that Address Agricultural Economic Development

The following featured current Conservation and Technical Support and Marketing programs are particularly relevant to providing farmers with tools to enhance their profitability:

Deer Fencing Program – provides fencing materials and 30% of the line posts to qualified farmers to assist in preventing crop damage from deer.

Value-Added, USDA Rural Development – provides equity and technical assistance to finance and foster growth in homeownership, business development and critical community and technology infrastructure.

Value-Added Producer Grants – financial assistance for independent producers and producer groups for feasibility studies, business plan development or working capital for start-ups.

Value-Added Tools for Agricultural Products – Agricultural Marketing Resource Center website to help producers create or expand value-added agricultural businesses and attract buyers.

Farmer/Grower Grants – help farmers shift to practices that are environmentally sound, profitable and beneficial to the wider farm community (i.e. successful projects offer an innovative approach that could be adopted by other farmers).

NJDA Farm Link Program – resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans; linking service provides listings farms available for lease or sale and listings of farmers seeking land.

Sustainable Agriculture Research and Education (SARE) – regional program supporting research and education that helps build future economic viability of agriculture in the U.S.

Partnership Grants – for Cooperative Extension, Natural Resources Conservation Service, nonprofits and agricultural consultants who work directly with farmers; supports on-farm research and demonstration projects.

Farmers Market Promotion Grants – targeted to help improve and expand domestic farmers markets, roadside stands, community-supported agriculture programs and other direct producer-to-consumer market opportunities.

Farmers Market Resource Guide – lists grants, programs, and other financial and informational resources available from public and private organizations.

Jersey Fresh Matched Funds Program – agricultural organizations may apply for grants to be used to adapt the *Jersey Fresh* program to their individual advertising and promotion of New Jersey agricultural products.

B. Agricultural Industry Retention, Expansion and Recruitment Strategies

Institutional Farmer Support

Farmers at all levels can benefit from support, from the experienced farmer who owns a multigenerational farm and is concerned about farm succession, to a tenant farmer who seeks ways to maximize his profitability, to a young would-be farmer looking for guidance on how to break into agribusiness. There are a variety of resources at the state level, published on the SADC website. One such program, *Farm Link*, serves as a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans.

A linking service lists farmland for lease, partnership and farm manager opportunities, preserved farms for sale (including auctions of preserved farms), apprenticeship, internship and other opportunities for gaining farming experience. The site has led to several matches.

Farm succession is a concern. The *2002 Census of Agriculture* reported the average age of farmers in Cape May County as 54.9. When farmers express an interest in entering the farmland preservation program, the CADB advises them to consult with their financial and tax advisors about estate planning to be sure they understand the implications and find the best solutions for their particular situations. In addition, the SADC's *Farm Link* website offers Estate Planning Tools, including "Transferring the Family Farm: What Worked, What Didn't for 10 New Jersey Families," estate planning tips, "Your Land is Your Legacy: A Guide to Planning for the Future of Your Farm" — a reference available from the American Farmland Trust — and other references. The Farm

Link website also has a page devoted to Web resources for new farmers, who are a critical component in the ongoing success of farming in the county as well as the state. Plus, there are resources that provide helpful information and guidelines for established farmers and landowners interested in creating tenure agreements.

The NJDA website offers a variety of technical and financial resources for agritourism assistance, First Pioneer Farm Credit, deer fencing, farmers' market assistance, etc.

In addition, the NJDA's Strategic Plan through June 2006 (*New Jersey Department of Agriculture Strategic Plan*) lists among its objectives to increase the profitability of New Jersey's agricultural industry through new market opportunities and to create additional income for farmers, specifically by:

1. Providing information to agricultural and horticultural producers on a variety of available grant opportunities through news releases, the NJDA website and one-on-one contacts. Assist and encourage produce participation by answering questions and in drafting grant applications; and
2. Assisting a handful of producers with application submissions for Value-Added producer grants through USDA Rural Development or with in-depth evaluation for developing and producing value-added specialty products.

The state, Rutgers Cooperative Research and Extension (RCRE) and supply companies, such as fertilizer and pesticide merchandisers, also provide seasonal workshops for farmers, keeping them up-to-date on various issues related to the agricultural community. In addition, the CADB is looking into grant opportunities to fund workshops and operational support for farmers, including the possibility of providing computers to help with the management and marketing of farms.

Another opportunity is the New Jersey Agricultural Leadership Development Program (NJALDP), sponsored by the New Jersey Agricultural Society, "a two-year professional development opportunity, which is designed specifically for individuals in farming and agribusiness. Through a series of seminars and interactive workshops, NJALDP participants explore various agricultural topics, debate key issues, sharpen communications skills, particularly public speaking, and establish and cultivate an extensive agricultural network throughout the State."

Marketing / Public Relation Support

Marketing and advertising are critical to profitability. Some Cape May County farm operations market their crops to regional wholesale outlets. Many more directly market to consumers from farm stands or more often out of the barn on the farm. Some market through participation in community markets as well.

Advertising. Few farmers take the route of individually advertising their product in print, although some of those involved in on-site direct marketing do maintain websites. This is an area where the CADB and the state can help by communicating to farmers the availability of various free promotional channels such as the *Jersey Fresh*, *Jersey Bred*, *Jersey Grown* and *Jersey Equine* websites, and Visit NJ Farms website and by cross referencing those sites to make sure they are up to date and inclusive. The CADB can monitor the N.J. Division of Travel and Tourism site and feed appropriate event information to the division for listing.

Direct Marketing. For those direct marketers who want to consider paid advertising and garner media coverage, there are several web resources can help with the planning.

Visibility at community events. Events such as street fairs, craft fairs, equine events and, of course, the 4-H Fair are also valuable and valid marketing tools. A cooperative “farm stand” can be set up at various community events. The CADB can talk with municipalities that don’t already have community markets about the feasibility of starting one. For farmers who do produce their own brochures or flyers, these events could be a valuable distribution point for disseminating this information.

Festivals and Tours. Possibilities include:

1. Creating a regional harvest festival in the fall or a horticultural festival in the spring;
2. Finding a nonprofit organization to organize a farm tour as a fundraiser: and
3. Reaching out to schools to build farm tours into their curriculum. Once a child has visited a farm, they often bring the family back for another visit.

Signage. There is a need for signage in Cape May County because the visibility of agriculture is low. For farmers who qualify for the *Jersey* series of marketing programs, signage is free. For farmers who want to use their own signs, municipal considerations of the farmer’s needs when drafting their sign ordinances can be helpful. Jersey Fresh point-of-sale signs and other materials, both free and fee-based, can be ordered from the NJDA’s Marketing and Development Web page.

Learning from Others. The CADB might be able to glean helpful strategies from other counties on promoting agritourism.

Getting the Word Out. The County and the RCRE can play helpful roles in “getting the word out” about agricultural activities and opportunities. Examples include press releases from the Office of Public Information, notification on the Cape May County website, development of media contacts at local papers, and follow-up with those contacts to encourage publication of the information, articles in *Green and Growing* and listings on the RCRE website; and feeding of information to the various state agencies,

such as the SADC *Jersey* listings, the Travel and Tourism calendar of events and the Visit NJ Farms website.

Information Outlets

1. *State* – SADC / Visit NJ Farms / Travel and Tourism websites for listings of roadside stands, community markets, pick your own, on-site farm activities, Christmas tree farms, equine events and activities and other agriculture-related events
2. *County* – CADB provides periodic mailings to all farmers within the county regarding details of the preservation program and other important and timely issues. In addition, the RCRE provides periodic information as well as the usual informative brochures and programs.

Community Farmers Markets

- 1 Explore with municipalities and farmers the feasibility of starting markets in towns that don't currently sponsor such events.
- 2 Explore organizing a pool of farmers who would be interested in cooperative stands at regular and special County events, such as municipal parades and annual street or craft fairs.

Currently, there are three Community Farmer's Markets in Cape May County. These markets, located in the Borough of West Cape May, Ocean City, and the County Park in Middle Township, operate on a seasonal basis and take advantage of the County's seasonal economy. They provide our visiting tourists and permanent residents an opportunity to purchase and sample the County's agricultural produce at the height of the growing season. Combining the attraction of other activities such as music, environmental, and informational displays and activities, these markets usually operate on a once-a-week basis and are always well attended.

Community Supported Agriculture

The CADB and the RCRE can work to publicize this concept, which has not been widely adopted in Cape May County, through newsletters such as *Green and Growing*, or a workshop led by a current CSA farmer or farmers. According to the University of Massachusetts extension "CSA is a partnership of mutual commitment between a farm and a community of supporters which provides a direct link between the production and consumption of food. Supporters cover a farm's yearly operating budget by purchasing a share of the season's harvest." Additional advantages of CSA include not having to worry about the time, labor and transportation costs of selling at community markets, or the time and labor of running a farm stand. A CSA farmer can control scheduling of pick-ups to utilize existing farm personnel in labor downtimes.

Agricultural Education and Market Research Coordination

The CADB is aware of the need for farmers to keep up to date with the latest information on agricultural practices and new market opportunities, as they strive to maximize their profitability and achieve their farming goals. Ways the CADB can help include:

- 1 Coordinate with Rutgers Extension and NJDA to research and market agricultural education;
- 2 Seek grants to fund farmer education; and
- 3 Consider working with nonprofit organization(s) to develop a teaching farm on preserved land where the objective is to reconnect the community with the culture of agriculture through a year round calendar of programs.

New Jersey Agricultural Experiment Station (NJAES) and Rutgers Cooperative Research and Extension

The Rutgers Cooperative Extension (RCE) of Cape May County in conjunction with the New Jersey Agricultural Experiment Station (NJAES) provides both field and technical research which is focused on best management practices for farmers, to ensure the long term viability of both the agricultural economy and the natural resources upon which it is based. Relative to natural resource conservation, the RCE of Cape May County addresses agricultural, environmental, and ecological concerns, and promoting the use of science based knowledge and management techniques. Agriculture and resource management agents and specialists provide professional expertise and training through a wide array of programming and outreach.

Furthermore the RCE of Cape May County has the following objectives:

- To provide educational tools necessary for proper resource management decisions;
- To improve the knowledge and appreciation of agriculture and environmental resources;
- To strengthen the relationships between agricultural and residential communities;
- and,
- To encourage the proper use and development of management strategies.

The RCE of Cape May County is located in the 4-H Center at 355 Court House/South Dennis Road in Cape May Court House, Middle Township.

According to the NJAES website *Jersey Fresh* Information Exchange, Rutgers Cooperative Extension launched an innovative produce distribution and merchandising pilot project in 2004 to help New Jersey farmers get their products into new retail locations, such as white-table restaurants and grocery chains. Less than a month after a kickoff meeting that brought New Jersey growers face-to-face with noted New Jersey

chefs, national chain grocers and multi-state distributors, these new relationships had already turned into critically needed new sales.

The RCRE and CADB could join hands in an attempt to expand the program to include Cape May County growers and additional grocers and restaurants.

In addition, the NJAES website offers a wealth of information relating to animal agriculture, farm management and safety, pest management, plant agriculture and other elements of interest to those involved in commercial agriculture.

The Cape May County RCRE traditionally has been a sponsor of workshops and a helpful resource for local farmers.

Rutgers School of Environmental and Biological Sciences

The CADB can touch base periodically with Rutgers regarding any opportunities for farm research, test/experimental projects that might be appropriate for County farms. The RCRE in Cape May County can keep farmers abreast, through the *Green and Growing* newsletter and the RCRE website, of any upcoming special workshops or information or appropriate continuing education curriculum.

Other

The CADB can reach out to the County's vocational/technical school and Atlantic-Cape Community College regarding the feasibility of expanding or introducing agricultural curriculum, linking agriculture students with farmers and nurseries for intern/apprenticeship learning experience. The CADB also may reach out to Atlantic-Cape Community College to add continuing education workshops/courses for County agricultural operators, or to serve as a host location or sponsor, perhaps in concert with Rutgers Extension to keep farmers up to date on best practices, new technologies, and market trends.

Businesses

Input Suppliers and Services

As detailed previously in **Section Two, Support Services in the Market Region**, and detailed in the Rutgers Cooperative Extension of Salem County Green Pages (<http://saalem.rutgers.edu/greenpages/service.pdf>), there are a large number of input suppliers and services in the Cape May County region.

Cape May County farmers obtain farm supplies and new/used machinery from a number of sources in and near the County, such as Pole Tavern Equipment and Donald Scheese in Elmer, Salem County or Farm Rite, Lee Rain, or Leslie Fogg, Inc. in Cumberland County.

Feed and hay supplies for livestock and equine are usually plentiful and often come from the farm itself or from other farms in the County.

In addition, thirteen Cape May County operations are listed on the *Jersey Grown* Website (<http://www.jerseygrown.nj.gov>) as certified suppliers of nursery products.

For equipment repairs, rather than tow their equipment long distances to the above mentioned providers, about half of the farmers often choose to “do it themselves” although that becomes increasingly more difficult as the new equipment becomes more sophisticated. A few farmers offer repair services to other farmers. A couple of farmers noted that they have bought “remotely,” ordering needed equipment and parts either over the phone or by Internet and getting delivery by UPS or FedEx.

Though not listed in the “greenpages” but in the County phone book, there are three large animal veterinarians in the County, which benefits livestock and equine operations.

Another helpful ally is the nearby Rutgers Food Innovation Center in Cumberland County. This facility, located in Bridgeton and slated to open a 23,000 square foot facility in the summer of 2008, is a unique business incubation and economic development accelerator program, which provides business and technology expertise to small and mid-sized food companies in New Jersey, and utilizes its outreach capacity to reach food and agribusinesses throughout the nation. This facility, combined with the vast resources at Rutgers University and strategic partners developed throughout the nation, provides assistance in business development, market research, product and process development, workforce development and training, regulations and compliance support, and quality assurance and food safety systems.

Product Distributors and Processors

Hay and other forage crops are often sold locally, to other farms, equine operations, landscapers and nurseries as baled straw, or used for the farmer’s own livestock and other uses. Some grain crops also are sold locally to small farmers with a few animals. In addition, there are three in-county feed outlets: Cody’s Feed Store in Tuckahoe, and Croiter Feed and Smeltzer and Sons Feed and Pet Supplies, both in Cape May Court House, Middle Township. Additionally there are nearby suppliers such as Adamo Feed Company in Vineland and Glendon Coleman Feeds and Limes in Elmer.

For livestock sales, there are two options in the state: the Livestock Cooperative Auction in Hackettstown auction or Cowtown, in Swedesboro. At the Hackettstown auction, farmers sell one on one to other farmers or in lots to wholesalers.

Anticipated Agricultural Trends

Market Location

As mentioned in this chapter under the Produce section and again in the Organic Farming section, and as shown in Map 13, Cape May County has a large number of widely dispersed roadside farm markets which make the County farmer's product available to both seasonal as well as year round resident consumers.

The Cape May County area is known for its farm markets. Many of the millions of annual visitors to the County look forward to purchasing local farm products from these stands. Based on their popularity and the variety of produce available, it is anticipated that these stands will continue to serve our residents and visitors for many years to come.

Product Demand

From a historical perspective, crop sales remain a small but steady portion of agricultural sales. In 2002, livestock sales were up 54% from 1997. Nursery, greenhouse and sod represented 84% of all sales. Looking forward, this segment of the agricultural industry should continue to be a healthy, viable sector since it feeds the landscape and garden center industry that serves New Jersey's burgeoning population of homes and businesses that make use of these services.

If biofuel processing becomes a reality in New Jersey, this should serve the County well, since it would serve as an additional outlet for the grain sector, which has been in steady decline. The combination of high crop loss from wildlife damage and high input costs for fertilizers would have to be addressed before farmers might be willing to invest more acreage in such crops. One area to research would be whether input costs for fertilizer could be lowered where the grain will be used for biofuels rather than for human or animal consumption.

If the trend to more equine farms continues, this could provide additional outlets for hay producers, a popular low-intensity crop that requires little in the way of fertilizers or irrigation, and possibly an opportunity for more large-animal veterinarians to locate in Cape May County. The livestock sector, while still significant, has seen declines in inventory numbers. One avenue for diversifying in this sector is to look into exotic animals, which are marketable from an agritourism perspective as part of "looking" or "petting" zoos and whose byproducts, such as alpaca fur, can provide value-added direct marketing products, e.g., the sheared wool itself or clothing and other products made from that wool. Sheep and goats may offer the advantages of value-added marketing opportunities as well, in the form of goat cheese and products made from sheep's wool.

Although vegetable and fruit crops make up a small sector of Cape May County's agricultural output, this is certainly not from a lack of demand. If challenges such as the cost of labor and transportation difficulties of getting labor to the farm site (no public

transportation) can be addressed, more farmers might take advantage of this sector.

Increased demand for organic products may encourage farmers to adopt more natural farming methods. Since federal certification requires a three-year commitment, many farmers may lean toward “natural” rather than strictly organic processes, such as grass-fed beef raised without hormones or antibiotics and food crops that use natural farming methods.

Other avenues to explore include the following areas:

1. Changing the Farm Operation’s Mix of Products

Consider using FinPac, a program that allows the operator to enter his/her production and expense data, then try various alternatives to achieve more profitability; many participants are surprised that what previously appeared to be the logical choice is not the most effective; some have saved thousands of dollars by acting on the analysis. The County could seek funding to underwrite the cost of a one- or two-day workshop for up to eight farmers, which could be hosted at the Cape May County RCRE complex.

Consider new crop opportunities being promoted/researched by the NJDA, the New Jersey Agricultural Experiment Station and the New Jersey Farm Bureau: tree nut crops, organic or low input produce or meat products, aquaculture, biotechnical and pharmaceutical use of farm products or animals, and ethanol production (the construction of an ethanol plant in New Jersey is being actively pursued by a working group that includes the state and the Farm Bureau).

2. Value-adding

Fresh herbs, sold at retail, in bunches or as potted plants.

Vineyard development – state wine production exceeds the state-grown supply of grapes, creating a ready market for an operator with enough carrying capital.

3. Economic Development through Preservation

Selling a development right is cashing in a non-performing asset which can create new options for the farm, including transferring property to the next generation, creating new markets, improving the existing operation, or expanding into new ones;

4. Agriculture Enterprise District (AED)

This concept is modeled after Urban Enterprise Zones, the AED provides economic development advantages, particularly to preserved farms and uses taxes from farmland assessed land to seed the formation of an economic development corporation and development of a program. It is designed by farmers, run by farmers, and provides a mechanism to do specially conceived agricultural

economic development. The list of resources and benefits is developed through the identification of needs by the full agricultural community.

Market Location/Product Demand

Certainly, from a market location, perspective Cape May County is in a unique position. The seasonal tourist industry creates a high demand that is timed to the agricultural growing season. Thus, peak demand and peak supply occur at the same time, providing an ample market for the County's agricultural products. Aside from the many roadside markets, many seasonal (and year-round) restaurants take advantage of the local produce and herbs by purchasing locally. Local produce can be noted on many menus in some of the County's finest restaurants.

In addition, Cape May City and other Cape May County municipalities are noted for their numerous bed and breakfast establishments. Several of these establishments take advantage of the local produce and provide it to their clients and guests, providing another outlet for the County's agricultural products.

Although distant from most large urban markets, a select few Cape May County farmers take advantage of the marketability of their products by trucking directly to the Philadelphia or Atlantic City area. Others take advantage of the seasonal demand and provide products to local grocery stores, guest houses, and other establishments.

Agricultural Support Needs

A full time agricultural economic development effort within a farmland preservation program is essential to ensure the viability of farm operations into the future, finding ways to assist farmers to diversify, change crops, develop business plans and coops and help them get into new or value-added crops and direct marketing, encouraging the continued development of agritourism and focusing on ways to reduce the costs of production. Fortunately, in New Jersey the state and the RCRE are actively involved in this process and, often times, the role of the CADB may be to find ways to bring farmers together with resources, to get the word out that help and alternatives are available.

Agricultural Facilities and Infrastructure

As stated previously, additional community market-type opportunities could help support increased produce production; hospitals, assisted living facilities and other operations with food services are other prospective outlets that could support produce sector growth, in addition to any state or county correctional institutions and school district facilities, restaurants and gourmet and other food stores.

Although, as previously stated, many of the suppliers and processors the farmers utilize are not located in the County, production and inventory figures in the crop and livestock sectors may indicate that, from the suppliers perspective, it is economically

unfeasible to alter this situation. The infrastructure the farmers most need is on the regulatory and technical assistance side: getting municipalities, residents and consumers to look favorably on agriculture and understand the economic and quality of life advantages it brings to the County, getting municipal support through flexible land use regulations and ordinances that take into consideration the special needs of the agricultural operations, and getting help with financial and planning matters through workshops and other educational and counseling services provided by the state, RCRE, the CADB and the federal government. Additional support could come from a concerted effort to promote agritourism through signage, publications, website and media promotion.

Flexible Land Use Regulations

State level – The *2006 Agricultural Smart Growth Plan for New Jersey*, prepared by the NJDA, identified flexibility in government regulation as an important component relative to farm viability. (*Agricultural Smart Growth Plan 2006*) The Cape May County Agriculture community, working with the New Jersey Department of Agriculture, and through advocacy groups such as the New Jersey Farm Bureau and Cape May County Board of Agriculture, can 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). The latter, when readopted in the later part of 2007, should include numerous agricultural permits-by rule and general permits, which would allow the continuation of agriculture activities in otherwise regulated areas.

Municipal level – The County can work with local municipalities toward understanding the importance of agriculture to the economy of the county and the importance of an agriculture-friendly environment at the municipal level in support of the agricultural sector of the community. Right to Farm and accommodations for agricultural vehicle movement and the building of an awareness of and provisions supportive of agriculture into municipal master plans and zoning ordinances go a long way towards the kind of support agriculture needs in order to be an economically viable sector.

Other areas where municipal sensitivity to the land use needs of agriculture can be helpful include consideration of the following issues when creating municipal ordinances and regulations:

1. Setting specific buffer standards for non-farm development adjacent to working farms that help to limit trespassing and littering and also protect the residential landowner from dust and spray materials spread during farming activities, thus minimizing potential Right to Farm conflicts;
2. Code or ordinance provisions requiring developers to notify purchasers of the proximate existence of active agriculture;

3. Exemptions for certain farm structures from building height restrictions;
4. Allowing additional principal dwelling units on farms in order to meet the needs of farmers for additional housing for their children or for farm managers;
5. Exemptions from setback requirements when farmers seek to expand an existing nonconforming structure;
6. Flexible fencing ordinances that make allowances for types of fencing on farms that might not be desirable in residential zones, in consideration of the farmers needs to prevent wildlife damage; and
7. Construction fee reduction for agricultural buildings.

Agriculture Representation in Economic Development Organizations

Many members of Cape May County’s agricultural community are, or are eligible to become involved in local and regional economic development organizations. Aside from the Cape May County Agriculture Development Board, Cape May County Board of Agriculture, Rutgers Cooperative Research and Extension Service, the Cape-Atlantic Soil Conservation District, the Southern New Jersey Economic Development Council, and the South Jersey Economic Development District (all of which provide direct or indirect economic assistance), many local farmers may serve on local chambers of commerce, board of directors of local financial institutions, or other economic oriented community organizations such as the Ruritan National (Dennis Township).

Agriculture and Tourism (Agri-tourism)

With a very large tourist base no longer limited to the traditional summer months but now frequenting the County on every spring and fall weekend, Cape May County offers many opportunities for agricultural promotion. Tourists (and locals) participate in such varied activities as “Pick-your-own” farms, hay rides, winery tours, “Cut-Your-Own” (CYO) Christmas Trees and even “Pumpkin Picking”.

Agricultural Support Implementation

Some suggestions for future agricultural support have been sprinkled through this chapter and document, including workshops and other educational opportunities at the state and county level that may require funding through the many grant opportunities available from state and federal programs. In addition, support for the implementation and monitoring of farmland preservation, one of the chief ways to protect and ensure the continued presence of agriculture in the County, comes from the County’s open space trust fund. The mechanism is in place for increasing the trust fund if the county freeholders see the need.

In addition, the County maximizes the amount of land it preserves by encouraging applicants to donate a portion of the land preserved through the traditional easement program and to accept a lower amount for the land than the certified market value. This benefits the preservation program by enabling the acquisition of property it might not otherwise have been able to acquire, while at the same time providing the landowner with tax benefits. The CADB also will be reassessing on an annual basis all available funding opportunities to optimize the dollars available for both the acquisition of farmland and the support of county farmers in their efforts to maximize the potential of their farmlands.

Many of the ideas suggested here require manpower as much as dollar power and the CADB is seeking to expand its staff, which should help in its ability to provide outreach to farmers, municipalities, event organizers, business organizations and individual citizens to expand marketing efforts and awareness and acceptance of agriculture as a valuable contributor to the economy and quality of life in Cape May County.

Section Seven - Natural Resource Conservation

Preservation of farmland is the cornerstone of the New Jersey Department of Agriculture's (NJDA) Agricultural Smart Growth Plan, and the state and County's Farmland Preservation Program. However, there is more to farmland preservation than the retirement of development rights or the outright purchase of farms. One of the cornerstones of a successful, long term Farmland Preservation Program is the conservation of natural resources on farms, without which the long term sustainability and viability of New Jersey's preserved farmland would be in doubt. The Cape May County Agriculture Development Board recognizes the conservation of these natural resources as a long term goal, and a necessary part of farmland preservation.

A. Natural Resource Protection Agencies

There are numerous entities, both public and private, which administer, fund, and provide technical guidance for Cape May County farmers relative to natural resource conservation. These entities are in place to assist farmers with natural resource conservation issues, and are assets for farmers to assist in the management of the land and water upon which their farms depend.

Natural Resource Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA), 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 for such conservation programs as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP) (both discussed later in this Chapter).

The local NRCS office is located at 1317 South Main Road, Building #3 in Vineland. Cape May County farmers may utilize this local NRCS office for technical assistance conservation issues. NRCS will also reach out directly to landowners if they know of a farmer who is in need of assistance, or can use the guidance of the NRCS staff. The local NRCS office also helps to prepare Conservation Plans for Cape May 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.

Conservation Plans are a prerequisite for those who wish to sell their property or sell a development easement via the Farmland Preservation Program, or apply for natural resource conservation program grants such as the WHIP and 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 contract conservation practices are implemented and maintained. It should be noted that the Cape-Atlantic County Soil Conservation District gives final approval on all Conservation Plans and program contracts, and the USDA Farm Service Agency (FSA) assists NRCS in administration of an additional natural resource conservation program entitled Conservation Reserve Enhancement Program (CREP).

The following strategies would strengthen natural resource conservation efforts for Cape May County farms:

1. The state and federal governments need to replenish funding for natural resource conservation grant programs. Currently, all funds are depleted, and new funds are not promised.
2. Owners of preserved farms are required to enter into a Conservation Plan within one year of selling their development easement. Though most Conservation Plans are eventually implemented, there is often time a delay for numerous reasons, and enforcement of this requirement is inconsistent. Providing a mechanism and staff to ensure that Conservation Plans are prepared and implemented will guarantee that the objectives of the program are put in place, and active stewardship practices are underway.

For more information on the availability of NRCS programs in the County, the phone number for the local NRCS office is (856) 205-1225.

An additional resource for Cape May County farmers is the “Field Office Technical Guide” (Guide), which is published by NRCS. It contains technical information detailing the development and implementation of soil, water, air, flora, and fauna resource conservation practices, and is used to develop Conservation and Resource Management Plans. Each state has its own Guide, which lists and discusses conservation practices particular to a state. These conservation practices improve water and soil quality, improve plant condition, and in some instances can improve air quality. Conservation practices discussed in the Guide that are pertinent for, and used in, Cape May County include:

- Riparian Buffers, including necessary buffer widths and appropriate plant species;

- No till and minimum till practices;
- Prescribed grazing and pasture rotation;
- Soil erosion control via vegetation stabilization of farm field storm water gullies;
- Nutrient management, including manure and fertilizers; and,
- Animal waste control, including heavy use area concrete protection pads, which keep animal waste off the ground, and use of 3-sided animal waste storage facilities, both of which minimize manure contact with soils, groundwater and surface water.

Cape May County Soil Conservation District

An additional 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 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 Cape-Atlantic SCD. The Cape-Atlantic 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 Cape-Atlantic SCD office is located at 6260 Harding Highway in Mays landing and the phone number is (609) 625-3144. Cape May County Farmers may approach this local SCD office (as well as the local NRCS 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 for processing. The administration of the RFA includes preparation of a Conservation Plan and grant program contract, as previously described. The Cape-Atlantic SCD is involved in review of Conservation Plans and grant program contracts, and must give final approval to both.

The SSCC, NRCS, Cape-Atlantic SCD, and Rutgers Cooperative Extension (RCE) of Cape May County, are part of the New Jersey Conservation Partnership. This partnership of agencies strives to further soil and natural resource conservation efforts.

Rutgers Cooperative Extension of Cape May County

The Rutgers Cooperative Extension (RCE) of Cape May County provides both field and technical research which is focused on best management practices for farmers, to ensure the long term viability of both the agricultural economy and the natural resources upon which it is based.

Relative to natural resource conservation, the RCE of Cape May County addresses “agricultural, environmental, and ecological concerns, and promoting the use of science-based knowledge and management techniques, agriculture and resource management agents and specialists provide professional expertise and training through a wide array of programming and outreach.” Furthermore the RCE of Cape May County has the following objectives:

1. To provide educational tools necessary or proper resource management decisions;
2. To improve the knowledge and appreciation of agriculture and environmental resources;
3. To strengthen the relationships between agricultural and residential communities; and,
4. To encourage the proper use and development of management strategies.

The RCE of Cape May County is located in the 4-H Center at 355 Court House-South Dennis Road in Cape May Court House.

New Jersey Department of Environmental Protection

The New Jersey Department of Environmental Protection (NJDEP)’s Division of Parks and Forestry, oversees the “Private Lands Management Program.” The aim of this program is to foster wise stewardship and management of the state’s 270,000 acres of private woodlands currently under Farmland Assessment. Many properties in Cape May County that are farmland assessed include extensive woodland tracts. Such tracts were added as “farm products” in the 1970’s. These woodland tracts, which must be utilized by the farmer as a sustainable “product”, require Woodland Management Plans (WMPs) to receive reduced local property taxes accorded properties in the farmland tax assessment program.

The NJDEP’s Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews applications for WMPs, which are prepared for farmers by private consultants. Once a WMP is in place, a “Woodland Data Form” must be submitted yearly to certify that the WMP is being managed properly. However, the NJDEP, BFM, also inspects each site once every three years to verify compliance with WMP conditions. Since reduced local property taxes are often critical in keeping active agricultural lands

economically viable, the NJDEP, BFM is an important partner for Cape May County's farmland preservation efforts.

Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). So, for example, if 50 acres of a farm are tilled or pastured, and there are 125 acres of woodlands on the farm, 75 acres of woodlands would be non-appurtenant (125 woodland acres minus 50 farmed acres). Non-appurtenant woodlands require a WMP. In Cape May County in 2005 there were 2,744 acres of non-appurtenant (or unattached) woodland acres in farmland assessment. Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. So, in the preceding example, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP.

Also, the New Jersey Department of Environmental Protection's Nongame and Endangered Species Program 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 farmer products such as corn. 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.

USDA, Forest Service's Forest Stewardship Program

The United States Forest Service sponsors the Forest Stewardship Program. This program supports landowners whose property has a woodland management plan that recognizes and manages the wetlands, wildlife, aesthetics, soil and water in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their woodland management plan. In New Jersey, the state farmland tax program and the U.S. Forest Service program have merged to allow one planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period. The minimum is a ten-year management plan. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time.

Private non-profit groups and local community support

Agriculture needs not only the broad support of state, county and local governments to help preserve agriculture resources, but also the help of private non-profit groups and local citizens. Indeed, without their support, government programs and

support for agriculture would fall short of what is needed to protect the natural resource base of the agricultural landscape. These individuals spend countless hours providing and sharing their expertise, as well as raising and contributing money. They are an invaluable asset for Cape May County's agricultural community and landscape, including natural resource conservation and stewardship.

Cape May County has the support of a variety of organizations, including the Cape May County Board of Agriculture, New Jersey Farm Bureau, 4-H (including the annual 4-H Fair), and Future Farmers of America.

Local and regional non-profit organizations also contribute to the permanent protection of farmland. These groups include the Nature Conservancy, New Jersey Audubon Society, and the New Jersey Conservation Foundation.

B. Natural Resource Protection Programs

2002 and 2007 Farm Bills

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) is landmark legislation, with much of its focus on conservation funding and environmental issues. Conservation provisions are designed to assist farmers in being good stewards of the land through grants and technical assistance. Voluntary programs relevant to New Jersey, and Cape May County, include the Conservation Reserve Enhancement Program (CREP), Conservation Innovation Grant Program (CIG), Environmental Quality Incentives Program (EQIP), Farm and Ranch Land Protection Program (FRPP), Grassland Reserve Program (GRP), Wetlands Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP). These programs, administered by the local NRCS office and the Cape-Atlantic Soil Conservation District, are discussed in this section.

The proposed 2007 Farm Bill would authorize approximately \$7.8 billion nationally to protect natural resources through conservation programs similar to those mentioned above. However, as proposed, the bill may consolidate most or all of these programs into one program, tentatively titled the Environmental Quality Incentives Program.

The Mid-Atlantic region, of which New Jersey is part, is generally underserved by federal farm programs, including the 2002 Farm Bill. The Northeast/Mid-Atlantic region receives on average less than two cents in commodity payments for every dollar in farm sales, in stark contrast to over fifteen cents in some Midwest and Western states. With smaller than average farms, lower profit margins, varied crops, and development pressure, New Jersey has unique farm and food policy needs, which do not match other, larger agricultural states who receive the bulk of commodity payments. However, the commodity payment system may change in the proposed 2007 Farm Bill from price supports to revenue support, with a revenue insurance system if projected revenues for farm(s) are not met. Revenue support with an insurance system may well have a positive effect for Cape May County Farmers, since it may help specialty crops and niche markets

receive their fair share of commodity payments.

The 2007 Farm, Nutrition, and Community Investment Act (Farm Bill) has been introduced in the U.S. Congress, and was passed by the House of Representatives in early August, 2007. The Senate version of the Bill may be taken up in early September, 2007. As authorization for the 2002 Farm Bill will expire on September 30, 2007, it is hoped that the 2007 Farm Bill will be signed into law before then. If signed into law, the resulting farm and food policy promises to strengthen New Jersey's agriculture and ensure fresh, healthy food supplies while better protecting the environment. Some highlights of this proposed legislation, as it relates to natural resource conservation, include:

1. Expand working lands conservation programs and an improved farmland protection program;
2. Increase focus on energy efficiency and on-farm renewable energy production; and,
3. Increase access for the region's producers by providing a minimum base allocation of conservation funding for every state.

The following is a synopsis of the natural resource conservation programs funded by the 2002 Farm Bill. They are implemented by NRCS and the Cape-Atlantic SCD, and also to a minor degree the Farm Service Agency, also part of USDA. These programs are the backbone of natural resource conservation efforts in Cape May County.

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 can be fully funded by NRCS and NJDA.

Conservation Innovation Grant program (CIG)

The aim of the CIG program is to stimulate the development and adoption of conservation approaches and technologies which are innovative, in conjunction with agricultural production. Funds are awarded as competitive 50-50 match grants to non-governmental organizations, tribes, or individuals.

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. It is the most well funded of all the programs, receiving approximately \$4 million statewide on an annual basis. Nationally, the proposed 2007 Farm Bill would raise authorized EQIP funding to \$1 Billion.

Farm and Ranch Land Protection Program (FRPP)

FRPP provides up to 50 % matching funds to purchase development rights and conservation easements to keep farm and ranchland in agricultural use. The USDA partners with state, tribal, or local governments, and non-governmental organizations. Farmers accepting funds through this program must adhere to strict impervious surface limitations. In New Jersey, this program receives approximately \$500,000 to \$1 million annually. The local NRCS office prepares the Conservation Plans used in the Program, which is then administered by the NJDA. To date, acreage in Cape May County is not available for this report. Nationally, the proposed 2007 Farm Bill would raise authorized FRPP funding to \$300 million.

Grassland Reserve Program (GRP)

GRP offered landowners the opportunity to protect, restore, and enhance grasslands on their property, which play a vital role in protecting water quality and providing wildlife habitat. This program was coordinated through several federal agencies. The proposed 2007 Farm Bill would provide only minimal funding for GRP.

Wetlands Reserve program (WRP)

WRP offers farmers payments for restoring and protecting wetlands on their property that had been previously drained for agricultural use. Wetlands help reduce flooding, filter pollutants from water, provide critical wildlife habitat, and protect open space. Payment by NRCS is based upon appraised agricultural land value. With appraised values from \$100 to \$2000 per acre, many farmers are not willing to create wetlands on otherwise productive agricultural lands.

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. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey.

NJDA Soil and Water Conservation Grants

The New Jersey Department of Agriculture, State Agriculture Development Committee (SADC) has in the past provided soil and water conservation grants to farms that are permanently preserved, or are enrolled in the eight year preservation program, with priority for preserved farms. The eight year program is currently funded, but efforts are underway to increase this limited funding. The purpose of the grants and program is to protect Cape May County agricultural lands from soil erosion.

These grants fund soil and water conservation projects approved by the Cape-Atlantic Soil Conservation District (SCD), with the program administered by both the district and the local NRCS. 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. Hopefully these funds will be increased so that more conservation projects can continue in Cape May County.

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). The SADC funding for these projects is limited. There is a need for a permanent funding source to allow for the expansion and better use of these programs.

During routine monitoring visits of preserved farms, these and other programs are discussed and the farmers are encouraged to participate whenever practical.

C. Water Resources

The Importance of the Water Resource

The protection of the water resource as it relates to agriculture and farmland preservation in Cape May County cannot be overstated. Quite simply, without a consistent, plentiful, adequate and clean water source, agriculture cannot exist. In addition, farms are critical as open space areas to provide aquifer water recharge. To a certain extent, some aspects of ensuring clean and plentiful water can be controlled at the individual farm level. These include:

- Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides so as to lessen impacts to groundwater;

- Providing riparian buffers along watercourses, so as to protect streams from the above mentioned synthetic chemicals, and from soil erosion;
- When possible, practicing organic farming methods;
- Practicing appropriate timing of chemical application, so as to minimize its use; and,
- Practicing water conservation techniques, such as drip irrigation and water re-use for certain types of farming where feasible, such as smaller scale vegetable and fruit operations.

Emphasis is also given to the importance of the water resource, via the New Jersey Department of Agriculture which “... is working with Rutgers Cooperative Extension, the Natural Resources Conservation Services, the United States Geological Survey, the New Jersey Department of Environmental Protection and the farm community to assess the water needs of agriculture and to assist in the development of essential rules, policies and guidelines to ensure an adequate water supply to meet the current and future needs of the agricultural industry.”

Physical Features and Water Aquifer Supply Characteristics

Almost half of Cape May County’s 256 square miles is public land (approximately 47%). When the developed barrier islands and developed portions of the mainland are added, the remaining undeveloped land includes vast stretches of wetland and forested areas (subject to the Coastal Area Facilities Review Act or the Pinelands Comprehensive Management Plan) and approximately 17 square miles of farmland. Only approximately 6.7% of Cape May County is assessed farmland.

Currently, Cape May County's water supply is derived from two basic sources: the deeper confined aquifers (Kirkwood and Cohansey) for the island communities and certain developed portions of the mainland, and the water table aquifer (Cape May Formation) for the remainder of the mainland. There are no reservoirs in Cape May County.

The Kirkwood aquifer is assumed to be non-replenishable. At one time, it was thought that this aquifer would become contaminated by salt water within a relatively short period of time as a result of uncoordinated and sometimes excessive use. Recent studies appear to indicate that this is not the case and that the Kirkwood aquifer has considerable quantities of potable water. However, these studies are incomplete and the Kirkwood aquifer continues to show signs of salt water intrusion in certain areas of southern Cape May County as a direct result of our use. In the extreme southern County area (Cape May City and areas south of the Cape May Canal), this situation has become so severe that the first desalination plant in the State of New Jersey has been permitted to treat the water drawn from the Kirkwood aquifer.

Another dependable water source is the water table aquifer on the mainland that is recharged directly by precipitation, and the Cohansey aquifer on the mainland north of Rio Grande which is recharged indirectly by water from the water table aquifer. These sources are being adversely impacted in some areas because of the effects of development. As a result, municipal water systems are forced to expand to regions of the mainland that are not in their original supply plans. Various solutions, including extensive water conservation programs, supply interconnections, extension of municipal water systems, new well fields, and further desalination are being discussed to meet the growing demand.

In July of 2002, the New Jersey State Legislature allocated 2.2 million dollars to the New Jersey Department of Environmental Protection to conduct a “groundwater analysis” of Cape May County and make recommendations to ensure an adequate future water supply. As of the publishing of this plan, the County is awaiting this detailed report. The most recent estimate for plan completion and release by NJDEP is June of 2008.

In the interim, there have been several informal informational meetings which, basically, have re-asserted information from a 2002 U.S. Geologic Survey study titled “Hydrogeologic Framework, Availability of Water Supplies, and Saltwater Intrusion, Cape May County, New Jersey”.

The summary of the 2002 study stated:

“Each of the five significant freshwater aquifers of Cape May County are in close proximity to saltwater. The Holly Beach water bearing zone is in direct connection with sea water. Other aquifers contain saltwater and have a distant connection to the Atlantic Ocean or Delaware Bay. Historical and ongoing water withdrawals have caused the formation of many potentiometric cones of depression in these aquifers. This condition favors saltwater intrusion by lateral movement and by downward leakage. Saltwater intrusion is the most significant threat to the water supply of Cape May County.

Saltwater intrusion in the five aquifers has been ongoing since development of the aquifer began. Construction of the Cape May Canal has virtually removed the possibility of obtaining potable water from the Holly Beach water-bearing zone along the 4-mile length of the canal. Erosion of the Delaware Bay shoreline has removed aquifer material, thereby increasing the rate of saltwater intrusion. The estuarine sand aquifer has shown evidence of saltwater intrusion in Villas since the 1960’s. Communities immediately north and south of Villas are susceptible to saltwater intrusion in the future. Saltwater intrusion has occurred in the Cohansey aquifer at North Wildwood, Wildwood, and Wildwood Crest, and the Atlantic Ocean beach in Lower Township. Saltwater intrusion also has occurred at Cape May City, Cape May Point, and areas of Lower Township immediately north of Cape May Point. Intrusion also has occurred in Lower Township in the Villas area. If withdrawals continue at the same rate as in 1990, saltwater intrusion could occur in

Lower Township near North Cape May and in Town Bank before 2025. Saltwater intrusion in the Rio Grande water bearing zone has occurred in Stone Harbor Manor and could occur in the Villas area if the rate of withdrawals is increased at the Wildwood mainland well field. Saltwater intrusion in the Atlantic City 800-foot sand has occurred in the Wildwood and North Wildwood areas. High background levels of chloride concentrations are present in areas south of the village of Rio Grande. Saltwater intrusion is not expected to affect Stone Harbor for more than a century.

The optimal location for future water-supply development is along the axis of the peninsular part of the county. The southernmost location for a major supply well for each aquifer depends on location of the saltwater front in the aquifer.

Surface water in the northern part of the county can provide limited quantities of potable water to nearby communities. Quantities from the surface-water sources probably are not large enough during the summer though to provide water to the southern part of the county when it is most needed.”

The most significant conclusion of this study is that, apart from previous studies, it maintains that there is sufficient water for the County for many years to come. However, the study documents that the distribution system is not currently adequate to meet future needs and serious problems may occur in the short term if conservation measures are not implemented and plans for a well system down the spine of the County and an accompanying inter-municipal distribution system created in the near future. (Incidentally, these are the same basic conclusions that have been discussed in the initial preliminary meetings for the current water study.) Since the State of New Jersey is the only entity empowered to control the use of groundwater, it is up to the State to take appropriate action.

Competing demands for water will likely increase, as well as conflicts between agricultural and non-agricultural users. As an example, the necessity of groundwater to water certain crops, and the difficulty in sometimes obtaining local and state approval to withdraw the necessary groundwater has occasionally become a problem. Fortunately, there has been no occurrence of any major water use conflicts between agricultural and other land uses. To date, all farms in the County have been able to obtain sufficient water from the upper aquifers.

Water Conservation Strategies

An adequate water supply is important to successful agriculture operations in Cape May County. 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.”

The dominant field crops in Cape May County are rye, soybean and hay. These crops rely on rain and some groundwater for water needs, and as such water conservation strategies per se are difficult to implement. With nursery and greenhouse, sod, and vegetable farming, it is possible to implement conservation strategies such as drip irrigation, or watering crops in the cooler parts of the day so as to minimize evaporation. Water re-use is another possible option. For livestock, floats and timers in watering troughs can conserve water by negating the need for constantly running water to keep troughs full. Cape May County farmers should implement water conservation strategies whenever feasible, and include such in Conservation Plans whenever practicable.

An occasional problem has arisen in recent years with the acquisition of water allocation permits for farmland. This problem reached its zenith when the New Jersey Department of Environmental Protection threatened to deny a water allocation permit to a farm in Cape May County that was preserved under the State Farmland Preservation Program. Eventually this problem was corrected and, as of late, the issuance of water allocation permits has not been a significant problem for local farmers.

Without knowledge of the aquifer conditions and tactical recommendations in the final version of the NJDEP Water Supply Study for the Cape May County region (tentative release date is summer, 2008), the future of water allocation permits within the County is unclear. It would not be prudent to speculate on this situation without the benefit of the specific information and recommendations to be contained in this definitive State funded Study.

D. Waste Management Planning

Management of livestock waste has serious implications for the quality of ground and surface waters. Unchecked, or poorly managed, these wastes can cause serious water quality problems by the introduction of unwanted microorganisms into natural systems. Poor management of animal waste can also cause disease among farm animals. Proper animal waste management is not only required, but is also a sign of good environmental stewardship, as is recycling of farm by-products whenever possible.

Concentrated Animal Feeding Operations & Animal Feed Operations

Concentrated Animal Feeding Operations (CAFO) are defined at N.J.A.C. 7:14A-2.13 (New Jersey Pollutant Discharge Elimination System (NJPDES)) as:

- Operations with more than 1,000 slaughter or feeder cattle, 700 dairy cattle, 2,500 swine, 500 horses or other animal populations. Cape May County does not have any operations that fit into this category; or,
- Operations with more than 300 slaughter or feeder cattle, 200 dairy cattle, 750

swine, 150 horses or other animal populations, and which discharge pollutants directly to state waterways either through manmade devices or as a result of water passing through the facility or having direct contact with confined animals. No Cape May County farms fit into this latter category.

Concentrated Animal Feeding Operations (CAFOs) and Animal Feeding Operations (AFO) have the potential to, or do cause, water pollution through the collection of large amounts of animal waste in relatively small areas. Mismanagement of the animal waste has the potential to cause large amounts of soil and groundwater contamination via introduction of the bacteria, fecal coliform, a known contaminant from animal farming operations. The state's agricultural community bears a responsibility to help protect and restore natural resources for which they are the stewards.

The NJDEP has outlined a statewide strategy to manage and regulate these operations which calls for NJDEP to administer CAFO permits and NJDA to administer the appropriate measures for AFOs. The permits and measures require development and implementation of comprehensive waste management plans, utilizing "animal waste standards", proposed by NJDA for adoption in late 2007. The strategy emphasizes the use of cost-effective voluntary measures, limiting the need for permits.

NJDEP, Division of Water Quality - Concentrated Animal Feeding Operations

To protect the quality of surface and groundwater in and around animal farming operations, the NJDEP has adopted a general permit for managing and regulating Concentrated Animal Feeding Operations (CAFOs). The permit is administered through the New Jersey Pollutant Discharge Elimination System (NJPDDES) regulations at N.J.A.C. 7:14A-2.13, under authority of the Water Pollution Control Act. In general, the permits require CAFOs to comply with the federal effluent limitation guidelines that prohibit discharge to state waters.

The New Jersey Department of Agriculture, State Soil Conservation Committee, Natural Resources Conservation Service and New Jersey Soil Conservation Districts have partnered with NJDEP to implement the general permit as part of a statewide strategy to control pollution from CAFOs.

Recycling

Recycling is an important part of natural resource conservation for the agriculture industry. Recycling saves natural resources, and also saves farmers money through creative reuse, such as using leaves and grass clippings to mulch and fertilize farm fields, and saving on solid waste disposal costs. Recycling reduces the amount of refuse finding its way to limited landfill space. Rye, soybeans and hay, the dominant field crops in Cape May County, use limited products which can be recycled, and as such limit recycling opportunities.

However, the nursery and greenhouse industry in the County does offer recycling

opportunities for such things as nursery film, and potting and pesticide containers. Discussions with the Cape May County Municipal Authority indicate that the County does not do any type of agricultural recycling, and currently has no plans to do such. However, it was indicated that the County MUA may be interested if future volume indicated economic feasibility.

The Cape May CADB can also encourage participation in plastics recycling programs. According to the *New Jersey Agriculture 2006 Annual Report, Agricultural Statistics*, “In 2006, growers sold almost 400,000 pounds of used greenhouse film, nursery pots, plug trays and flats directly to a plastics recycler in Maryland. Instead of paying almost \$15,000 in landfill tipping fees, growers were able to generate almost \$8,000 in revenue by selling directly to the plastics firm.” More details on the Maryland recycler can be found on the following website:

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

E. Energy Conservation

Promoting increased energy conservation, and renewable and local energy, is one of the emerging priorities of Cape May County, and an important component of its overall sustainability planning. Setting energy efficiency goals makes sense for all economic sectors, including agriculture, and can be part of a basic business plan. The Cape May County Board of Agriculture, Agriculture Development Board and County Planning Board are poised to work with the agriculture community to bring energy issues to the forefront, and encourage energy conservation and use of renewal energy technologies on site. As a first step, the County can reach out to the farm community and work with the State Department of Agriculture and industry experts to address questions regarding energy usage, methods to reduce energy consumption and other energy-related strategies. There are also a number of promising alternatives ranging from solar to wind turbines, that provide farmers a balance of economic and environmental benefits. Identifying which technologies make the most sense for Cape May County farms, educating farmers, and encouraging their application are important implementation action steps. Creating a stable and predictable regulatory environment, both at the state and local level, is also critical and one that the County should strongly promote.

In its 2006 “*Agricultural Smart Growth Plan*”, the New Jersey Department of Agriculture emphasizes the importance of energy conservation and alternative energy use. The Plan indicates that it is important to “Promote the use of innovative technologies, recycling, energy conservation and renewable energy systems on New Jersey’s farms” and to “Promote, provide technical assistance for and inform the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs.” Also, the NJDA indicates that “Through (these) numerous efforts coordinated between the state and federal levels, New Jersey’s agricultural community is proving itself to be an important player in protecting our state’s natural resources. Clearly, there is more work to be done, and the agricultural community has shown initiative in pursuing alternative energy sources, such as solar, wind and bio-gas in

running farm operations, and by being a leader in the pursuit of ethanol and bio-diesel fuel markets.”

The SADC does not have a formal policy for the use of wind and solar energy on commercial farms. However, discussions with the SADC indicate:

- SADC is supportive of solar and wind energy use on commercial farms as long as the main purpose of the produced energy is for use on the farm. This does not preclude the sale of excess energy production back to the power grid; and,
- Installation of solar panels, wind turbines and other appurtenant equipment must not negatively impact production of the agricultural land, and agricultural land must not be taken out of production.

Solar Energy

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated, it can be sold back to the electric grid for a profit. The overall use of solar panels has greatly increased in New Jersey. EQIP does provide some funding for solar panels, and farmers interested in using this alternate energy source can contact the local NRCS office for more information.

Other programs available to help agricultural producers take advantage of this technology include U.S. Department of Energy, “Solar Energy Technology Program”, <http://www1.eere.energy.gov/solar/> and the “Solar Energy for New Jersey Agriculture” work and information sheet at <http://www.state.nj.us/agriculture/pdf/solarenergyguide.pdf>. Solar energy is one of the fastest growing sectors in the alternative energy market, and Cape May County farmers can take advantage of this energy and money saving technology.

Wind Energy

The power of a strong wind can be captured by turbines or windmills, turning such power into electricity. Expanding and evolving technology is making this option more attractive to farmers as a way to cut energy costs. Cape May County, has ample and consistent enough wind power to make turbine energy feasible. One possible roadblock to use of wind turbines, is that few, if any, municipal ordinances allow the use of wind turbines. If this is indeed the case then the Cape May County CADB should work with the County Planning Department, and local towns, to study and approve wind turbines as an allowed use.

Ethanol

Ethanol is a renewable fuel made by distilling the starch and sugar in a variety of plants. It can then be blended into gasoline as an “oxygenate”, reducing air pollution. Its

use may also reduce dependence on foreign oil, and the harmful environmental effects of oil drilling. Also, unlike the gasoline additive MTBE, Ethanol will not contaminate groundwater. Corn, if accepted more widely as a significant field crop in Cape May County, could position Cape May County farmers to financially capitalize on the spreading movement towards ethanol-blended fuels. More study would need to be done on whether this would be profitable for County farmers, and how it would affect other local agriculture industries.

Bio-diesel

Petroleum diesel is an emitter of sulfur emissions, a major air pollutant. Bio-diesel, made from the oils of soybeans, is an alternative to petroleum diesel. This organic fuel can be blended and used in diesel engines without modification. The result is a significant reduction of the harmful fumes produced by pure petroleum diesel. As of 2005, there were 420 acres of soybeans that were farmland assessed in Cape May County. The Cape May County CADB should explore the viability of biodiesel as an additional market for soybean farmers in the County.

Renewable Energy Grant Programs

The NJDA provides the following information on renewable energy grant programs, which can help encourage the use of these energy sources:

New Jersey's Clean Energy Program: Administered by the New Jersey Board of Public Utilities, this program provides financial incentives to install clean energy systems, including fuel cells, solar energy, small wind and sustainable biomass equipment. Financial incentives are in the form of rebates, grants and loans. Additional information is at www.njcep.com/.

Renewable Energy Systems and Energy Efficiency Improvements Program: As part of the 2002 Federal Farm Bill, this program “funds grants and loan guarantees to agricultural producers for assistance with purchasing renewable energy systems and making energy efficiency improvements”. Final rules for loans and grants were adopted by the U.S. Department of Agriculture in July 2005. The proposed 2007 Farm Bill would reportedly continue this funding. Additional information can be found at the following website: www.rurdev.usda.gov/rbs/farmland/index.html.³⁷

Biomass Research and Development Initiative Grants: The United States Departments of Agriculture and Energy support development of biomass energy. Grants are available for research, development and demonstrations on bio-based products, bio-energy, bio-fuels, bio-power and additional related processes. In the recent past, grants have focused on development and demonstration projects that lead to greater commercialization. Additional information is available at the following website: <http://www.state.nj.us/agriculture/news/hottopics/topics060222.html>.

F. Outreach and Incentives

At the direction of the County Agriculture Development Board, the Office of Open Space and Farmland Preservation semi-annually mails each assessed farmland owner in the County (not already enrolled) an informational letter about the Farmland Preservation Program. The letter encourages the farmers to apply and become involved in the program. In addition, the Office also sponsors and staffs an informational booth at annual the three-day 4-H Fair and works closely with the County Extension Service Agricultural Agent.

VIII – Agricultural Industry Sustainability, Retention and Promotion

A. Existing Agricultural Industry Support

Right to Farm

To ensure farmers have the ability to continue accepted agricultural operations, the Right to Farm Act was enacted by the State Legislature in 1983 and amended in 1998. The Act provides “protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey.” Another critical piece of legislation to support agriculture was the 1983 Agriculture Retention and Development Act. This Act created the State Agriculture Development Committee (SADC), and eighteen County Agriculture Development Boards (CADB’s). Both the SADC and CADB implement the Right to Farm Act on the State and local levels.

The SADC works to maximize protections for commercial farmers under the Right to Farm Act by developing Agricultural Management Practices (AMPs), tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. In order to qualify for Right to Farm protection a farm must meet the definition of a “commercial farm” in the Right to Farm Act; be operated in conformance with federal and state law; comply with AMPs recommended by the SADC, or site specific AMPs developed by the Cape May County Agriculture Development Board (CADB) at the request of a commercial farmer; must not be a direct threat to public health and safety; and, must be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, must have been an operating farm as of December 31, 1997.

All Right to Farm complaints or issues that are brought before the Cape May CADB are first handled with fact finding, and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Cape May CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the Act for Right to Farm protection. Once the complaint is returned to the Cape May CADB from the SADC, additional fact finding and technical review occurs and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the Cape May CADB will make a determination as to

whether the agricultural activity is protected by the Right to Farm Act or whether changes to the operation will be required. If the issue is not resolved by the Cape May CADB determination, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Office of Administrative Law.

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

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

Right to Farm Ordinances are a necessary item if a municipality, or property owner, wishes to enter into the farmland preservation program. Therefore, all municipalities within Cape May County with commercial farms are encouraged to adopt a Right to Farm Ordinance, and to update their existing ordinances to be consistent with the SADC model ordinance.

Five of the sixteen municipalities in Cape May County have established a Right to Farm Ordinance. Those municipalities are the mainland municipalities that have viable farmland: Lower Township, Middle Township, Dennis Township, West Cape May Borough, and Woodbine Borough. A sixth mainland municipality with viable farmland, Upper Township, does not have a right to farm ordinance.

Farmland Assessment

The Farmland Assessment program is a tax incentive which reduces property taxes on active commercial farm land, thereby assisting farmers with a critical financial aspect in helping to keep land in farms. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

Basic eligibility requirements include:

- The applicant must own the land;
- The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year;
- Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year;
- Land must consist of at least five contiguous farmed and/or woodland management

plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;

- Gross sales of products from the land must average at least \$500 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement is \$.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time; and,
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.

The Farmland Assessment program does not, however, apply to farm structures, such as barns and storage facilities. It has been proposed that additional tax incentives are necessary which encourage farmers to maintain their buildings in good working order as part of active farm operations, and which do not financially penalize them for renovating, or replacing, old or unsafe structures. Maintained buildings are not only critical to the farmer but also add to farm “aesthetics” for the larger community, helping to support agritourism, an important element of agricultural sustainability in Cape May County.

Cape May County is 256 square miles, or 163,840 acres. Of this, 11,147 acres, or 6.8 percent of the County, are under farmland assessment. General trends indicate a slight downward trend in overall farmland assessed acreage since 1983, when there were 12,666 farmland assessed acres. Harvested cropland in farmland assessment was 6,413 acres in 1983, which has steadily decreased to a 2004 figure of 4,984 acres. Pastured cropland in farmland assessment was at 327 acres in 1983, increasing slightly to 375 acres in 2004. Permanent pasture acreage in farmland assessment increased from a 1983 figure of 546 acres, to a 2004 acreage of 674. Equine acreage in farmland assessment has had an overall increase since it was first measured in 2000, from 66 acres to 118 acres in 2004. The total County acreage (for active agricultural use, woodlands and equine) in farmland assessment presents a downward trend. In 1983 there were 7,286 acres, while in 2004 there were 6,033 acres, a 17.2% decrease of farmland assessed acreage.

It is important to sustain and expand tax incentives such as Farmland Assessment to keep land in farms, and to encourage the development or extension of other tax incentives for the agricultural industry. By making agriculture more profitable and viable, tax incentives will help ensure a steady, permanent source of agricultural lands for the County’s farmland preservation efforts.

Additional Strategies to Sustain, Retain, and Promote Agriculture in Cape May County

Public outreach

Over the last 50 years, Cape May County and New Jersey have transformed from a largely rural and agricultural landscape, to a more urban and suburban landscape. However, farming remains strong and viable in many portions of the state, including Cape May County. If the County's remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware of, and be financially supportive of, the continuing economic, cultural, scenic and agricultural contributions made by Cape May County's farmers. Public education and outreach will increase the recognition of the farm industry's importance to the non-agriculture resident, and should be continued and expanded whenever possible. Agritourism is one form of public outreach that exists in Cape May County, as is the annual 4-H Fair, and educational programs at schools. These should all be expanded wherever possible, and other public outreach mechanisms should be explored and instituted when feasible.

Regulatory Flexibility

Municipalities play a key role in the preservation of farming as an industry. Without strong and active support from municipal governments, farming can be too costly and burdensome to be profitable or worthwhile. In towns with a sizable acreage of assessed farmland, zoning powers can be utilized to require buffers between agriculture and other uses to minimize conflict. The aforementioned Right to Farm Ordinances are an active example of municipalities' support for agriculture. However, the support of municipal governments must not only be on paper, but also be actively practiced so that agriculture is seen as an important and permanent part of the community. An example is enforcing farmers' rights to move slow moving farm vehicles on town roads, which assists farmers in running their agriculture business. Such actions create an atmosphere favorable to agriculture, and its economics and profitability.

The viability of farming in New Jersey is impacted by many issues, including government regulation, development pressures and the economics of the marketplace. While land preservation is vital for maintaining a sufficient land base suitable for farming, sustaining Cape May County's strong agricultural base requires support on many fronts, one of which is flexibility in government regulation. The Cape May County Planning Board, CADB, Board of Agriculture, County Freeholders, Soil Conservation District, Natural Resource Conservation Service, Rutgers Cooperative Research & Extension, municipal planning and zoning boards, chambers of commerce, private farm preservation groups, and other interested entities and individuals, can work together to present a united front in issues regarding government regulation and permits. The *2006 Agricultural Smart Growth Plan for New Jersey* identified the following as important relative to regulatory flexibility and priority, and which the aforementioned entities can work towards ensuring proper advantage for agriculture in Cape May County:

Positive and supportive public policy: This includes legal protection (right to farm), priority in decisions on taxation (farmland assessment), regulation exemptions, and

financial incentives (Planning Incentive Grants). These need to be strengthened and modified if, and when, necessary;

Exemptions: State, county and municipal regulations must be responsive to the needs of farmers. Minor changes to, or exemptions from, certain local and state regulations, rules, and ordinances help to buffer agricultural operations from burdensome costs, thereby creating a farmer-friendly environment. Pertinent examples are the strong Right to Farm Ordinances in five of six municipalities within the County that have viable farm land. At a state level, the Department of Environmental Protection’s “Freshwater Wetlands Protection Act Rules” (N.J.A.C. 7:7A-et. seq.), and the “Flood Hazard Area Control Act Rules” (N.J.A.C. 7:13), grant exemptions, permits-by-rule, or general permits for agricultural activities. The Cape May County agriculture community must work to ensure that exemptions are adequate and reasonable;

Flexibility: State agencies such as the Department of Environmental Protection, Department of Transportation, Department of Community Affairs, Department of Labor, and New Jersey Commerce Commission, should consider the NJDA *2006 Agricultural Smart Growth Plan for New Jersey* when making important decisions regarding existing and proposed infrastructure, developing and amending regulations and programs, and protecting environmental and historic resources. These agencies should coordinate with NJDA to ensure that regulations and programs are attuned to the needs of Cape May County farmers;

Agriculture-Friendly Zoning: This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way. The desired result is that it encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues. In other words, it seeks to harmonize potentially conflicting land use policies. This strategy would be done mostly at the local and county levels.

Agriculture vehicle movement

In recent years, as many portions of the rural New Jersey landscape have become developed with residential subdivisions, the sometimes conflicting lifestyles of farmers and residents clash. Cape May County farmers occasionally need to move heavy, slow moving agricultural equipment over local, county and sometimes state roads to access unconnected fields, barns, etc. The County’s residents also need to commute to workplaces, or drive to area destinations for shopping, town sports and social activities, at a pace much faster than the slow moving agricultural equipment. These different paces can, and do, cause occasional conflict between Cape May County’s farmers and suburban dwellers. They can also create unsafe road conditions as residents and farmers “compete” for road space.

Since many farm vehicles travel over local municipal roads, municipalities should continue to support local agricultural business’ right to do so. The SADC model Right to Farm ordinance recognizes as a specific right the operation and transportation of large, slow moving equipment over roads. All five municipalities within the County that have

adopted Right to Farm ordinances have incorporated this right within their particular ordinance. In addition, where feasible, Cape May County and local road departments can consider creating “farm travel lanes” by widening shoulders on key roads used by farmers to transport farm equipment.

Signage alerting fast moving cars as to the possible movement, and road crossing, of slow moving farm vehicles is an additional, effective tool to protect farmer (and automobile passenger) safety. Signage also informs the public at large that agriculture is an important, equal and permanent fixture of Cape May County life. Where absent or inadequate, appropriate signage can be posted. The County Road Department has placed several signs throughout the County in this regard. Municipal governments may consult with farmers as to what adequate signage is, and where it should be posted.

If local non-agriculture residents are to enjoy the scenic vistas, fresh produce, clean air and limited traffic congestion that Cape May County’s agriculture provides, they must be more tolerant of the farming community. Local, county and state government can advertise the contributions of the farming community via public outreach at local schools and various community activities. The annual 4-H Fair, held yearly in Cape May Court House, is a prime example of advertising the importance and permanence of agriculture in Cape May County.

Farm Labor

An adequate labor supply is integral to not only produce farming, but also for operating equine businesses, a growing and thriving segment of the Cape May County farming community. Measured in farmed acreage, Cape May County has a relatively small industry for produce products compared with field crops such as rye, corn, soybeans, and hay, and nursery products. Harvesting of the latter farm products is more mechanized, and/or not as labor intensive as produce or equine. Since the overall portion of agriculture in Cape May County devoted to labor intensive farming is small (only 17 acres are devoted to fruit, 38 acres to berries, 48 to grapes and 639 to vegetables: 742 acres total), farm labor housing, a large issue in counties with high farm labor populations is not a pressing concern in Cape May County.

Rising farm labor costs in Cape May County are not currently impacting agriculture sustainability, which is due at least in part to the continued strong trend of mechanized, non-labor intensive crop farming in the county. However, this trend may change over time with the growing produce market and equine industry. Thus, a brief discussion of the topic is warranted.

The New Jersey Department of Labor recommends the following to address farm labor issues at the state and local levels:

- Work with the U.S. Department of Agriculture’s Rural Development program to reexamine program criteria to enable New Jersey’s rural communities to qualify for more programs related to farm labor. The current focus of the program, such

as rural area infrastructure, is not applicable to Cape May County (and New Jersey).

- Link neighborhood revitalization efforts with housing opportunities for farm workers and, where appropriate, establish on-site housing, to ensure a safe and stable workforce.
- Develop and promote comprehensive and ongoing training opportunities for farm workers.
- Work with the New Jersey Department of Labor, Rutgers Cooperative Extension and others to provide farm safety training.
- Join other agricultural stakeholders in supporting ongoing efforts at the federal level to streamline and modernize the immigration process.

In January 2006, the “Agriculture Transition Policy Group” (Group), composed of government and agriculture industry representatives, submitted a report to then Governor-elect Jon Corzine, with recommendations to keep agriculture strong and viable in the Garden State. The Group reported many serious problems facing New Jersey farm employers. Two of these are the impacts of the new state minimum wage (now \$7.15 per hour), and the ever looming issue before the U.S. Congress regarding immigration and undocumented workers. The Group reports that the sponsor of the minimum wage legislation has promised to “re-visit the issue for agriculture to find some off-sets that will protect farm viability and keep the industry at a competitive level.” The cost of labor in New Jersey is a critical issue for some farming sectors such as produce, and one that needs further consideration for its effect on agriculture in Cape May County and New Jersey. This is because as labor costs increase, so does the cost to farmers producing commodities. Though a farmer may wish to raise his/her prices to cover increased production costs, this is frequently not feasible due to competition from neighboring states with lower production (i.e. labor) costs. The result is lower profits for Cape May County and New Jersey farmers, making the business of farming less profitable, and therefore more difficult.

The New Jersey Department of Agriculture has specified the identification and posting of new markets as a specific strategy in its 2007 Economic Development Strategies report. This effort is a necessary outgrowth of the report’s finding that due to the State’s high labor rates (in addition to high land values and property taxes) production costs in New Jersey are higher than in most other areas. With commodity prices based on national production costs, yields and demand, it is less profitable to produce commodity items in New Jersey than elsewhere.

Agriculture Education and Training

To sustain a modern, diverse and stable food and agricultural industry, education and progressive, ongoing training for farmers will promote a more efficient and

productive business environment. According to the 2006 Agricultural Smart Growth Plan, this includes programs covering “farmer risk management education, labor education including worker safety, agricultural leadership training, secondary school and college agricultural education.”

One educational link for Cape May County agricultural land owners and operators is to collaborate with the Rutgers Cooperative Research and Extension (RCRE) of Cape May County (associated with Cook College, Rutgers University). There is not a minimum or maximum size farm to which the RCRE will lend assistance, so long as it is farmland assessed. During the growing season, RCRE of Cape May County can provide one on one, on-site consultations with farmers to assist with control of insect infestations and plant diseases for fruits, vegetables, greenhouse nurseries and ornamentals, Christmas trees, and also for field crops. Similar farm animal consultation can be provided on a year round basis. During such a consultation, technical scientific research is relayed to the farmer in a useful and applicable manner.

Also during the growing season, RCRE of Cape May County coordinates with other RCRE offices in New Jersey to conduct on-site farm meetings regarding a range of agricultural issues including vegetable growing, safe operation of farm equipment, and programs to certify and recertify farmers for pesticide application licenses. Cape May County farmers are invited, and do attend. Also, in the winter months, regional and local classes are conducted by RCRE on a diverse set of agriculture topics.

RCRE of Cape May County also provides practical assistance to farmers. Examples include:

- Assistance in obtaining water certification and registration permits from the New Jersey Department of Environmental Protection, for groundwater and/or surface water allocations;
- Soil testing for fields and pastures;
- Assistance with obtaining farmer certificates for N.J. Division of Motor Vehicle registrations;
- Assistance with applications for “Outstanding Young Farmer” (OYF) nominations. OYF is a state award given annually by the NJDA which “recognizes the outstanding achievements of a young person engaged in farming in New Jersey”
- Assistance with grant applications to the NJDA for various types of economic assistance. Examples include “Jersey Fresh” grants to advertise;
- Distribution of “Jersey Fresh” and “Jersey Grown” promotional material such as bumper stickers, banners and t-shirts;

- Assistance to connect owners of farmland with tenant farmers, so that land may stay in farmland assessment;
- Assist new farmers with various regulatory requirements, and acquaintance with various farmer organizations; and
- Provide outreach through the RCRE of Cape May County Website, and at the annual 4-H Fair.

The RCRE of Cape May County performs applied research on area farms to further knowledge on a wide range of issues pertaining to agricultural plants and animals. Results of any research are used to advise local farmers on an as needed basis.

All of the aforementioned available programs and assistance offer an individual farm operator the opportunity to gain the latest information on numerous and pertinent agriculture topics, which are important to agricultural sustainability.

Through its Division of Agriculture and Natural Resources' Natural Resource Conservation Program, the New Jersey Department of Agriculture offers technical, financial and regulatory assistance, and provides educational outreach to landowners throughout the state. The Department also offers, in conjunction with the U.S. Department of Agriculture, farm risk management and crop insurance education programs to assist farmers in understanding what assistance is available to reduce agricultural risks.

Hired farm workers continue to be one of the most economically disadvantaged groups in the United States due to low wages, seasonal employment and limited participation in the non-farm labor market. Therefore, as an important statewide resource to the agricultural industry, the New Jersey Department of Labor recommends that more be done to ensure a well-trained, educated farm labor workforce, that has adequate living and working conditions, and is trained in worker safety.

Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development programs. These programs can help to assist in upgrading the skills and productivity of the agricultural workforce. Some of the programs which may be applicable include Customized Training Initiative, Basic Skills Program, and Occupational Safety and Health Training Program.

Finally, as a form of "education", government agencies at the state and county level can provide continuous outreach information to farmers, to ensure they take full advantage of all federal and state loan, grant, education, and technical assistance programs. This is especially important since these programs are meant to aide the farming business to thrive and survive. Due to the complexity and vast array of the programs, they may be unknown to many farmers.

Youth Farmer Education Programs

Due to the aging farmer population in Cape May County (53.4 years in 1982, as compared to 54.9 years in 2002) the next generation of the County's farmers needs to become interested in, and exposed to the business of agriculture, and be prepared to enter the industry. Education programs in agriculture offered as an optional and viable opportunity for the youth of Cape May County, will assist those who are interested in pursuing such careers. Students need to be ensured of new opportunities via secondary and post secondary education programs in Agriculture, Food and Natural Resources. There are a number of ways to accomplish this.

The National Future Farmers of America (FFA) Organization "operates under a Federal Charter granted by the 81st Congress of the United States, and is an integral part of public instruction in agriculture." The National FFA Organization was founded in 1928, and currently has 7,242 chapters and nearly 500,000 members. Through the local FFA and New Jersey Department of Agriculture's Office of Agriculture, Food and Natural Resource Education, Cape May County offers a youth agriculture education class in Horticulture at the Cape May County Technical School. This same high school also has a local FFA chapter. The Cape May County Agriculture Community can look to expand agriculture education beyond the Vocational Technical School so that more youth are exposed to agriculture, and may become interested in it as a future career.

Youth agriculture education classes or programs are not offered at any elementary schools within the County, but are an opportunity to cultivate young people's interest in the field of agriculture.

The National Agriculture in the Classroom program helps K-12 students become aware of the importance of agriculture. 4-H is an informal, practical educational program for youth, which assists young people interested in farm animals through livestock projects. The New Jersey Agricultural Society's Agriculture Leadership Program provides young professionals in agriculture with leadership development skills and opportunities. In addition, the New Jersey Department of Agriculture offers an "Agricultural Education" program. This is a systematic program of instruction available to students desiring to learn about the science, business, and technology of plant and animal production and/or about the environmental and natural resources systems. A complete Agricultural Education program is composed of three components: class/lab instruction, supervised agricultural experience (SAE), and FFA, which provide a well-rounded and practical approach to student learning.

Management of Nuisance and Crop Damaging Wildlife

Management of nuisance and crop damaging wildlife is critical to the short and long term sustainability of Cape May County's agriculture industry. Crop damage from wildlife leads to economic loss for the farmer and/or land owner, and is a serious problem in Cape May County, with huge crop loss in certain instances. Most damage is caused by a multitude of insects, as well as deer, turkey, Canada Geese and other wildlife. It is

imperative to not only control and manage damage to crops, but also to do it in a manner which causes the least amount of collateral natural resource damage (i.e. limit pesticide use to the greatest extent possible, using natural pest control). State, county, and local government units must be sensitive to the negative economic impacts caused by crop damage, and support efforts to control it through education, technical and financial assistance, and regulatory flexibility.

Deer exclusion fencing may be effective for protecting produce, since produce is grown on relatively small plots of land. However, it is not cost effective to erect deer fencing on very large tracts of land where, for example, corn may be grown. One key way for Cape May County farmers to control damage from deer is through hunting of crop damaging animals. This hunting is allowed on private lands through depredation permits, issued by the New Jersey Department of Environmental Protection's (NJDEP) Fish and Wildlife Program. In many instances, this is the only short term solution to control damage of crops by what is widely considered an excessive deer population in the County. Cape May County farmers continue to work with the NJDEP and NJDA, as well as counties and municipalities, to implement wildlife control strategies on privately and publicly owned land.

The New Jersey Department of Agriculture's Division of Plant Industry works to safeguard New Jersey's plant resources from injurious insect and disease pests. The Division implements several programs for detection, inspection, eradication and control of insect pests, which helps to ensure that the public can enjoy high quality, pest-free agricultural products. In addition, the Division oversees programs that certify plant stock for interstate and international shipments, protects forested communities from tree loss caused by the gypsy moth and Asian longhorned beetle, inspects honeybees for harmful bee diseases and pests, regulates the quality of plant seeds, and produces and releases beneficial insects to reduce crop and environmental damage and decrease dependence on chemical pesticides. Protection of forest resources is important to Cape May County farmers who harvest wood as part of woodland management plans on their farmland assessed properties.

One important example of the Division of Plant Industry's work is in control of the gypsy moth. The gypsy moth is considered the most destructive defoliation forest insect pest in New Jersey. The Division's Gypsy Moth Suppression Program is a voluntary cooperative program involving local governments, county and state agencies, as well as the USDA Forest Service. The Division promotes an integrated pest management approach, which encourages natural controls to reduce gypsy moth feeding and subsequent tree loss. However, aerial spray treatments of the chemical insecticide *Bacillus thuringiensis* are utilized when gypsy moth cycles are at a peak and natural controls are not sufficient to control defoliation.

The federal government is a key partner in supporting Cape May County agriculture. There are several federal programs that support, or could support, the agricultural industry in Cape May County. As such a discussion of each is warranted, and follows below:

USDA Rural Development Program

Known as the Rural Development Program, the United States Department of Agriculture (USDA) has an extensive array of loans and grants to assist residents in rural areas of the Country to support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. Through the program, the USDA offers technical assistance and information to agricultural cooperatives, as well as to communities for empowerment programs. With a multi-billion dollar portfolio of loans, loan guarantees, and grants, the USDA is an effective partner to assist the agricultural community.

Grants and loans are available in three key areas: Rural Business-Cooperative Service, Rural Housing Service, and Rural Utilities Service. Unfortunately, many of New Jersey's rural municipalities may not qualify for many of the program's loans and grants because most are unavailable to cities with more than 50,000 residents, or municipalities with more than 10,000 residents. While the population criteria for these programs may make sense in a large portion of the country, they do not make sense for New Jersey.

The New Jersey Department of Agriculture, State Agriculture Development Committee, and Cape May County Agriculture Development Board, along with other relevant Cape May County agriculture entities, can work with and lobby the USDA to reexamine program criteria to enable New Jersey's rural communities to qualify for more program dollars.

Income Averaging for Farmers

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury's Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as Farm Income Averaging, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging.

In the New Jersey Legislature, New Jersey Senate Bill 1425 is presently being considered by the Senate Economic Growth Committee, while Assembly Bill 1692 is being considered by the Assembly's Agriculture and Natural Resources, and Appropriations Committees. These bills would provide income averaging similar to the federal program described above. The New Jersey Department of Agriculture, State Agriculture Development Committee, Cape May County Freeholders, and Cape May County Agriculture Development Board can work with, and encourage, the New Jersey Legislature to adopt income averaging legislation. This would greatly assist Cape May County farmers, and farmers statewide, to remain economically viable.

USDA Farm Service Agriculture Program

Farming is a business which can be cyclical and unpredictable, with factors such as weather and market conditions affecting crops and profitability, both out of the farmer's control. As such, farmers often need assistance to make ends meet, to stay profitable, and to stay in business. Many times federal government loan programs are available, and Cape May County farmers can take advantage of these loans as a tool in running their farm business.

The United States Department of Agriculture (USDA), Farm Service Agency (FSA) makes guaranteed farm ownership and operating loans to (beginning farmers), family-size farmers and ranchers who cannot obtain commercial credit from a bank, Farm Credit System institution, or other lender, often due to financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations. FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and also for construction of buildings, or to make farm improvements.

The FSA also makes "Direct" farm loans. These loans include supervision and credit counseling for farmers so they have a better chance for success. Under this program, farm ownership, operating, emergency and youth loans are the main types of loans available, but there are also minority applicant and beginning farmer loans.

B. Other Strategies

As mentioned previously in this plan, Cape May County supports other strategies to support agricultural sustainability, retention and promotion such as permit streamlining to aid farmers in acquiring water allocations from NJDEP, the signing of agricultural vehicle movement routes, initiatives to make the provision of agricultural labor and housing easier, the creation and implementation of wildlife management strategies that can aid the agricultural community, and education and promotion of the agricultural industry.

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Appendix One

**CAPE MAY COUNTY AGRICULTURE DEVELOPMENT
BOARD
RANKING SYSTEM
Adopted 9/24/07**

I. FARMLAND QUALITY:

Farm Size: _____

Points are based on the size of each individual application relative to average farm size in the respective county according to the latest U.S. Census of Agriculture. Points will be awarded for size up to a maximum of 10 as follows:

$$\text{Points Awarded} = \frac{\text{Size of Individual application}}{10 \times (2 \times 51 \text{ county average farm size})} \text{ _____}$$

For farms greater than 10 acres in size, to be eligible for preservation the farm must meet the following:

- The farm must be capable of producing agricultural or horticultural products of at least \$2,500 annually;
- The farm must possess at least 50% tillable land, or 25 contiguous acres, whichever is less, which is capable of supporting agricultural production; and
- Purchase of the development easement must result in the loss of development potential based on the zoning utilized for purposes of value certification

Land that is less than 25 acres in size shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and

Land that is less than 25 acres in size shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map.

Farms of 5-10 acres:

For farms less than or equal to 10 acres in size, to be eligible for preservation the farm must meet the following threshold criteria:

- Provide evidence that the farm produces agricultural or horticultural products of at least \$2,500 annually;
- At least 75% of the farm is tillable or a minimum of 5 contiguous acres, whichever is less;
- At least 75%, or a minimum of 5 contiguous acres, (whichever is less) of the farm consists of soils that are capable of supporting agricultural production; and
- Purchase of the development easement must result in the loss of development potential based on the zoning utilized for purposes of value certification.

The land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and

The land shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map.

Soils (25 Points Maximum):

Percent of Prime	_____ % x .15 = _____ points
Percent of Statewide Importance	_____ % x .10 = _____ points
Percent of Unique	_____ % x .125 = _____ points (0 points if no crops)
Percent of Local	_____ % x .05 = _____ points
Percent of Other	_____ % x .00 = 0 points

Sub Total = _____

Percentage of Tillable Cropland (25 Points Maximum):

Cropland Harvested	_____ % x .15 =	_____ points
Cropland Pastured	_____ % x .15 =	_____ points
Permanent Pasture	_____ % x .02 =	_____ points
Other Non-Agriculture Use	_____ % x 0 =	_____ points

Sub Total =_____

Boundaries and Buffers (15 Points):

Deed Restricted Farmland	_____ % x .20 =	_____ points
Deed Restricted Wildlife Areas	_____ % x .18 =	_____ points
8 Year Programs & EP Applications	_____ % x .13 =	_____ points
Farmland (Unrestricted)	_____ % x .6 =	_____ points
Streams & Wetlands	_____ % x .14 =	_____ points
Parks (limited public access)	_____ % x .14 =	_____ points
Parks (high use)	_____ % x .5 =	_____ points
Military Installations	_____ % x .14 =	_____ points
Highways (limited access) & RR's	_____ % x .10 =	_____ points
Golf Courses (public)	_____ % x .14 =	_____ points
Residential Development	_____ % x .00 =	0 points
Other	_____ % x .00 =	0 points
Cemeteries	_____ % x .16 =	_____ points

Sub Total =_____

Density (10 Points):

Preserved Farms or preserved open space		
	** Within 0.5 Miles and Application Itself	= 2
points (Each)		
Applications and 8 Year Programs	**Within 0.5 Miles	= 1
point (Each)		
	**Linear Distance	

Sub Total =_____

Local Commitment (20 Points Maximum):

Priority will be given where municipal, county, regional, and state policies support the long term viability of the agricultural industry. Factors indicating support:

Zoning requiring an average minimum lot of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations and/or use of other measures such as transfer of development credits, sliding scale, very low

density zoning and/or any other equivalent measures which discourage conflicting nonagricultural development. = 5 points _____

There is sewer or other growth leading infrastructure serving the premises or within hook-up distance.

Yes _____ 0 points No _____ 3 points

The purchase of a development easement is consistent with municipal, county, and state plans.

Yes _____ 2 points No _____ 0 points

Municipal commitment to actively participate in the Agriculture Retention and Development Program;

Active Municipal Liaison with CADB

- Planning board actions regarding nonagricultural development support farmland preservation (Ex. Planning board requests CADB review of applications for subdivision approval within ADAs.)
- Municipal governing body actions regarding nonagricultural development support farmland preservation.
- Municipality has previously approved eight year programs.
- Development easements have already been purchased in the community.

= 1 point (Each)

Right to Farm ordinances

A township that has a "Right to Farm" ordinance. = 4 points _____

The Right to Farm ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded.

= 1 point _____

Sub Total = _____

III. EXCEPTIONS: (Up to -10)

- Each-Severable Exception = -2 points
- Size Exceeds Local Zoning Requirements = -1 point
- Total Acreage of Exception(s)exceeds 10% of the total acreage = -1point
- Location and/or use of the exception has a significant impact = -10 points

Sub Total = _____

State QUALITY SCORE _____

Imminence of Change (Policy: P-4) (Maximum) = 10 points

_____ 7 year **documented** history of farming = 10 points

_____ Active Water Certification or Registration = 15 points

Sub Total = _____

County QUALITY SCORE: _____

IV. SPECIAL CONSIDERATIONS/ BONUS (Maximum 18 Points):

Farmer Owned ,Operated and Full Time Farmer = 5 points _____
(Does not include leasing)

Viewed as Very Important by the Local Community (Such as
Local Farm Market or One that Serves the Community
As a Community Education Resource, Pick-Your-Own
Operation, Last Farm in Town) = 3 points _____

TOTAL = _____

Optional-10 Points

If warranted due to a shortfall of funding applicant is willing to take a multi-year payout.

Bonus Points_____

IMMINENCE OF CHANGE

10 points Maximum

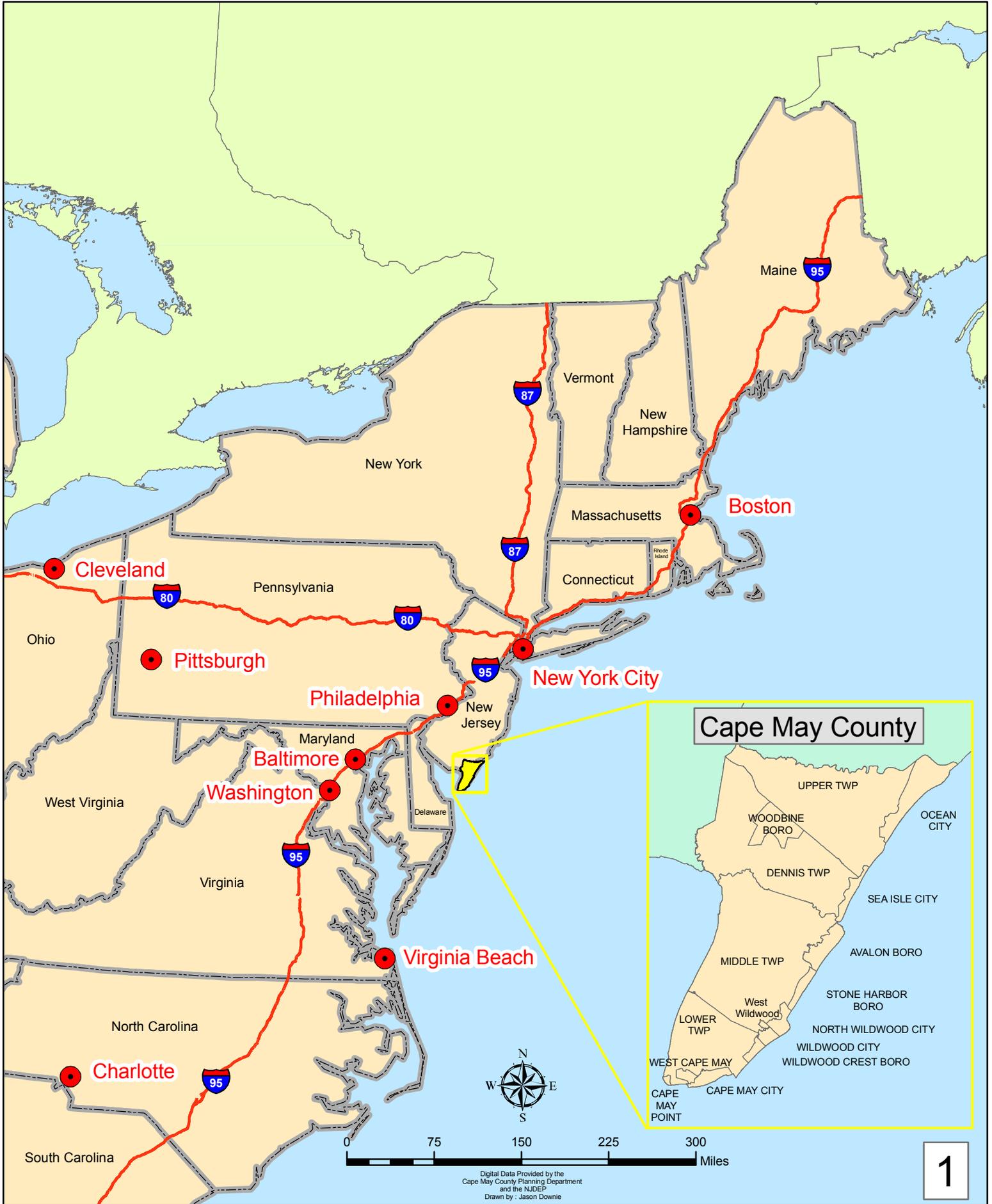
Policy:

Applicants who have one or more of the following circumstances associated with their property under consideration for permanent farmland preservation shall be awarded “Imminence of Change” points ranging from 1 to 10 based on the following factors:

1. The applicant or their agent, or contract purchaser has submitted and received approval for a preliminary subdivision plat or site plan from the municipal planning board or board of adjustment prior to application. _____ 2 points
2. The applicant or their agent, or contact purchaser has submitted and received a final subdivision plat or site plan for approval to the municipal planning board or board of adjustment prior to application. _____ 2 points
3. The applicant’s property is held by an “estate.” _____ 2 points
4. The applicant’s property is held by a surviving spouse _____ 2 points
5. The applicant has provided evidence to the Cape May CADB that the subject property is in bankruptcy, sheriff’s sale, foreclosure, etc. _____ 2 points

Maps

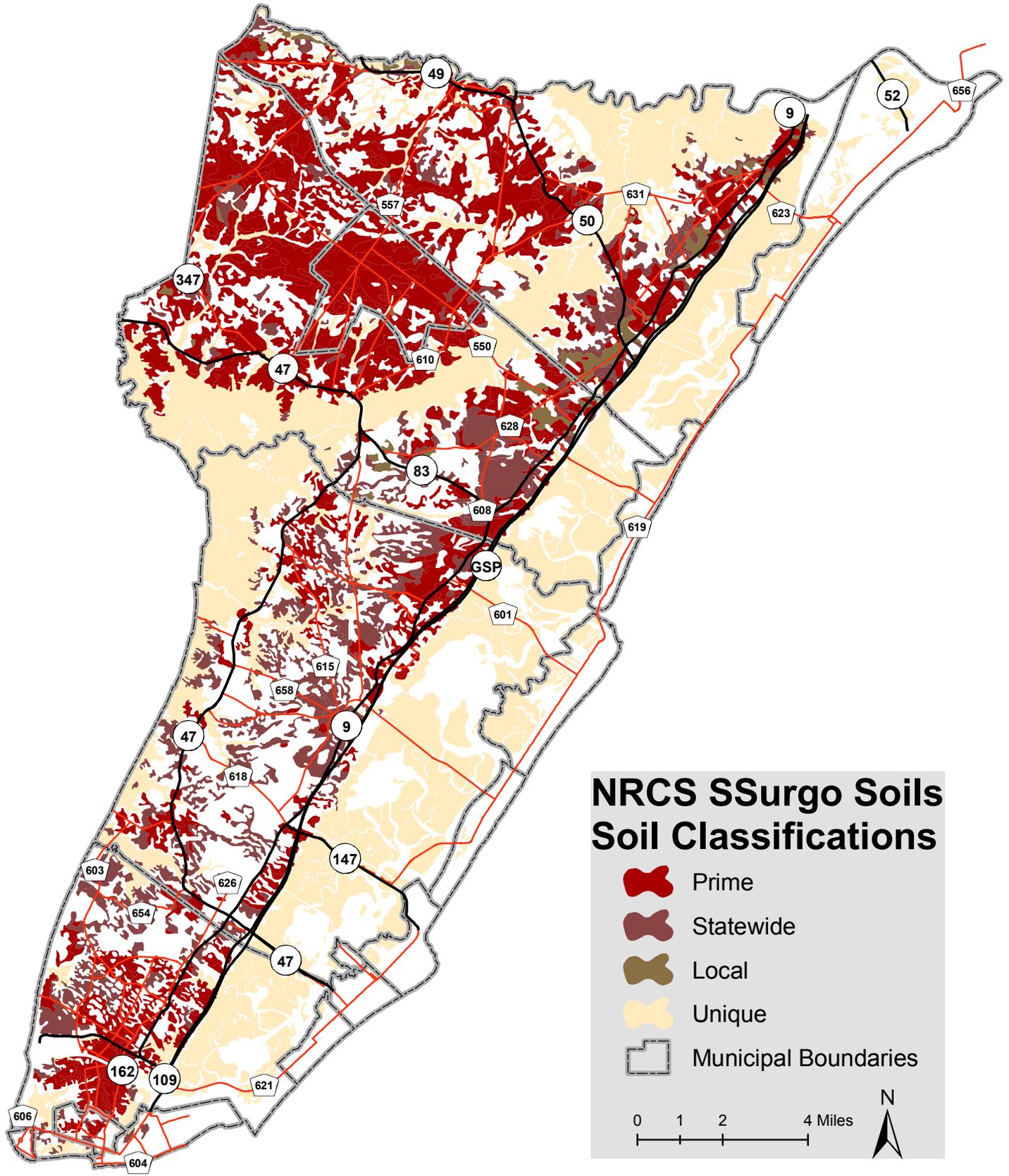
Cape May County Locator Map



Digital Data Provided by the
Cape May County Planning Department
and the NJDEP
Drawn by : Jason Downie

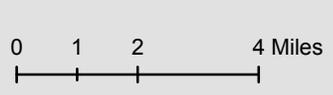
Agricultural Soils of Cape May County

Map 2

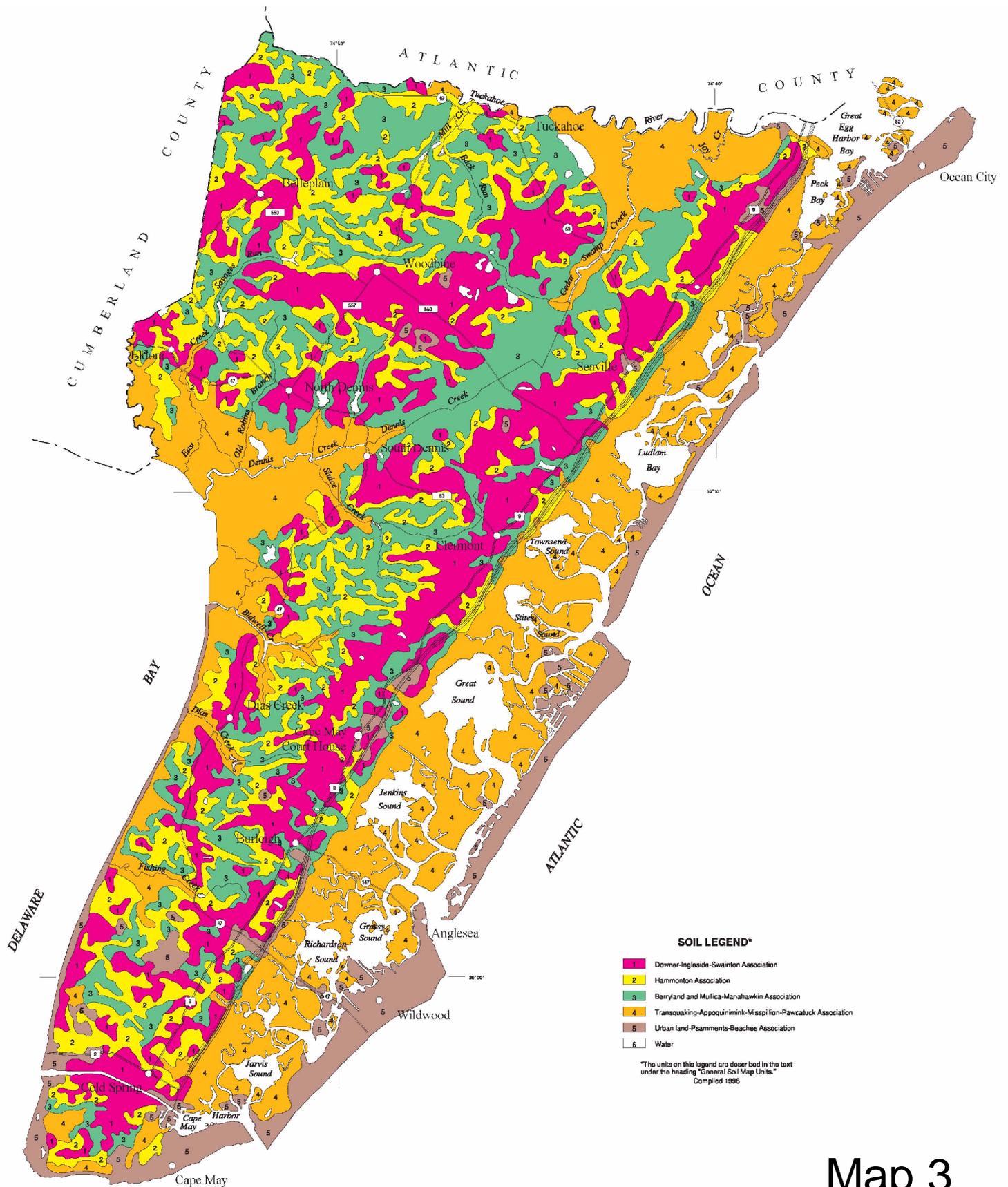


NRCS SSurgo Soils Soil Classifications

-  Prime
-  Statewide
-  Local
-  Unique
-  Municipal Boundaries



General Soil Map of Cape May County

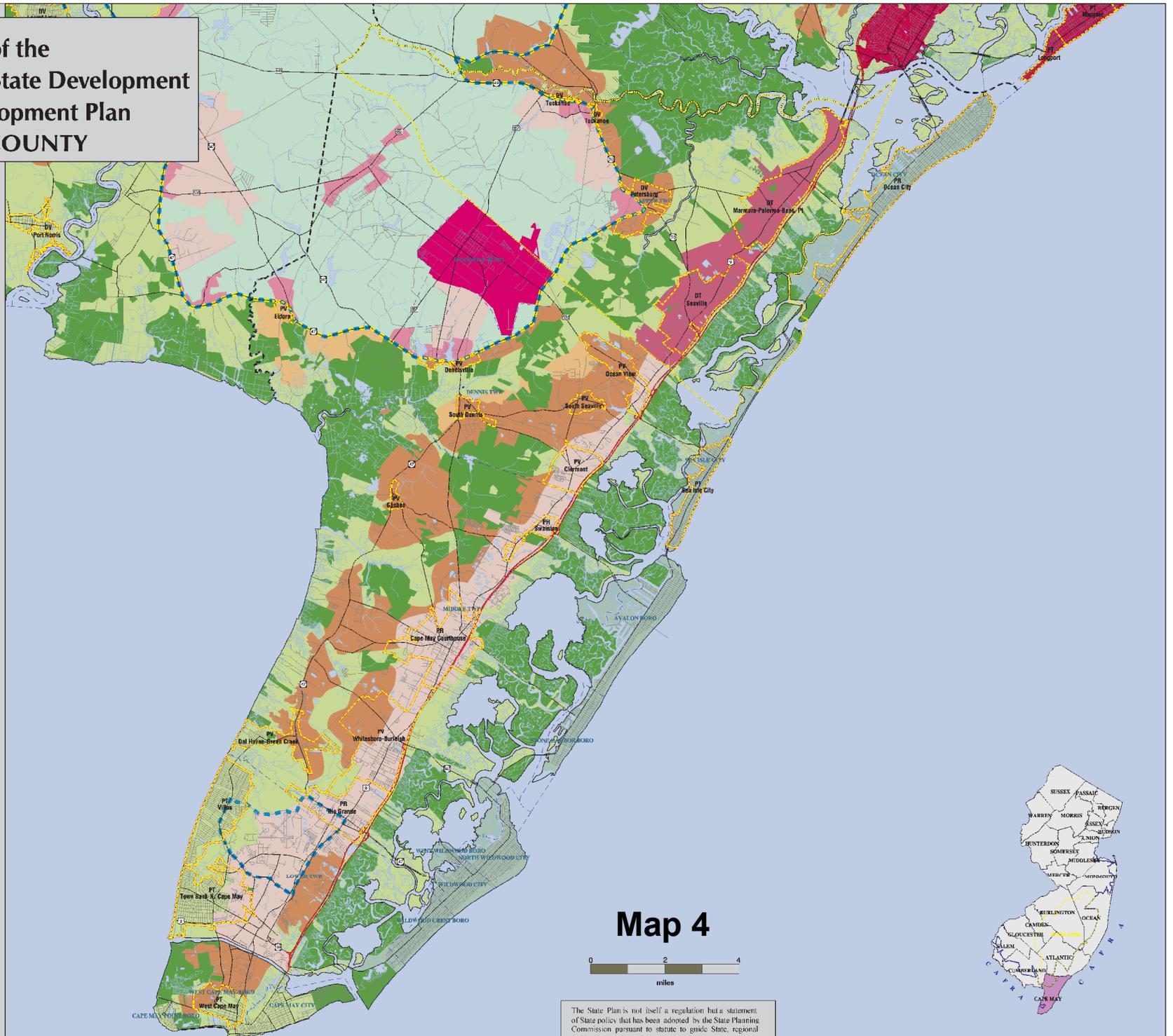


Map 3

Map originally posted in the
 "Soil Survey of Cape May County New Jersey"
 Data provided by the
 United States Department of Agriculture

Policy Map of the New Jersey State Development And Redevelopment Plan CAPE MAY COUNTY

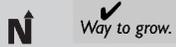
- Centers**
- U C - Urban Center
 - D R - Designated Regional Center
 - P R - Proposed Regional Center
 - D T - Designated Town
 - P T - Proposed Town
 - D V - Designated Village
 - P V - Proposed Village
 - D H - Designated Hamlet
 - P H - Proposed Hamlet
 - Urban Complex
 - Endorsed Plans
 - Center Boundaries
 - Nodes
- Planning Areas**
- Metropolitan Planning Area
 - Suburban Planning Area
 - Fringe Planning Area
 - Rural Planning Area
 - Rural/Env. Sensitive Planning Area
 - Env. Sensitive Planning Area
 - Env. Sens./Barrier Is. Planning Area
 - Parks and Natural Areas
 - Hackensack Meadowlands
 - Military Installations
 - Water
 - Critical Environmental Site
 - Historic & Cultural Site
- Pinelands Management Areas**
- Pinelands Boundary
 - Regional Growth Area
 - Town
 - Village
 - Rural Development Area
 - Agricultural Production Area
 - Special Agricultural Area
 - Forest & Preservation Area
 - Military & Federal
- Boundaries**
- Municipal Boundary
 - County Boundary
 - Interstate & Toll Roads
 - State & County Roads
 - CAFRA Boundary
 - Commuter Rail & Stations



Map 4

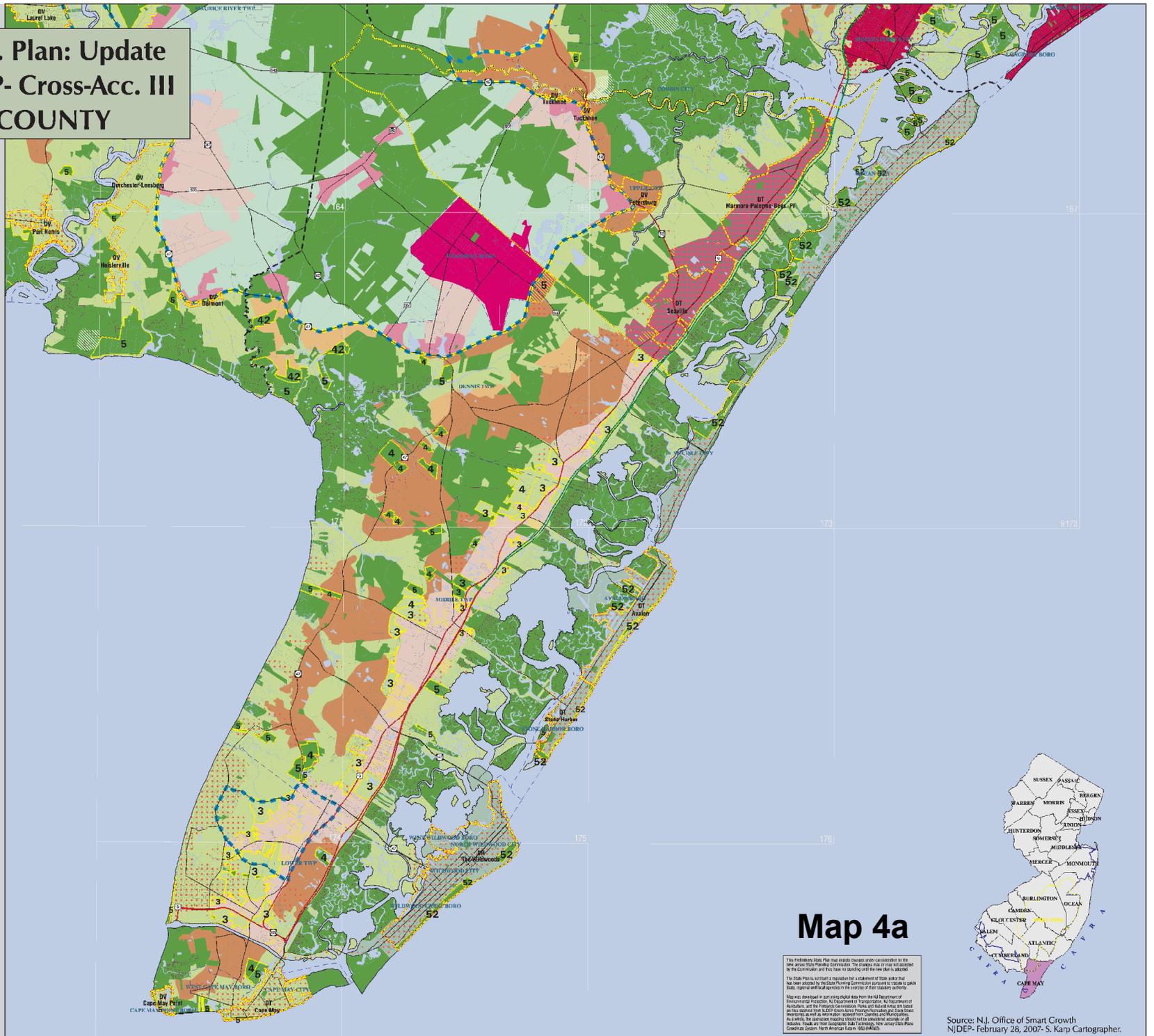


The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority.



N. J. Prelim. Plan: Update DELTA MAP- Cross-Acc. III CAPE MAY COUNTY

- U C - Urban Center
 - D R - Designated Regional Center
 - D T - Designated Town
 - D V - Designated Village
 - D H - Designated Hamlet
 - Urban Complex
 - Endorsed Plans
 - Center Boundaries
 - Nodes
- Preliminary Changes**
- Planning Area Change
 - Potential Critical Env. Site
 - Deleted Critical Env. Site
 - Maintained Critical Env. Site
 - Previous Planning Area Number
 - Category One Streams
- Wastewater Plans & PA's**
- Unsewered PA1
 - Unsewered PA2
 - Sewered PA3
 - Sewered PA4
 - Sewered PA4b
 - Sewered PA5
- Planning Areas**
- Metropolitan Planning Area (1)
 - Suburban Planning Area (2)
 - Fringe Planning Area (3)
 - Rural Planning Area (4)
 - Rural/Env. Sensitive P. Area (42)
 - Env. Sensitive Planning Area (5)
 - Env. Sens./Barrier Is. P. Area (52)
 - Parks and Natural Areas (6, 7, 8)
 - Hackensack Meadowlands (9)
 - Military Installations (12)
 - Water (11)
- Maintained Critical Env. Site**
- Historic & Cultural Site
- Pinelands Management Areas**
- Pinelands Boundary
 - Regional Growth Area
 - Town
 - Village
 - Rural Development Area
 - Agricultural Production Area
 - Special Agricultural Area
 - Forest & Preservation Area
 - Military & Federal
- Municipal Boundary**
- County Boundary
 - Primary Highway- Limited Access
 - Primary Road
 - Secondary Roads
 - CAFRS Boundary
 - Commuter Rail & Stations



Map 4a

This Preliminary State Plan map reflects changes under consideration by the New Jersey State Planning Commission. The contents are not intended to be the Commission's final plan and no binding will be placed on the State or any local government until the final plan is adopted by the State Planning Commission and approved by the Governor. The State Plan will be a legally binding document of the State.

This State Plan is not intended to be a substitute for local government planning. It is intended to be a guide for local government planning. The State Plan is not intended to be a substitute for local government planning. It is intended to be a guide for local government planning.

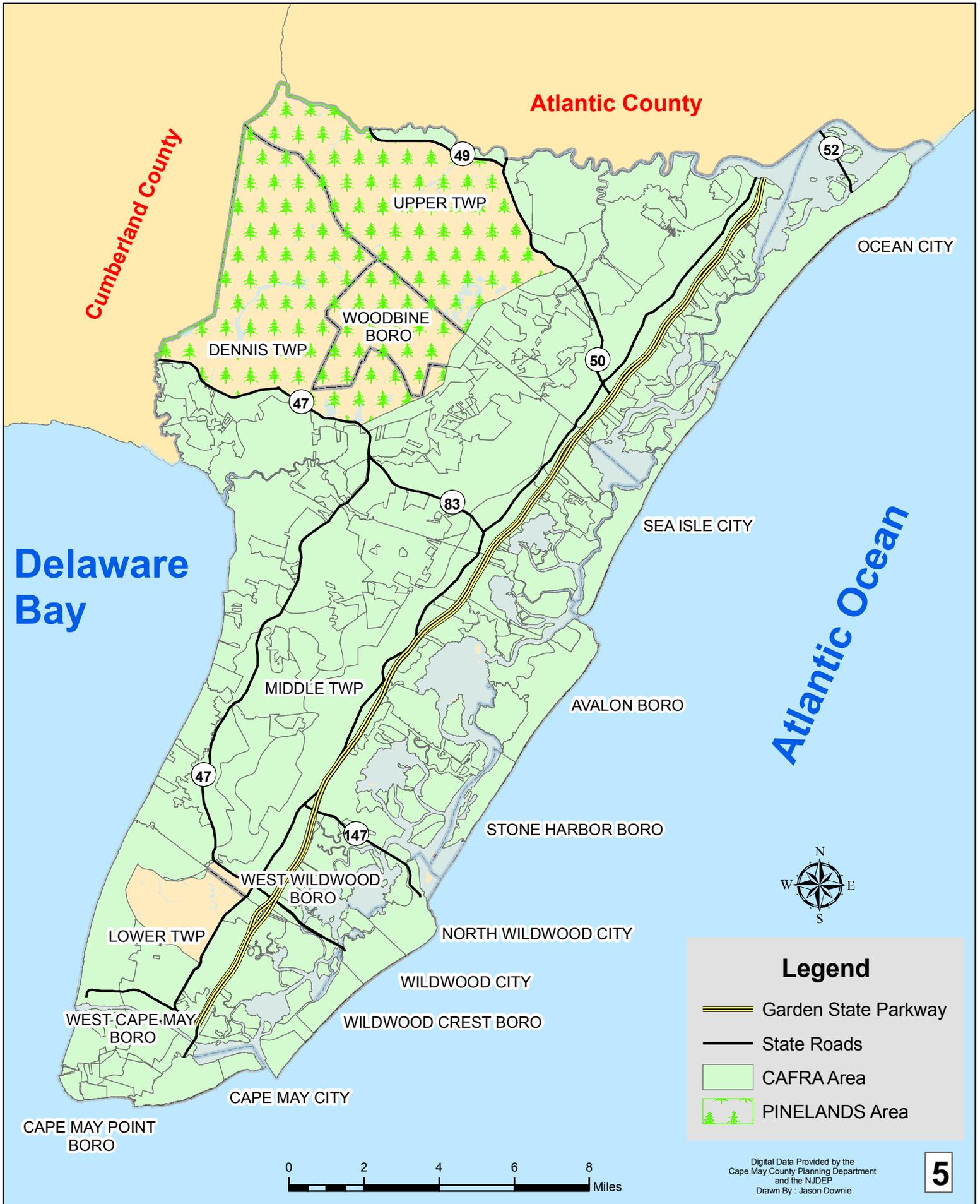
Map was developed in part using data from the NJ Department of Environmental Protection, NJ Department of Transportation, NJ Department of Agriculture, and the Federal Government. Maps are based on the latest available data. The State Plan is not intended to be a substitute for local government planning. It is intended to be a guide for local government planning.



Source: NJ, Office of Smart Growth
NJDEP, February 28, 2007. S. Karp Cartographer.

0 2 4
miles

Pinelands and CAFRA Areas



Legend

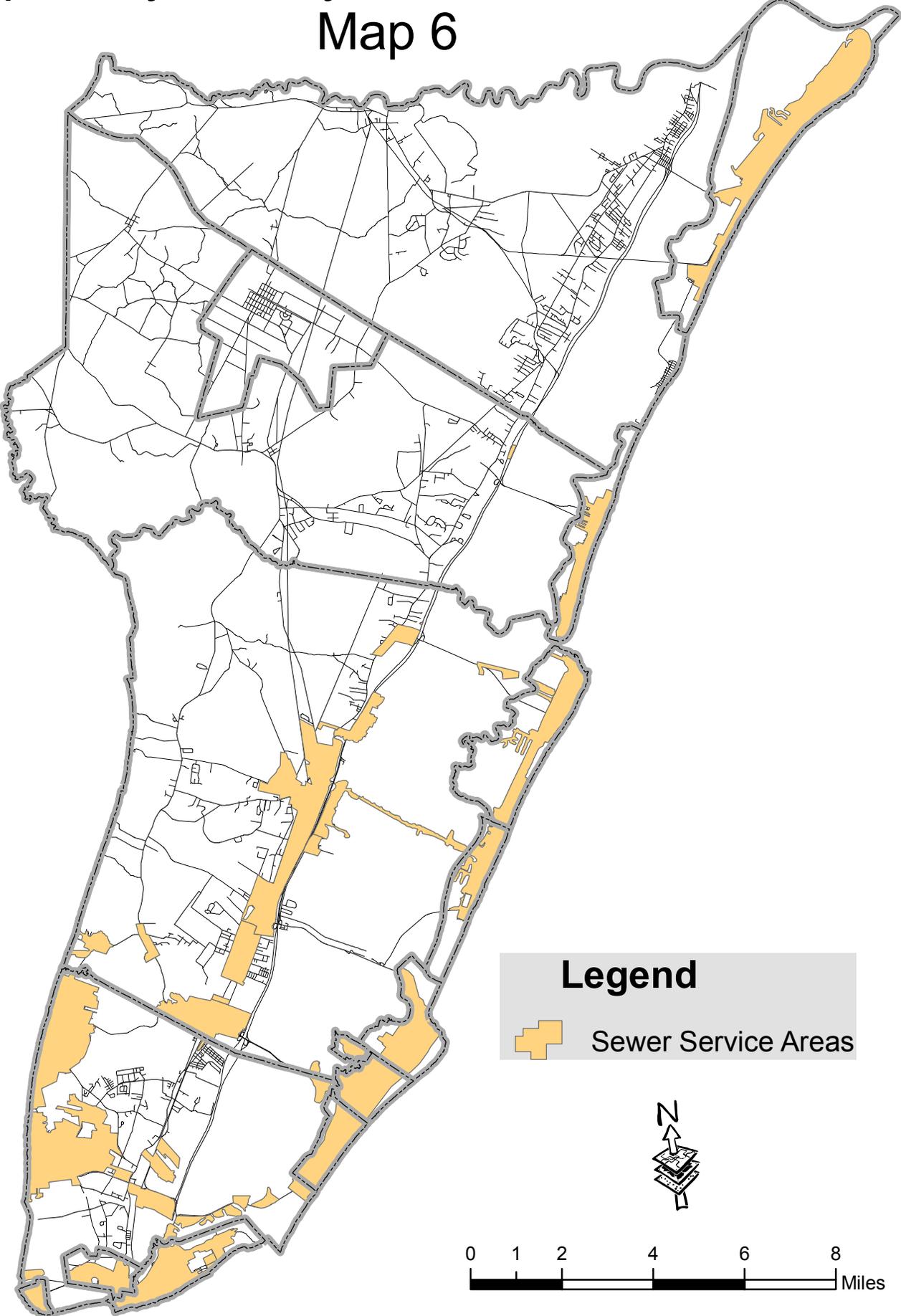
-  Garden State Parkway
-  State Roads
-  CAFRA Area
-  PINELANDS Area



Digital Data Provided by the
Cape May County Planning Department
and the NJDEP
Drawn By : Jason Downie

Cape May County Sewer Service Areas

Map 6



Legend

 Sewer Service Areas



0 1 2 4 6 8 Miles

Water Service Areas of Cape May County

MAP 7

Atlantic County

Cumberland County



ATLANTIC



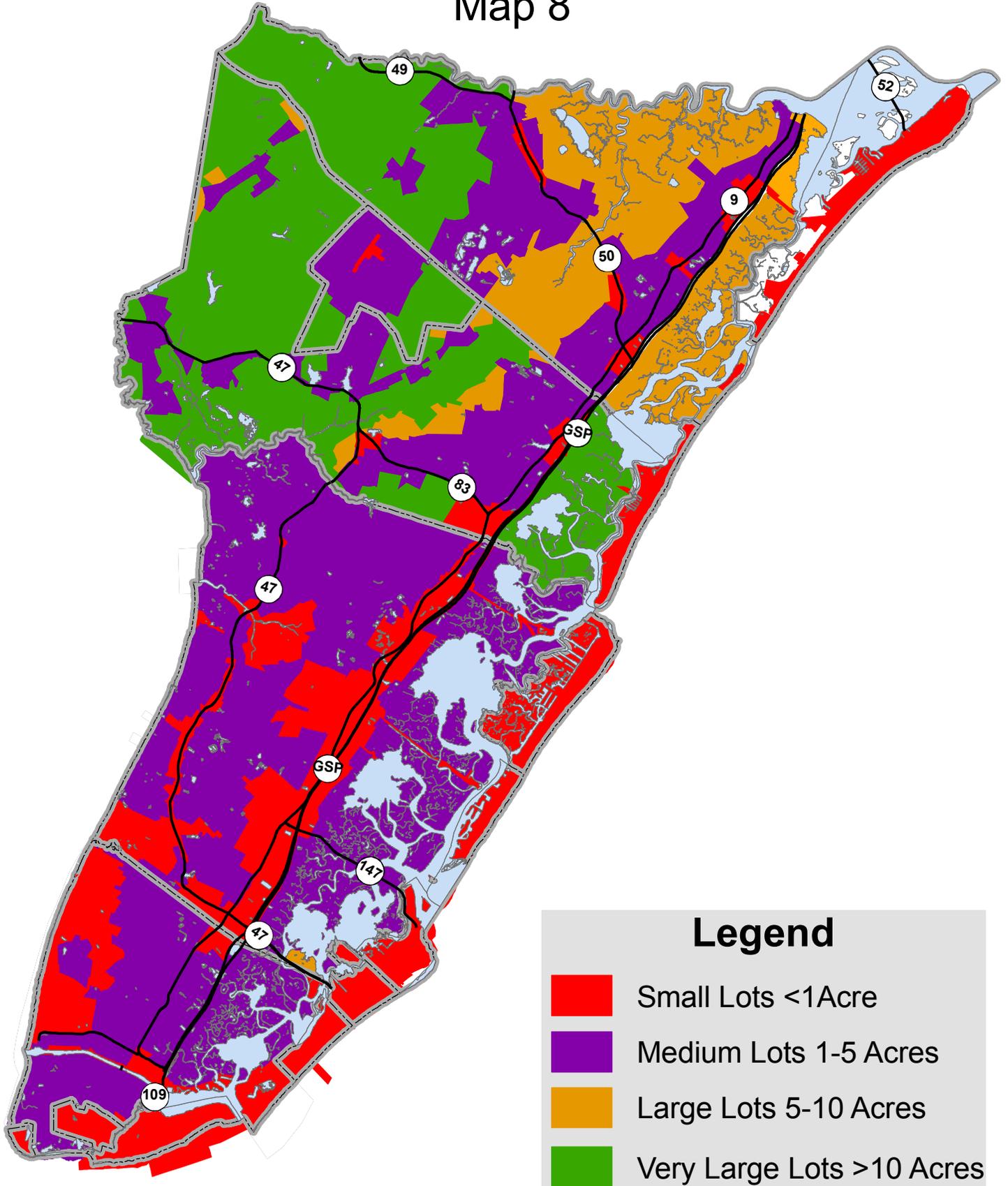
OCEAN

Legend

-  Water Service Areas
-  Garden State Parkway
-  State Roads
-  County Roads
-  Roads

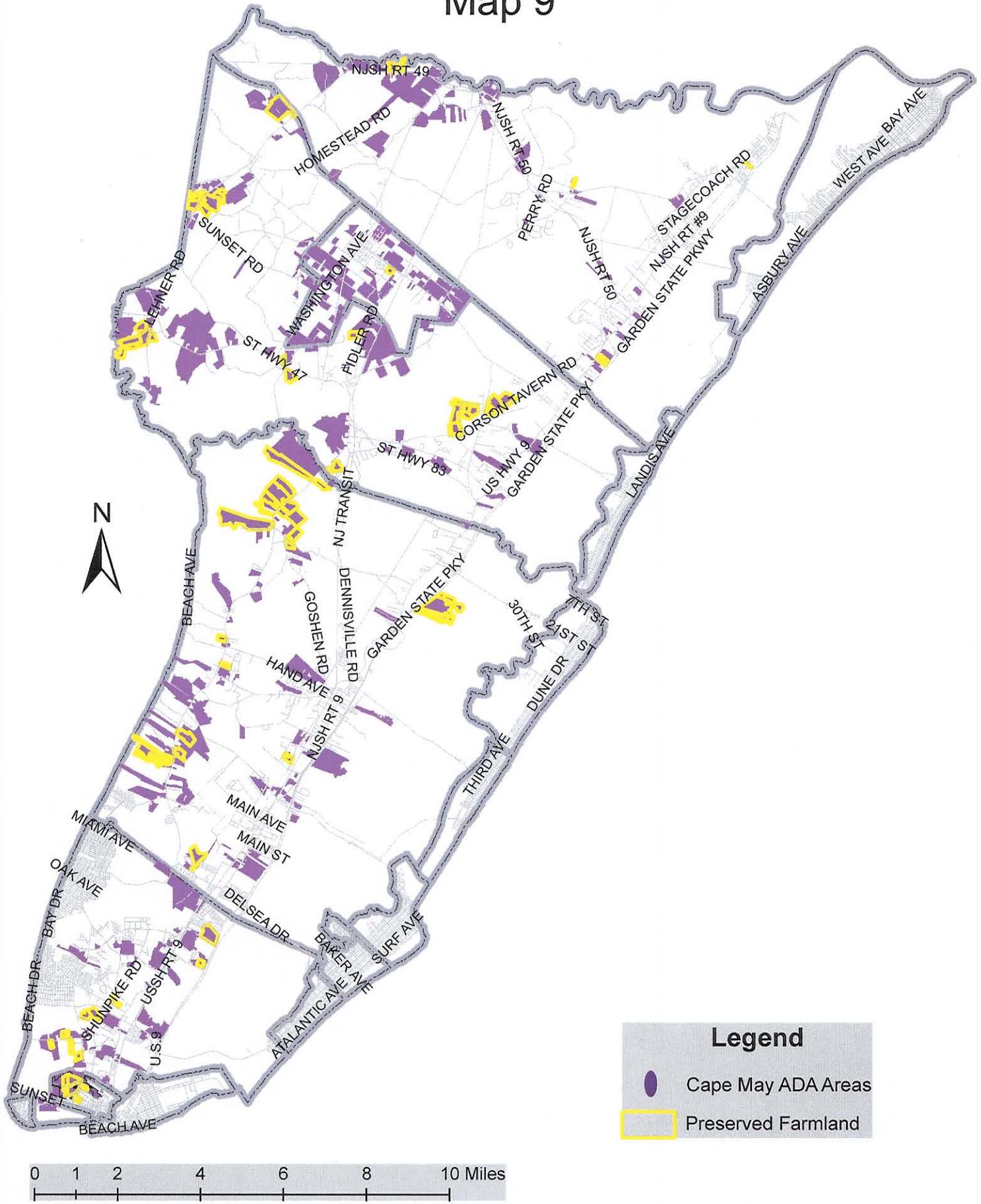
Drawn by : Jason Downie
Date : 6/13/07
Digital Data Provided by the
Cape May County Planning Department
and the NJDEP.

Cape May County Zoning by Acreage Map 8



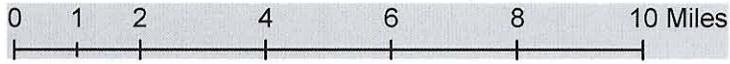
Cape May County 2007 ADA Map

Map 9



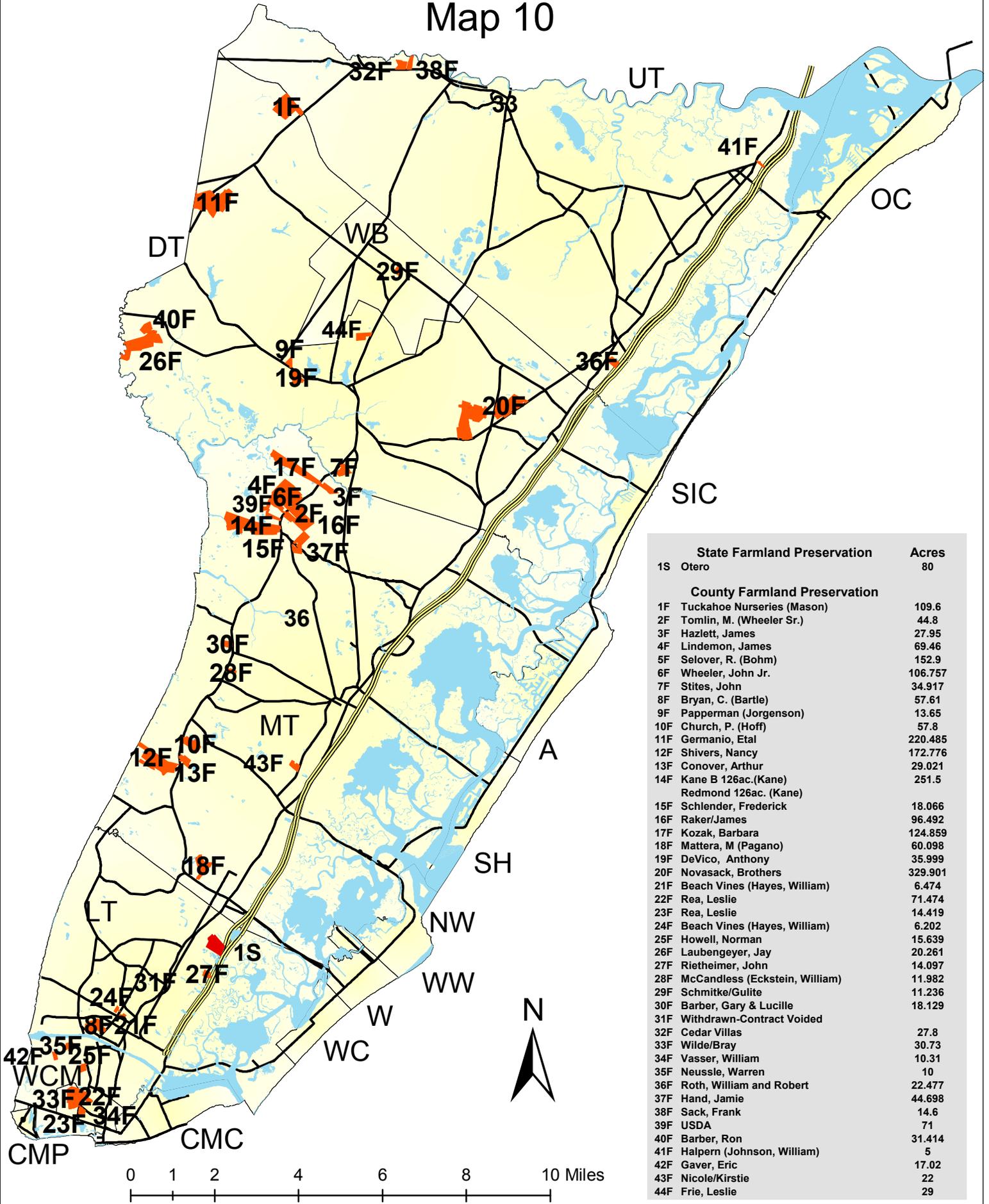
Legend

-  Cape May ADA Areas
-  Preserved Farmland



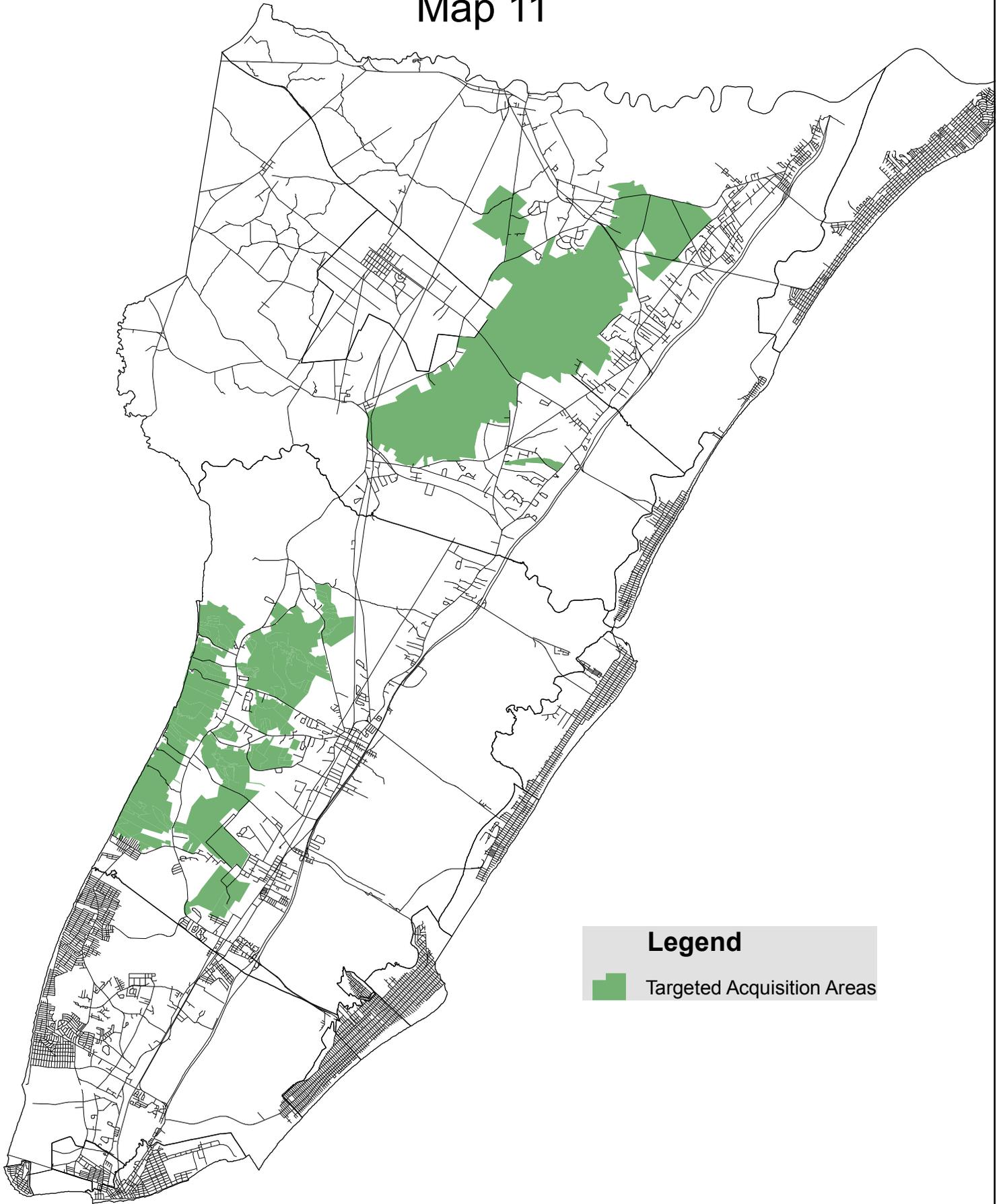
Preserved Farmland-Cape May County

Map 10



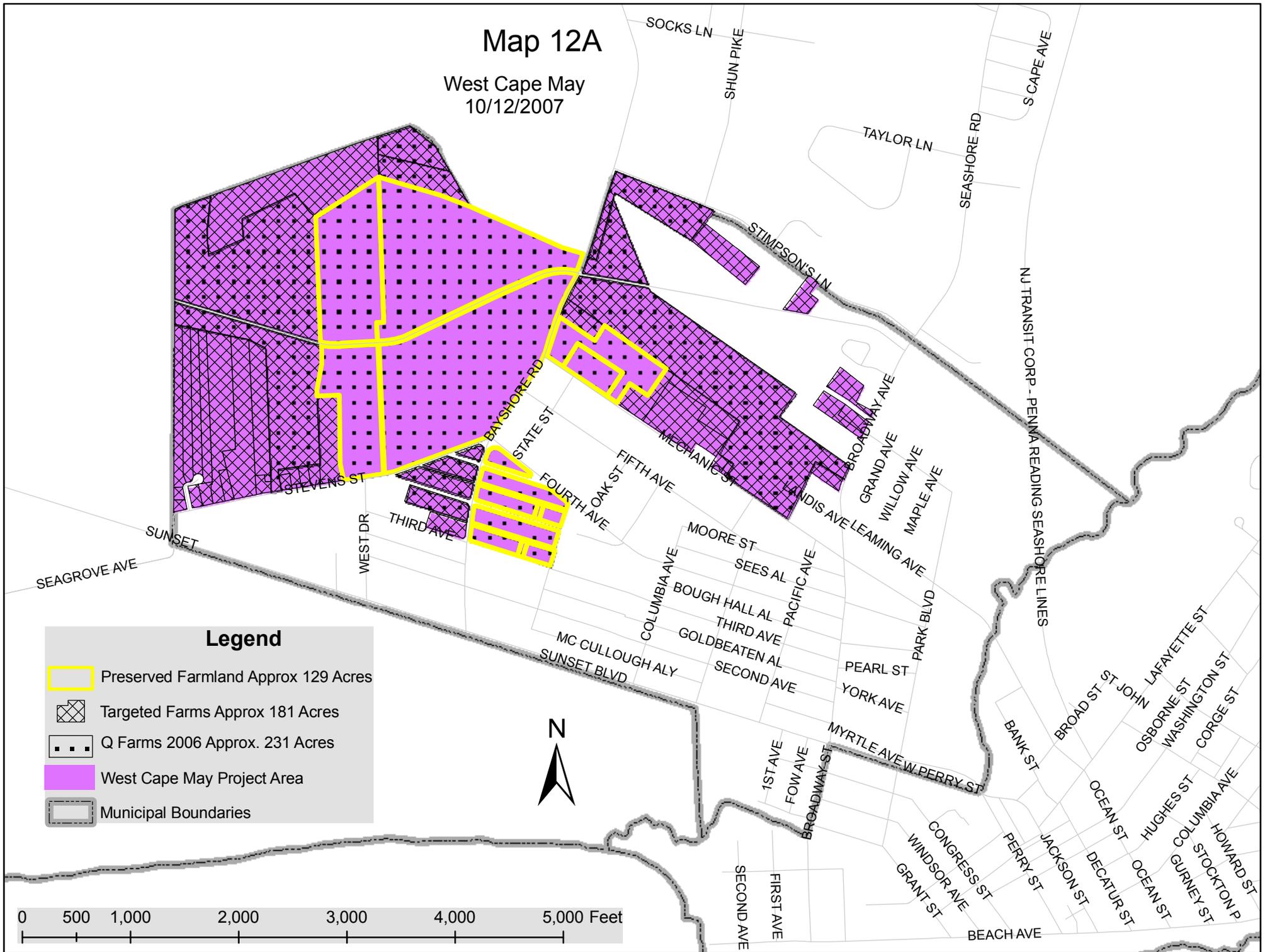
State Farmland Preservation		Acres
1S	Otero	80
County Farmland Preservation		Acres
1F	Tuckahoe Nurseries (Mason)	109.6
2F	Tomlin, M. (Wheeler Sr.)	44.8
3F	Hazlett, James	27.95
4F	Lindemon, James	69.46
5F	Selover, R. (Bohm)	152.9
6F	Wheeler, John Jr.	106.757
7F	Stites, John	34.917
8F	Bryan, C. (Bartle)	57.61
9F	Papperman (Jorgenson)	13.65
10F	Church, P. (Hoff)	57.8
11F	Germanio, Etal	220.485
12F	Shivers, Nancy	172.776
13F	Conover, Arthur	29.021
14F	Kane B 126ac. (Kane) Redmond 126ac. (Kane)	251.5
15F	Schlender, Frederick	18.066
16F	Raker/James	96.492
17F	Kozak, Barbara	124.859
18F	Mattera, M (Pagano)	60.098
19F	DeVico, Anthony	35.999
20F	Novasack, Brothers	329.901
21F	Beach Vines (Hayes, William)	6.474
22F	Rea, Leslie	71.474
23F	Rea, Leslie	14.419
24F	Beach Vines (Hayes, William)	6.202
25F	Howell, Norman	15.639
26F	Laubengeyer, Jay	20.261
27F	Rietheimer, John	14.097
28F	McCandless (Eckstein, William)	11.982
29F	Schmitke/Gulite	11.236
30F	Barber, Gary & Lucille	18.129
31F	Withdrawn-Contract Voided	
32F	Cedar Villas	27.8
33F	Wilde/Bray	30.73
34F	Vasser, William	10.31
35F	Neussle, Warren	10
36F	Roth, William and Robert	22.477
37F	Hand, Jamie	44.698
38F	Sack, Frank	14.6
39F	USDA	71
40F	Barber, Ron	31.414
41F	Halpern (Johnson, William)	5
42F	Gaver, Eric	17.02
43F	Nicole/Kirstie	22
44F	Frie, Leslie	29

US Fish and Wildlife Target Acquisition Area Map 11



Map 12A

West Cape May
10/12/2007



Legend

-  Preserved Farmland Approx 129 Acres
-  Targeted Farms Approx 181 Acres
-  Q Farms 2006 Approx. 231 Acres
-  West Cape May Project Area
-  Municipal Boundaries



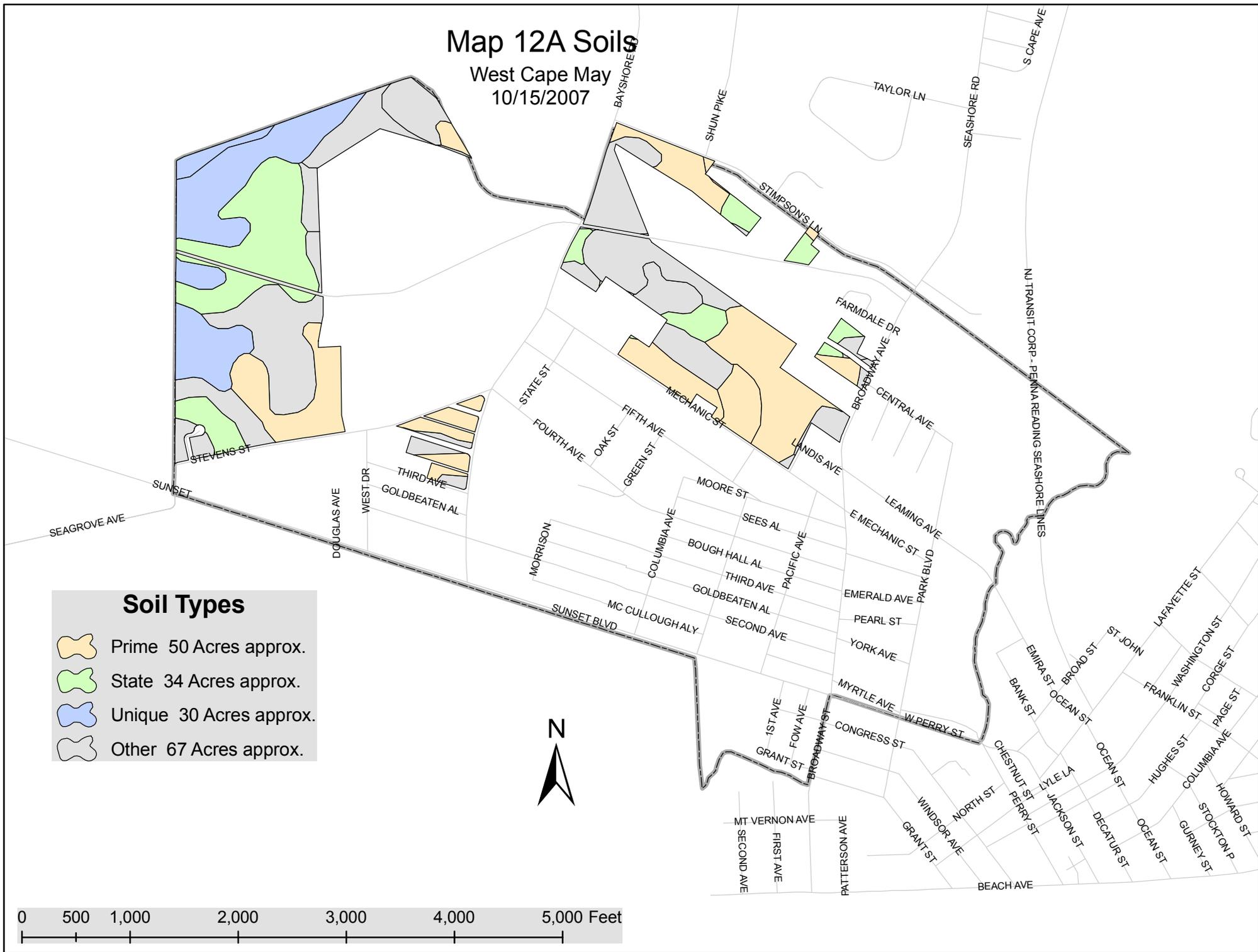
0 500 1,000 2,000 3,000 4,000 5,000 Feet

Map 12A Soils

West Cape May
10/15/2007

Soil Types

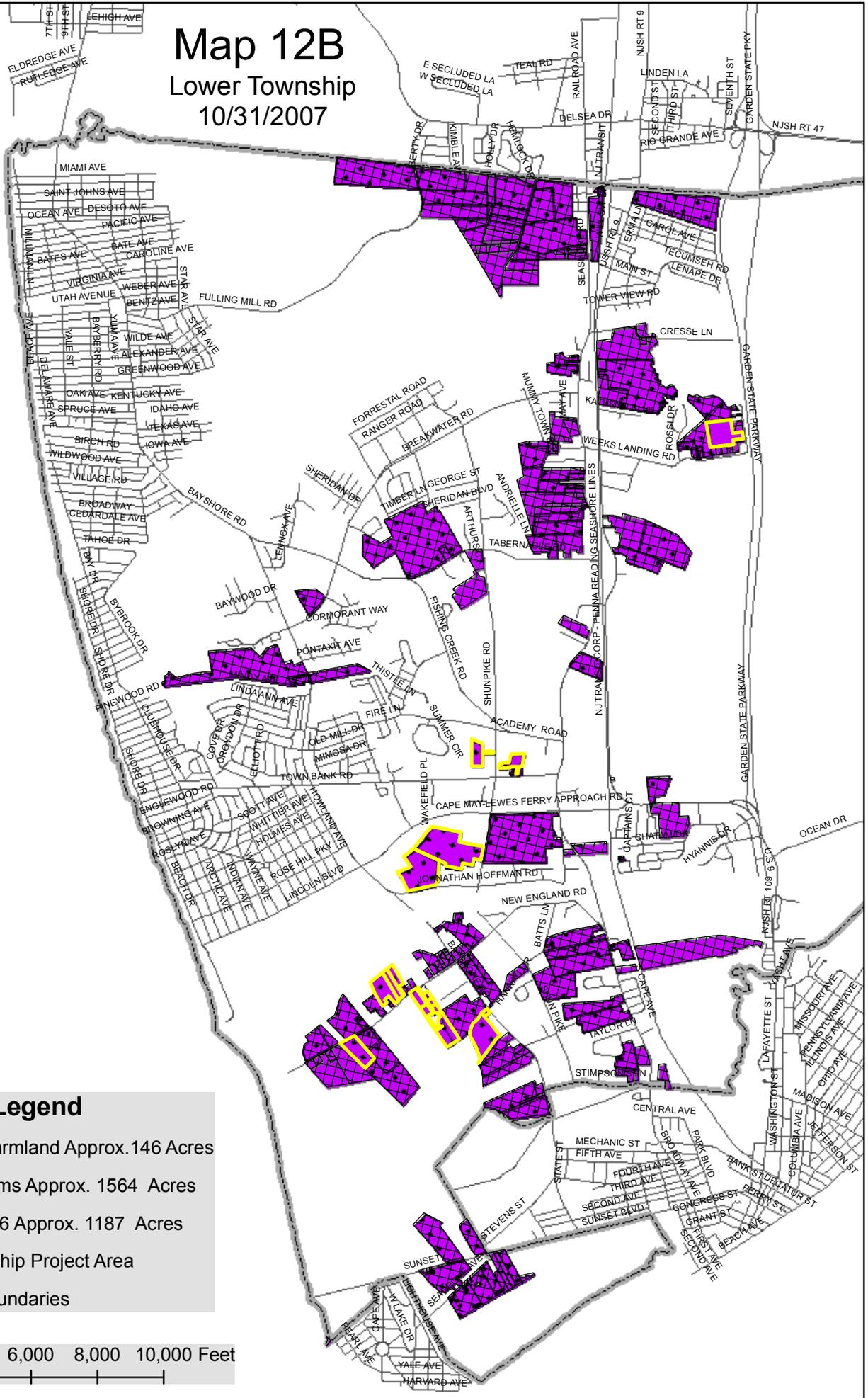
-  Prime 50 Acres approx.
-  State 34 Acres approx.
-  Unique 30 Acres approx.
-  Other 67 Acres approx.



Map 12B

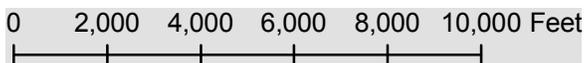
Lower Township

10/31/2007



Legend

-  Preserved Farmland Approx. 146 Acres
-  Targeted Farms Approx. 1564 Acres
-  Q Farms 2006 Approx. 1187 Acres
-  Lower Township Project Area
-  Municipal Boundaries

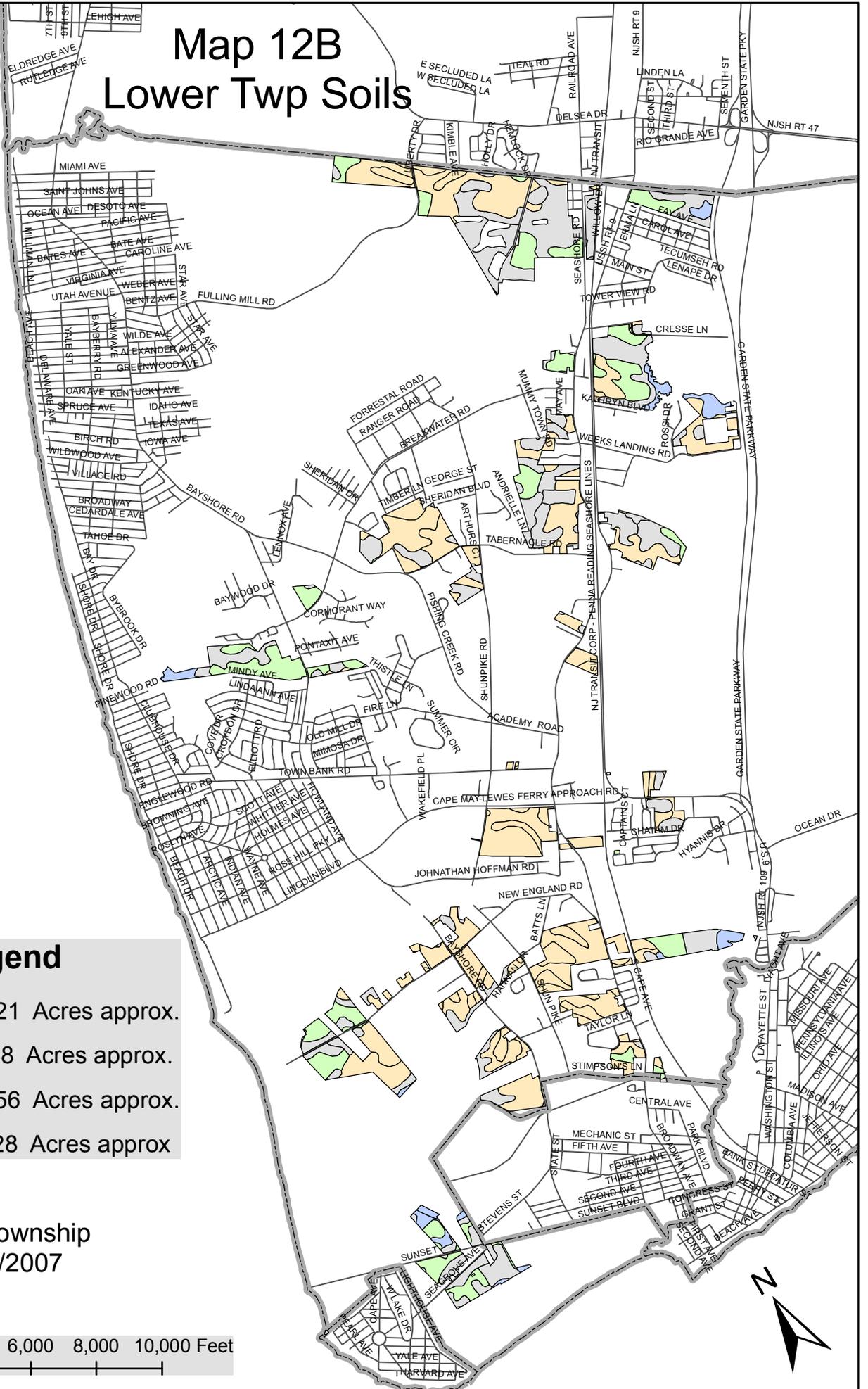


Map 12B Lower Twp Soils

Legend

-  Prime 721 Acres approx.
-  State 258 Acres approx.
-  Unique 56 Acres approx.
-  Other 528 Acres approx.

Lower Township
10/31/2007



Map 12C

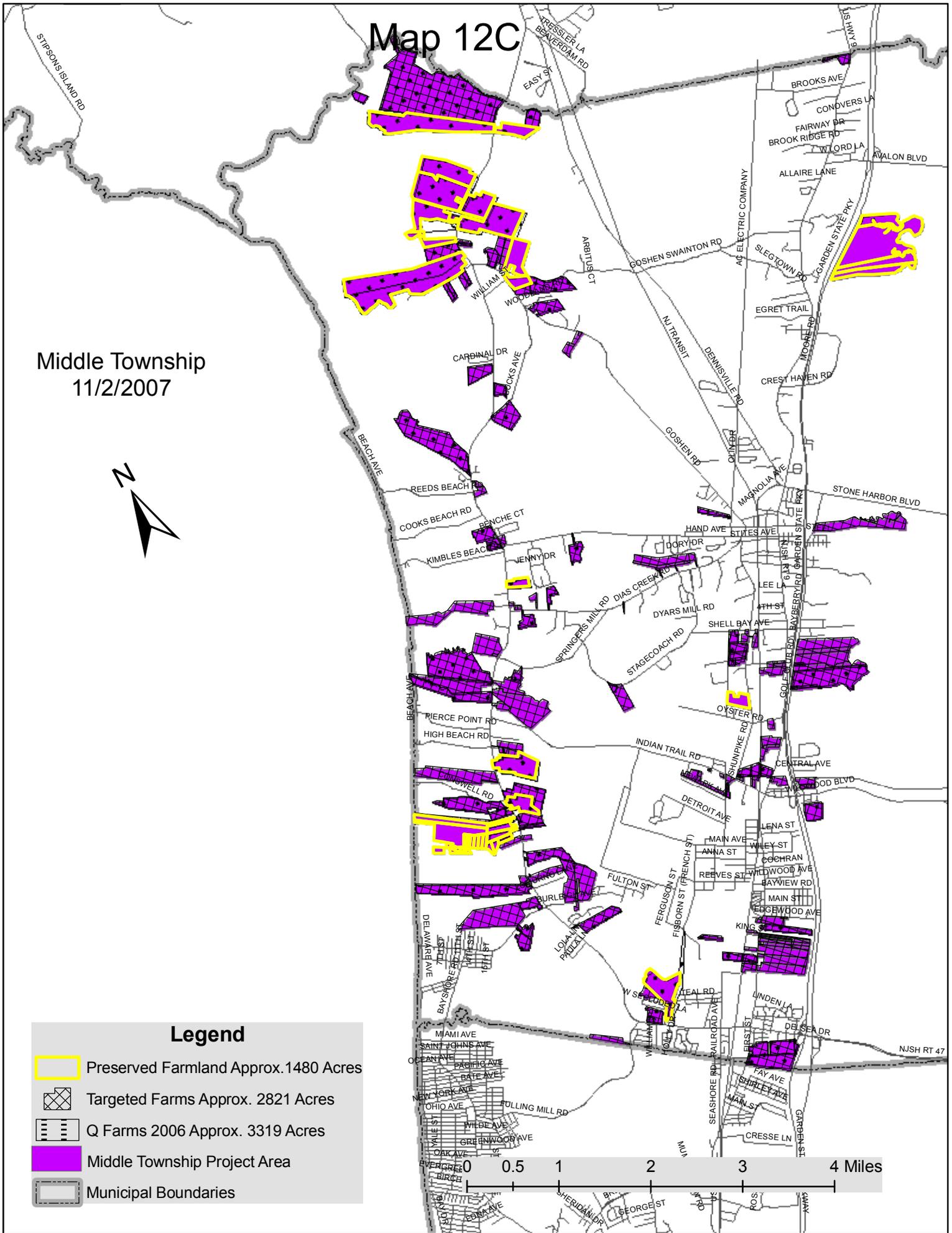
Middle Township
11/2/2007



Legend

-  Preserved Farmland Approx. 1480 Acres
-  Targeted Farms Approx. 2821 Acres
-  Q Farms 2006 Approx. 3319 Acres
-  Middle Township Project Area
-  Municipal Boundaries

0 0.5 1 2 3 4 Miles



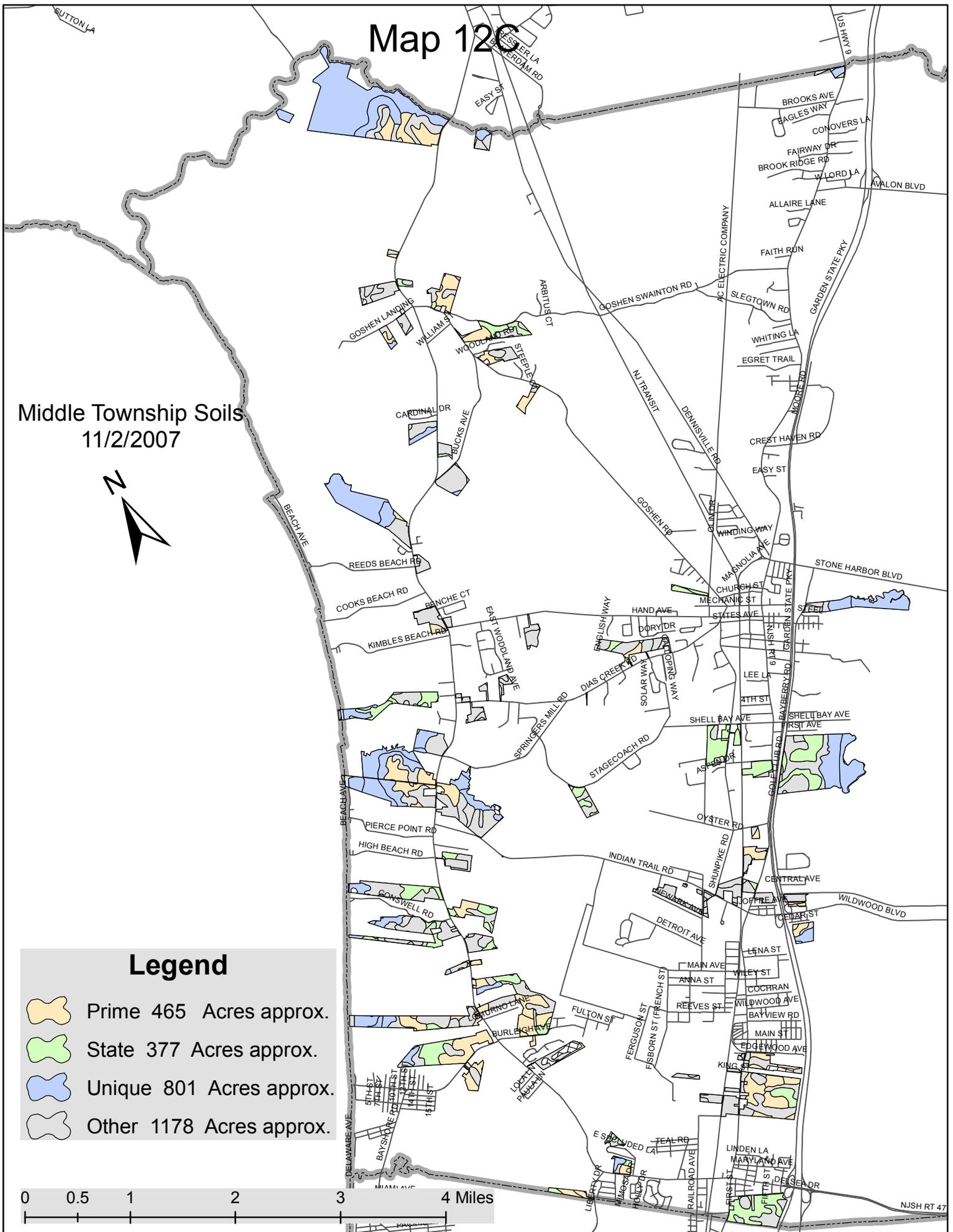
Map 120

Middle Township Soils
11/2/2007



- Legend**
- Prime 465 Acres approx.
 - State 377 Acres approx.
 - Unique 801 Acres approx.
 - Other 1178 Acres approx.

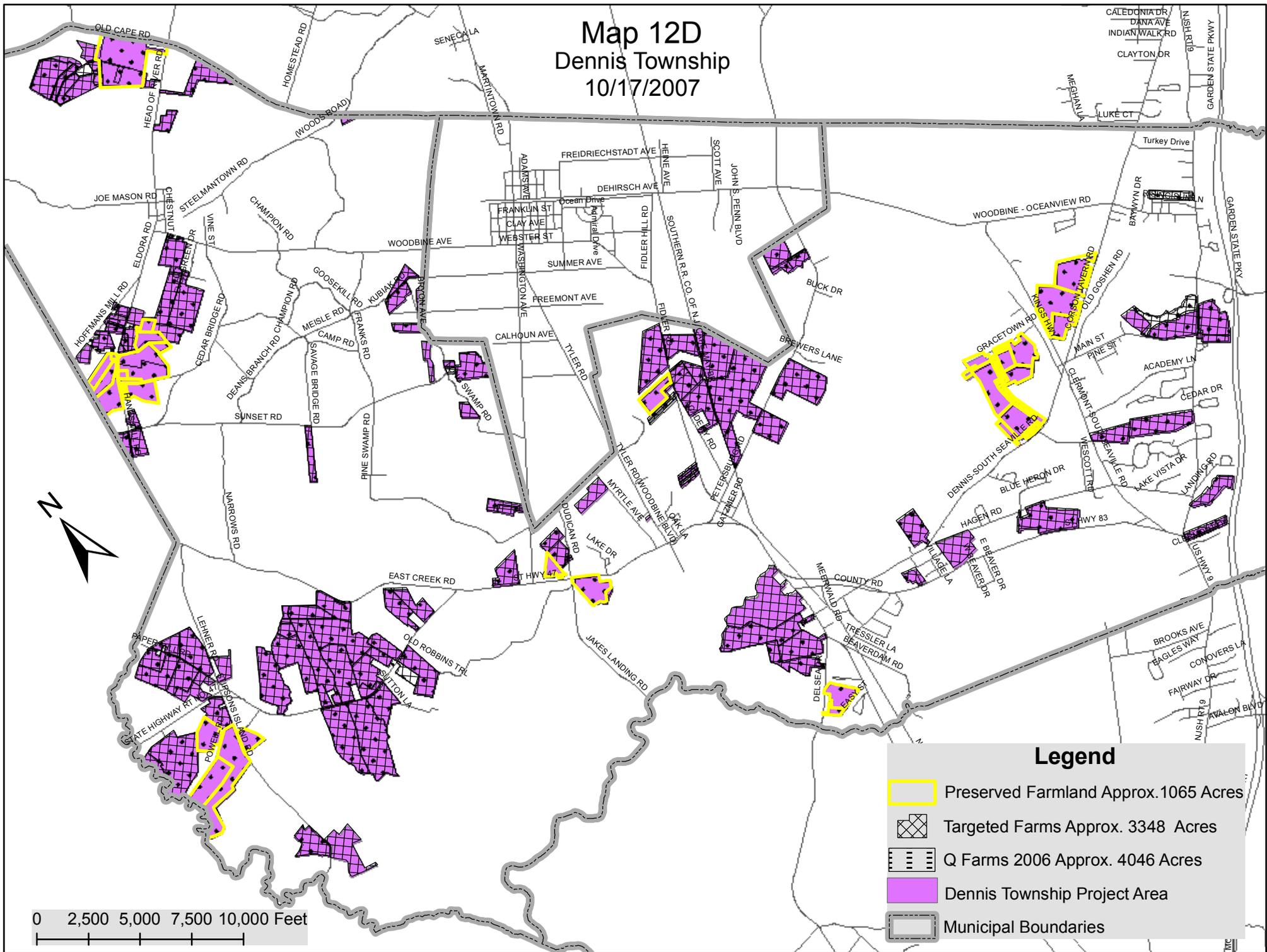
0 0.5 1 2 3 4 Miles



Map 12D

Dennis Township

10/17/2007



Legend

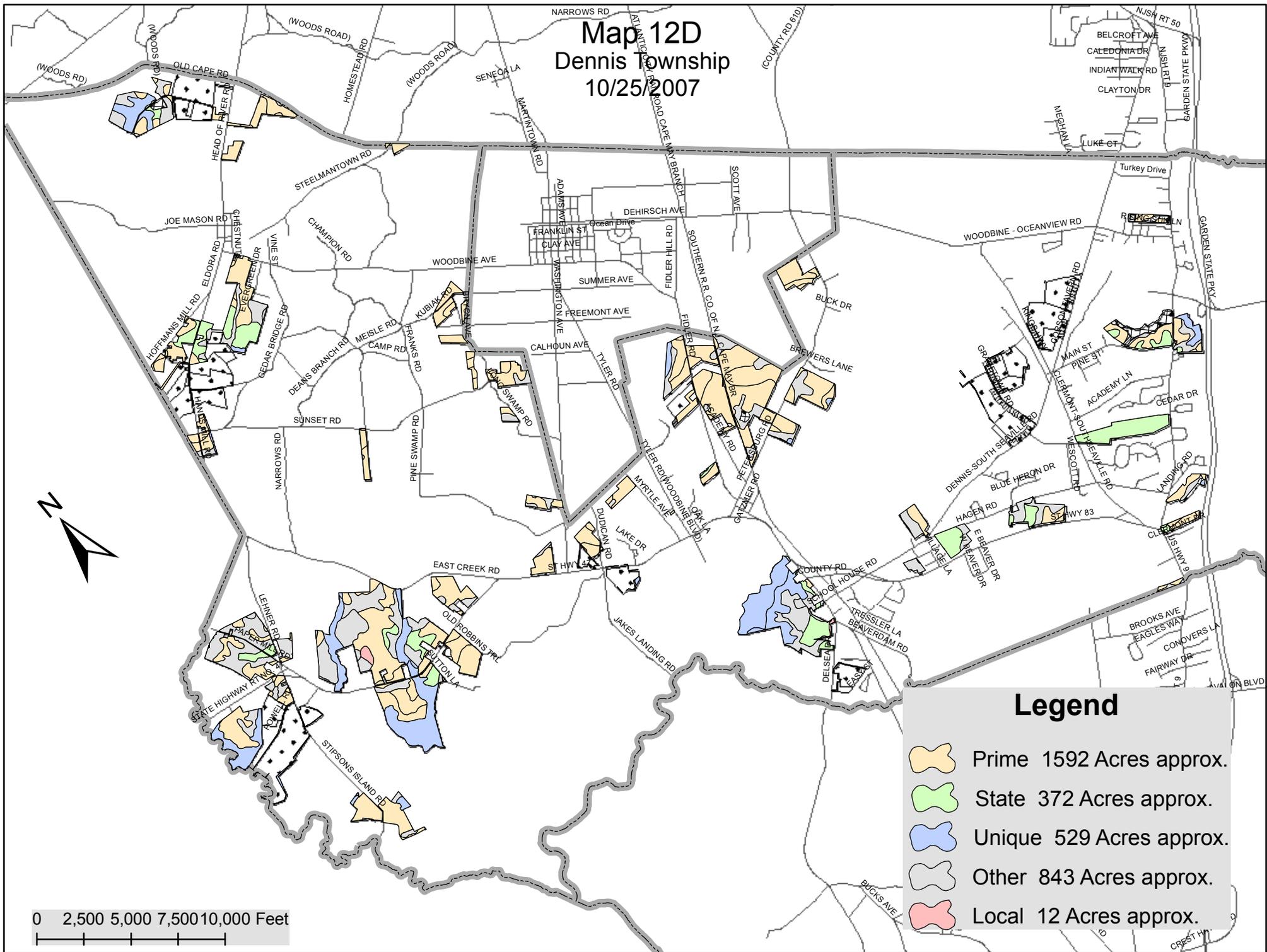
- Preserved Farmland Approx. 1065 Acres
- Targeted Farms Approx. 3348 Acres
- Q Farms 2006 Approx. 4046 Acres
- Dennis Township Project Area
- Municipal Boundaries

0 2,500 5,000 7,500 10,000 Feet

Map 12D

Dennis Township

10/25/2007



Legend

-  Prime 1592 Acres approx.
-  State 372 Acres approx.
-  Unique 529 Acres approx.
-  Other 843 Acres approx.
-  Local 12 Acres approx.

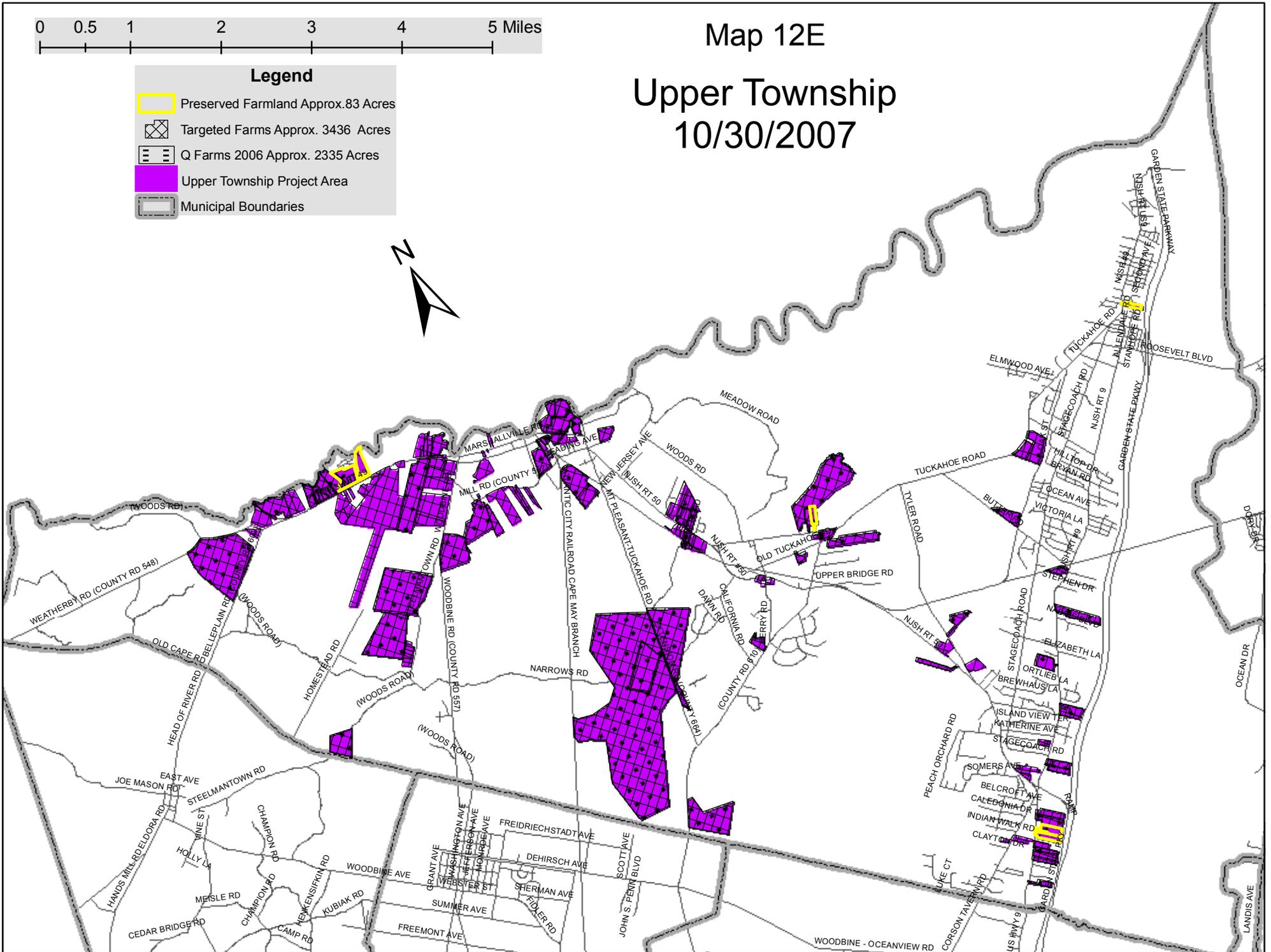
0 0.5 1 2 3 4 5 Miles

Map 12E

Upper Township 10/30/2007

Legend

-  Preserved Farmland Approx. 83 Acres
-  Targeted Farms Approx. 3436 Acres
-  Q Farms 2006 Approx. 2335 Acres
-  Upper Township Project Area
-  Municipal Boundaries



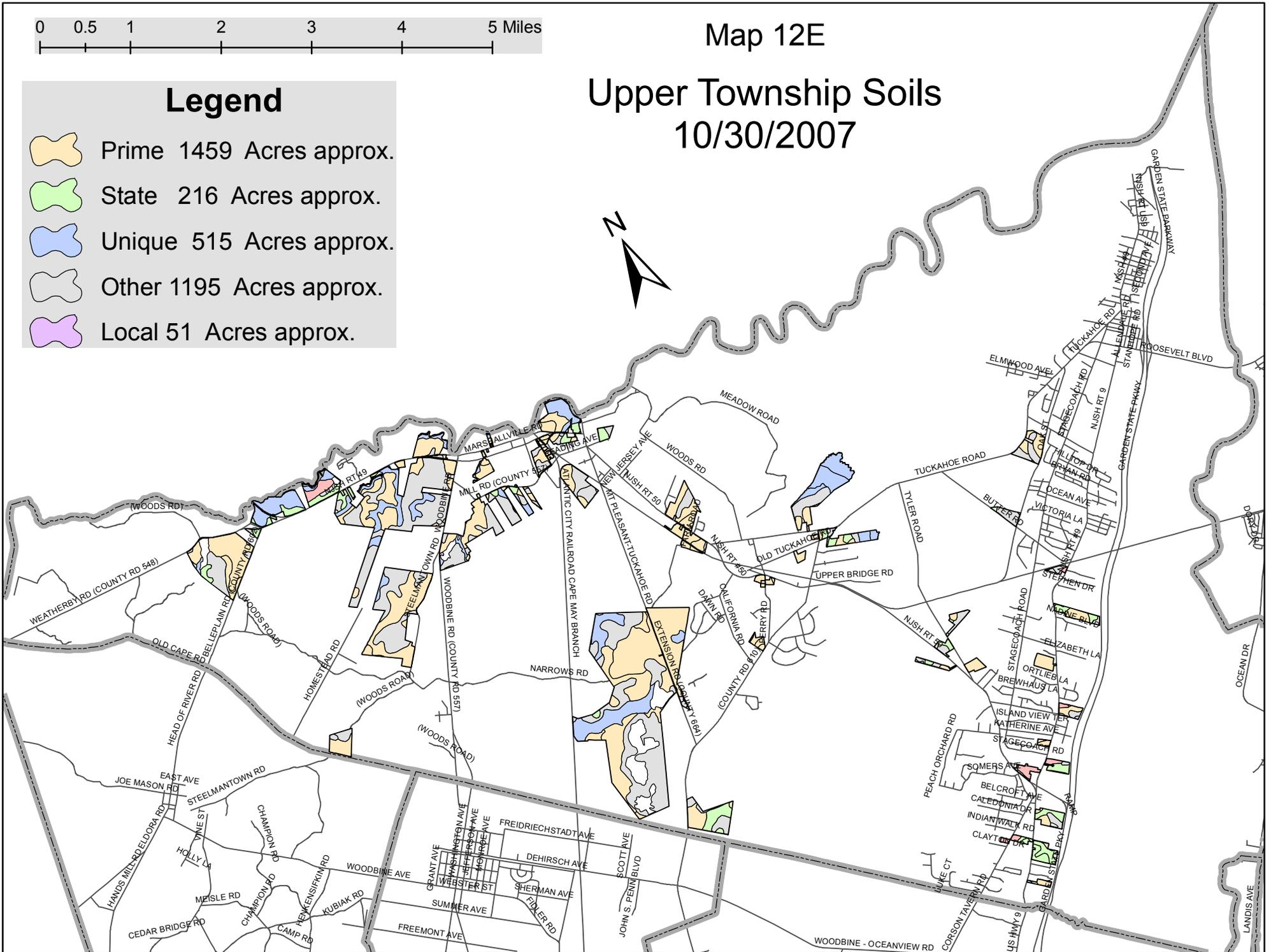
0 0.5 1 2 3 4 5 Miles

Map 12E

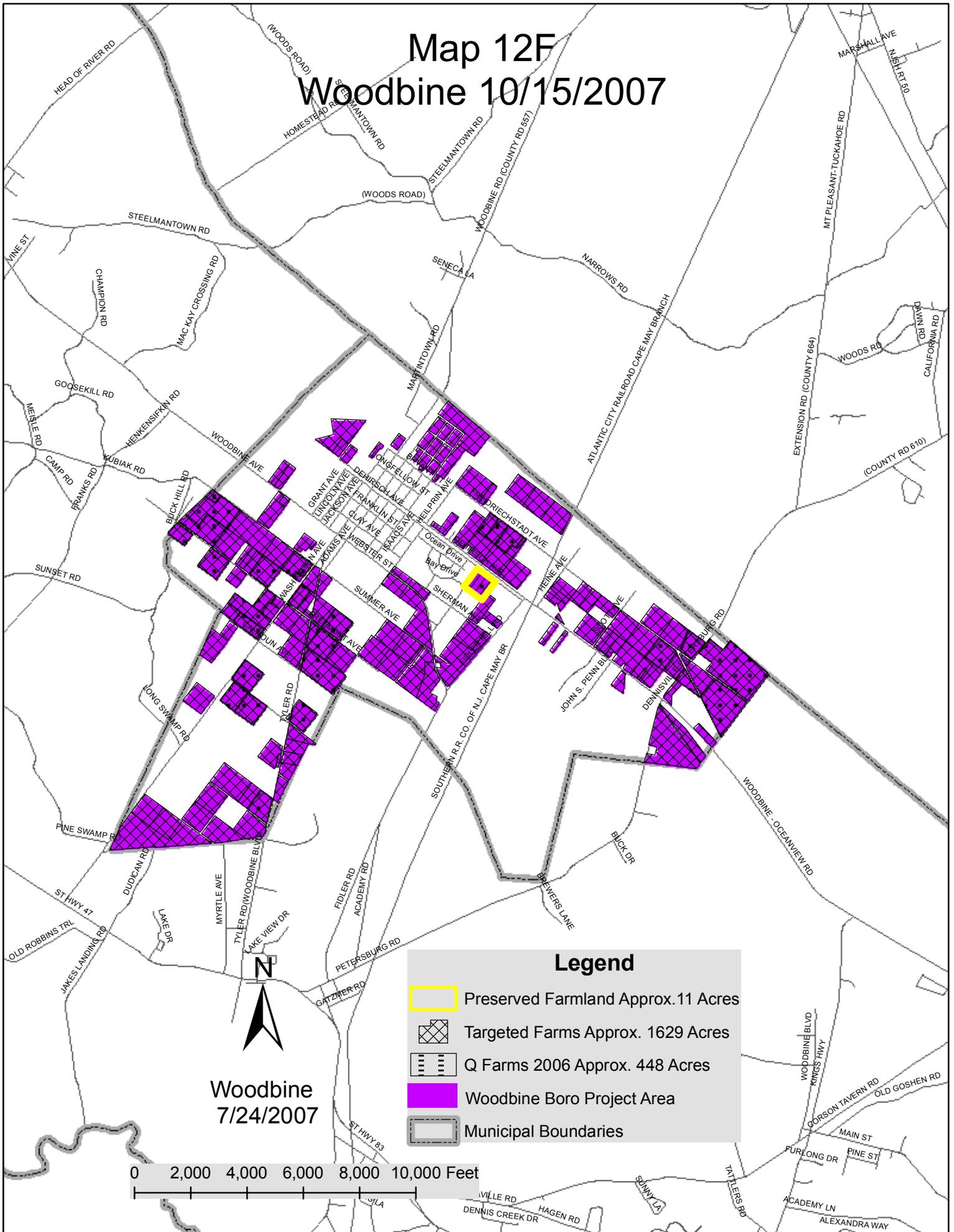
Upper Township Soils 10/30/2007

Legend

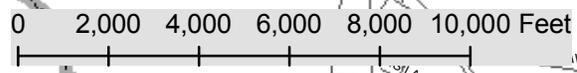
-  Prime 1459 Acres approx.
-  State 216 Acres approx.
-  Unique 515 Acres approx.
-  Other 1195 Acres approx.
-  Local 51 Acres approx.



Map 12F Woodbine 10/15/2007



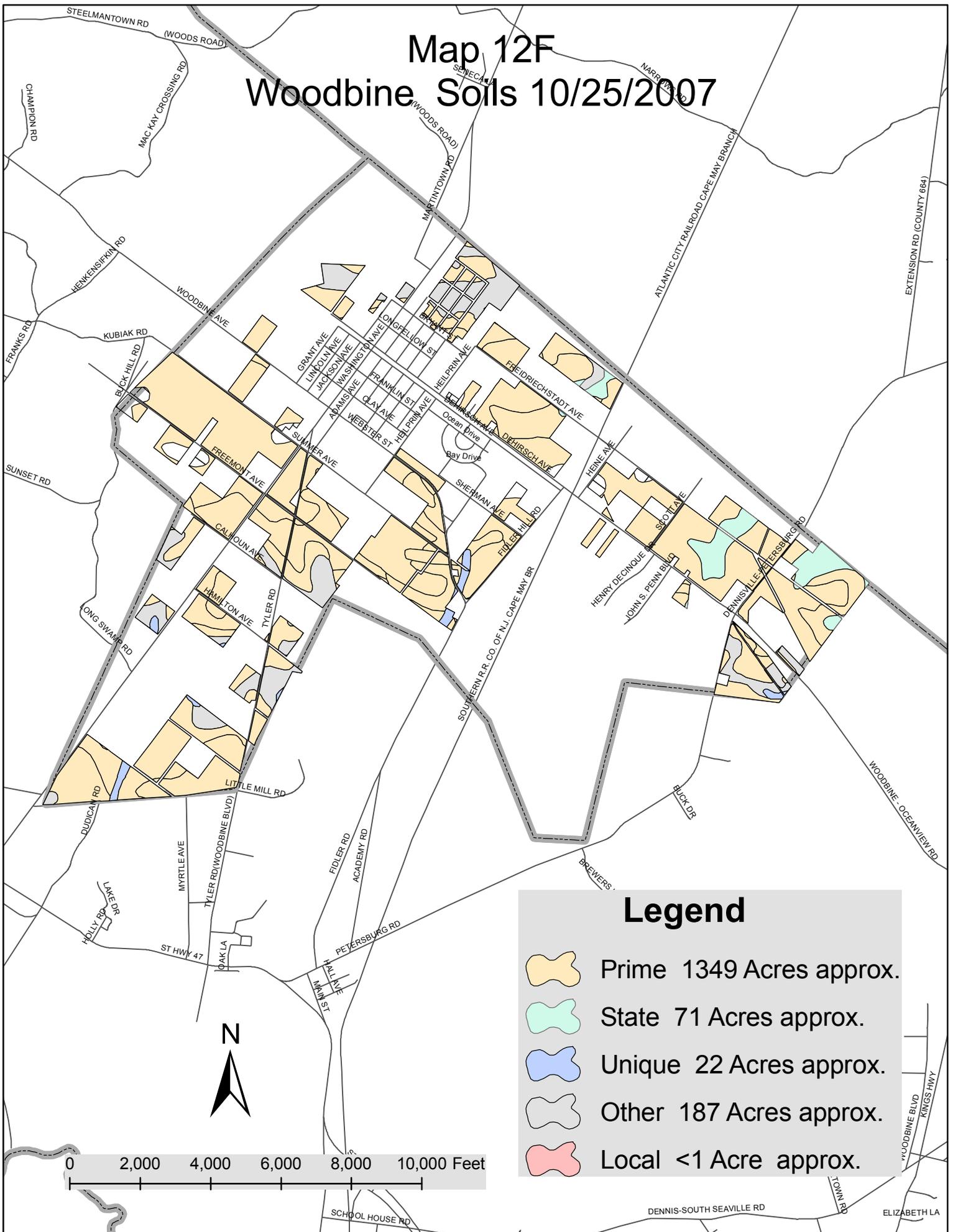
Woodbine
7/24/2007



Legend

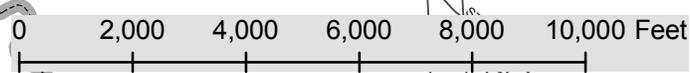
-  Preserved Farmland Approx. 11 Acres
-  Targeted Farms Approx. 1629 Acres
-  Q Farms 2006 Approx. 448 Acres
-  Woodbine Boro Project Area
-  Municipal Boundaries

Map 12F Woodbine Soils 10/25/2007



Legend

-  Prime 1349 Acres approx.
-  State 71 Acres approx.
-  Unique 22 Acres approx.
-  Other 187 Acres approx.
-  Local <1 Acre approx.

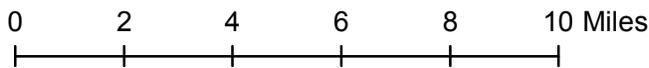


WOODBINE BLVD
KINGS HWY
TOWN RD
ELIZABETH LA

MAP 13 CAPE MAY COUNTY FARM PRODUCTS



Number	Name
1	Forest Steward
2	North Country Knits
3	Schneider's Nursery
4	Stiles Farm and Nursery
5	Willow Creek Farm Vineyard
6	Oysteriffic
7	Cape May Winery and Vineyard
8	Seaville Farm and Garden
9	Rementer Angora Goats
10	Meadowland Farm
11	Fox Run Farm
12	Betty Ratsliffe Maiorana Farm
13	J.C. Hazlett Farm & Market
14	Hist. Cold Spring Village Farm
15	Tollgate Farms and Gardens
16	Billy's Produce
17	Seculed Acres Hay Farm
18	Church's Seashore Nursery
19	Russells Tree Farm
20	Sea Horse Farm
21	Baily Hay
22	Almost Heaven Farm
23	Bay Springs Farm Alpacas
24	Little Worth Tree Farm
25	Butterwood Farm
26	Sockriter Rainbow Farm
27	Rea's Farm Market
28	Seculed Acres Farm and Garden
29	Quilted Meadows
30	Pembroke Farm
31	Meyers Farm
32	Old Cellar Creek Farm
33	Dias Creek Day Lillies
34	Allen Family Farm
35	Cedar Creek Farms
36	Sea Dragon Herbery
37	Natali Vineyards LLC
38	Barber's Fresh Meadow Nursery
39	No Frills Farm



Appendix Two

List of Target Area Parcels

By

Lot and Block

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
DENNIS TWP	262	20.01		DENNIS TWP	120	11.08	
DENNIS TWP	261	30		DENNIS TWP	247	16.11	
DENNIS TWP	262	14		DENNIS TWP	121	5.01	
DENNIS TWP	262	12		DENNIS TWP	4	23	
DENNIS TWP	219	1.08		DENNIS TWP	53	42	
DENNIS TWP	53	33.01		DENNIS TWP	53	47	
DENNIS TWP	67	2		DENNIS TWP	56.01	30	
DENNIS TWP	120	40		DENNIS TWP	247	16.13	
DENNIS TWP	53	53		DENNIS TWP	120	8	
DENNIS TWP	55	11		DENNIS TWP	56.01	13.02	
DENNIS TWP	121	6.02		DENNIS TWP	56.01	14.04	
DENNIS TWP	67	27	L23, 25	DENNIS TWP	121	6.09	
DENNIS TWP	121	6.10		DENNIS TWP	120	10	
DENNIS TWP	247	16.06		DENNIS TWP	121	6.11	
DENNIS TWP	80	21.02		DENNIS TWP	247	16.12	
DENNIS TWP	219	23		DENNIS TWP	121	6.12	
DENNIS TWP	57	30		DENNIS TWP	121	6.05	
DENNIS TWP	56.01	14.02		DENNIS TWP	247	16.10	
DENNIS TWP	4	11		DENNIS TWP	56.01	23	
DENNIS TWP	219	1.02		DENNIS TWP	57	2.02	
DENNIS TWP	69	1.07		DENNIS TWP	121	6.04	
DENNIS TWP	51	22.01		DENNIS TWP	247	19	
DENNIS TWP	1	11	DEED RESTRICTED	DENNIS TWP	247	16.09	
DENNIS TWP	53	40		DENNIS TWP	120	12.15	
DENNIS TWP	219	1.01		DENNIS TWP	245	10	
DENNIS TWP	53	33.02		DENNIS TWP	120	13.03	
DENNIS TWP	53	51		DENNIS TWP	247	15.12	
DENNIS TWP	51	23		DENNIS TWP	121	6.03	
DENNIS TWP	4	7	8	DENNIS TWP	247	16.08	
DENNIS TWP	69	1.01		DENNIS TWP	120	12.07	
DENNIS TWP	69	3		DENNIS TWP	247	16.14	
DENNIS TWP	56.01	14.01		DENNIS TWP	120	12.14	
DENNIS TWP	1	23		DENNIS TWP	120	12.08	
DENNIS TWP	52	37		DENNIS TWP	80	16	
DENNIS TWP	67	26		DENNIS TWP	245	3	
DENNIS TWP	65	2		DENNIS TWP	80	27	
DENNIS TWP	64	6		DENNIS TWP	245	1	2
DENNIS TWP	55	36		DENNIS TWP	1	41	
DENNIS TWP	53	49		DENNIS TWP	247	16.07	
DENNIS TWP	56.01	11		DENNIS TWP	256.05	13	
DENNIS TWP	1	25		DENNIS TWP	121	6.01	
DENNIS TWP	56.01	14.03		DENNIS TWP	252	4	
DENNIS TWP	121	6.13		DENNIS TWP	97	74.01	
DENNIS TWP	121	8		DENNIS TWP	256.05	43	
DENNIS TWP	121	6.06		DENNIS TWP	121	5.04	
DENNIS TWP	247	15.02		DENNIS TWP	80	7.02	

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
DENNIS TWP	121	5.02		DENNIS TWP	16	17	OB98L15.03
DENNIS TWP	81.01	36.01		DENNIS TWP	15	10	
DENNIS TWP	81.01	36.02		DENNIS TWP	14	15	
DENNIS TWP	97	44.01		DENNIS TWP	14	13	
DENNIS TWP	96	36		DENNIS TWP	16	26	
DENNIS TWP	121	5.03		DENNIS TWP	14	16	
DENNIS TWP	252	1		DENNIS TWP	16	25	
DENNIS TWP	80	21.01		DENNIS TWP	16	19	
DENNIS TWP	31	41		DENNIS TWP	16	50.00	DEED RESTRICTED
DENNIS TWP	53	5		DENNIS TWP	16	22	
DENNIS TWP	53	8		DENNIS TWP	13	26	
DENNIS TWP	53	6		DENNIS TWP	13	1	2,8 & 9
DENNIS TWP	53	52.01		DENNIS TWP	12	2	
DENNIS TWP	53	61.01		DENNIS TWP	11	2	
DENNIS TWP	67	1.05		DENNIS TWP	41.01	2	
DENNIS TWP	50	4	L5	DENNIS TWP	49	2	
DENNIS TWP	50	7		DENNIS TWP	41.02	5	
DENNIS TWP	29	4.01		DENNIS TWP	41.02	8	
DENNIS TWP	29	4.02		DENNIS TWP	49	6	
DENNIS TWP	29	7.01		DENNIS TWP	52	8	
DENNIS TWP	29	4.03		DENNIS TWP	49	13	
DENNIS TWP	28	1.03		DENNIS TWP	9	12	
DENNIS TWP	28	0		DENNIS TWP	10	3	
DENNIS TWP	28	1.02		DENNIS TWP	9	13	
DENNIS TWP	28	1.05		DENNIS TWP	9	15	
DENNIS TWP	28	1.04		DENNIS TWP	51	9	
DENNIS TWP	41.02	9		DENNIS TWP	10	2	
DENNIS TWP	9	16		DENNIS TWP	9	3.01	
DENNIS TWP	53	76.01		DENNIS TWP	9	3.02	
DENNIS TWP	28	3		DENNIS TWP	53	4	
DENNIS TWP	28	4.01		DENNIS TWP	53	7	
DENNIS TWP	31	2		DENNIS TWP	9	3.01	
DENNIS TWP	22	27		DENNIS TWP	53	58	
DENNIS TWP	15	32		DENNIS TWP	16	6.01	12,15,19
DENNIS TWP	15	33		DENNIS TWP	31	7	
DENNIS TWP	15	6		DENNIS TWP	34	3.02	
DENNIS TWP	15	12.01		DENNIS TWP	4	19.01	
DENNIS TWP	15	7		DENNIS TWP	53	48	
DENNIS TWP	16	15		DENNIS TWP	4	10	
DENNIS TWP	14	14.05		DENNIS TWP	53	9	
DENNIS TWP	16	32		DENNIS TWP	219	20.01	
DENNIS TWP	16	12		DENNIS TWP	69	4.01	
DENNIS TWP	15	15		DENNIS TWP	219	22	
DENNIS TWP	16	28		DENNIS TWP	67	22	
DENNIS TWP	16	27		DENNIS TWP	67	24	
DENNIS TWP	16	16		DENNIS TWP	219	21	

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots	
DENNIS TWP	67	21		LOWER TWP	749	2		
DENNIS TWP	120	115		LOWER TWP	740	6.03		
DENNIS TWP	120	122		LOWER TWP	740	4.03		
DENNIS TWP	28	1.07		LOWER TWP	740	8		
DENNIS TWP	245	2		LOWER TWP	740	4.02		
DENNIS TWP	55	31		LOWER TWP	746	14.01		
DENNIS TWP	226	17		LOWER TWP	746	14.03		
DENNIS TWP	67	4		LOWER TWP	746	14.04		
DENNIS TWP	67	5		LOWER TWP	510	17		
DENNIS TWP	67	23		LOWER TWP	749	1.02		
DENNIS TWP	67	25		LOWER TWP	752.01	8.06		
DENNIS TWP	50	5		LOWER TWP	748	3.04		
LOWER TWP	749	3.02	L1.08	LOWER TWP	748	3.05		
LOWER TWP	748	18.01		LOWER TWP	748	4.02		
LOWER TWP	752.01	18.05		LOWER TWP	749	7		
LOWER TWP	752.01	19.01		LOWER TWP	508.01	7.12		
LOWER TWP	752.01	19.02		LOWER TWP	753.01	18.04		
LOWER TWP	753.01	27.01		LOWER TWP	497.01	5.04		
LOWER TWP	753.01	33		LOWER TWP	501	11.01		
LOWER TWP	791	6.12	L 6.11	LOWER TWP	500.07	10.02		
LOWER TWP	791	6.11		LOWER TWP	500.07	11.02		
LOWER TWP	791	6.10		LOWER TWP	500.01	26		
LOWER TWP	790	1		LOWER TWP	508.01	7.17		
LOWER TWP	792	4.01		LOWER TWP	500.01	30		
LOWER TWP	748	5.08		LOWER TWP	500.07	12.05		
LOWER TWP	792	26		LOWER TWP	500.07	10.03		
LOWER TWP	792	27		LOWER TWP	500.01	21.04		
LOWER TWP	792	7		LOWER TWP	500.01	23		
LOWER TWP	792	28		LOWER TWP	500.01	27.03		
LOWER TWP	753.01	6.02		LOWER TWP	500.01	32.03		
LOWER TWP	753.04	6.01		LOWER TWP	500.01	31		
LOWER TWP	748	19		LOWER TWP	500.07	13		
LOWER TWP	748	13.01		LOWER TWP	500.01	29		
LOWER TWP	792	10		LOWER TWP	508.01	7.18		
LOWER TWP	792	29		LOWER TWP	494.58	16.01		
LOWER TWP	740	3		LOWER TWP	508.01	7.08		
LOWER TWP	740	4.01		LOWER TWP	508.01	23.03		
LOWER TWP	753.01	6.01		LOWER TWP	508.01	7.09		
LOWER TWP	748	3.07		LOWER TWP	508.01	7.20		
LOWER TWP	503.01	10.04		LOWER TWP	500.01	42.01		
LOWER TWP	753.26	35.01		LOWER TWP	500.01	28		
LOWER TWP	740	6.04		LOWER TWP	508.01	7.11		
LOWER TWP	746	13.02		LOWER TWP	508.01	7.15		
LOWER TWP	741.04	15.04		LOWER TWP	508.01	7.11		
LOWER TWP	746	12.01		LOWER TWP	410.01	7.02		
LOWER TWP	749	1.08		LOWER TWP	410.01	99.02		

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots	
LOWER TWP	410.01	11.01		LOWER TWP	740	4.04		
LOWER TWP	410.01	6.02		LOWER TWP	740	4.03		
LOWER TWP	410.01	6.01		LOWER TWP	748	15.01		
LOWER TWP	410.01	10		LOWER TWP	508.01	3.01		
LOWER TWP	410.01	6.03		LOWER TWP	507.01	2.02		
LOWER TWP	410.01	12		LOWER TWP	753.01	22		
LOWER TWP	410.01	7.03		LOWER TWP	753.01	21		
LOWER TWP	410.01	7.01		LOWER TWP	410.01	1		
LOWER TWP	410.01	24.03		LOWER TWP	410.01	2.01		
LOWER TWP	508.01	3.02		LOWER TWP	410.01	2.02		
LOWER TWP	410.01	83	L87.01	LOWER TWP	410.01	8		
LOWER TWP	500.07	11.01		LOWER TWP	410.01	27		
LOWER TWP	410.01	29.04		LOWER TWP	410.01	29.03		
LOWER TWP	410.01	29.02		LOWER TWP	410.01	82		
LOWER TWP	508.01	23.01		LOWER TWP	410.01	84		
LOWER TWP	410.01	85		LOWER TWP	410.01	87.02		
LOWER TWP	410.01	87.01		LOWER TWP	410.01	88		
LOWER TWP	410.01	0		LOWER TWP	410.01	91		
LOWER TWP	410.01	92		LOWER TWP	410.01	90		
LOWER TWP	410.01	94		LOWER TWP	441	2.01		
LOWER TWP	410.01	93		LOWER TWP	441	2.04		
LOWER TWP	410.01	98		LOWER TWP	495.01	13.01		
LOWER TWP	410.01	97		LOWER TWP	496.01	21		
LOWER TWP	410.01	99.01	L99.02	LOWER TWP	500.01	19.01		
LOWER TWP	441	1.04		LOWER TWP	500.01	21.02		
LOWER TWP	410.01	95		LOWER TWP	500.01	27.04		
LOWER TWP	410.01	96		LOWER TWP	500.01	32.04		
LOWER TWP	441	1.05		LOWER TWP	500.01	37		
LOWER TWP	410.01	89		LOWER TWP	500.01	43		
LOWER TWP	498	6		LOWER TWP	503.01	10.02		
LOWER TWP	498	9	10	LOWER TWP	503.01	10.05		
LOWER TWP	500.01	19.04		LOWER TWP	505	13.01		
LOWER TWP	500.01	19.05		LOWER TWP	506	1		
LOWER TWP	500.01	18		LOWER TWP	508.01	6		
LOWER TWP	500.01	25		LOWER TWP	508.01	7.01		
LOWER TWP	740	5.02		LOWER TWP	508.01	7.04		
LOWER TWP	740	5.01		LOWER TWP	508.01	7.06		
LOWER TWP	740	5.03		LOWER TWP	508.01	7.21		
LOWER TWP	510	24.01		LOWER TWP	508.01	7.22		
LOWER TWP	510	24.12		LOWER TWP	508.01	23.02		
LOWER TWP	740	11.01		LOWER TWP	510	3.01		
LOWER TWP	748	3.06		LOWER TWP	510	4.02		
LOWER TWP	748	3.08		LOWER TWP	510	13.02		
LOWER TWP	740	6.16		LOWER TWP	740	6.05		
LOWER TWP	740	6.15		LOWER TWP	740	6.07		
LOWER TWP	740	4.01		LOWER TWP	740	6.11		

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
LOWER TWP	740	9		LOWER TWP	494.58	16.02	
LOWER TWP	740	11.02		LOWER TWP	494.58	16.01	
LOWER TWP	740	8		LOWER TWP	409	19.01	
LOWER TWP	746	13.01		LOWER TWP	752.01	16.14	
LOWER TWP	748	4.01		MIDDLE TWP	1435.03	11	
LOWER TWP	748	4.03		MIDDLE TWP	7.05	1.04	
LOWER TWP	748	4.04		MIDDLE TWP	1152	0	
LOWER TWP	748	5.06		MIDDLE TWP	1435.01	6	
LOWER TWP	748	7.24		MIDDLE TWP	1436	7	
LOWER TWP	748	18.02		MIDDLE TWP	1436	2.06	
LOWER TWP	748	20		MIDDLE TWP	1436	6	
LOWER TWP	748	22.01		MIDDLE TWP	1411	21.03	
LOWER TWP	748	24.01		MIDDLE TWP	1435.03	16.01	
LOWER TWP	749	1.01		MIDDLE TWP	1436	8	
LOWER TWP	749	3.01		MIDDLE TWP	1436	14.02	
LOWER TWP	752.01	8.01		MIDDLE TWP	466.01	38.03	
LOWER TWP	752.01	8.02		MIDDLE TWP	1436	9.03	
LOWER TWP	752.01	9		MIDDLE TWP	386	10	
LOWER TWP	752.01	10.01		MIDDLE TWP	386	7	
LOWER TWP	752.01	13.01		MIDDLE TWP	1410.01	18.02	
LOWER TWP	752.01	15.01		MIDDLE TWP	386	9	
LOWER TWP	752.01	39		MIDDLE TWP	354.02	23.01	
LOWER TWP	753.01	19.01		MIDDLE TWP	354.02	23.02	
LOWER TWP	753.01	21		MIDDLE TWP	385	3	
LOWER TWP	753.01	22		MIDDLE TWP	385	4	
LOWER TWP	791	6.01		MIDDLE TWP	475	33.11	
LOWER TWP	791	6.06		MIDDLE TWP	472	46.02	
LOWER TWP	792	1.04		MIDDLE TWP	475	44.05	
LOWER TWP	792	2.01		MIDDLE TWP	475	44.06	
LOWER TWP	792	3.01		MIDDLE TWP	475	44.06	
LOWER TWP	792	4.02		MIDDLE TWP	473	5.03	
LOWER TWP	792	5.02		MIDDLE TWP	473	33	
LOWER TWP	792	6.01		MIDDLE TWP	354.02	19	
LOWER TWP	792	6.02		MIDDLE TWP	918	7.01	
LOWER TWP	792	9		MIDDLE TWP	354.02	21	
LOWER TWP	792	22		MIDDLE TWP	354.02	20	
LOWER TWP	792	23		MIDDLE TWP	356	8	
LOWER TWP	792	24		MIDDLE TWP	918	7.02	
LOWER TWP	792	25		MIDDLE TWP	388	16	
LOWER TWP	792	6.03		MIDDLE TWP	356	11	
LOWER TWP	792	11		MIDDLE TWP	356	10.02	
LOWER TWP	792	30		MIDDLE TWP	356	10.01	
LOWER TWP	792	31		MIDDLE TWP	355.01	6	
LOWER TWP	792	32		MIDDLE TWP	163.01	12.04	
LOWER TWP	494.58	15		MIDDLE TWP	472	25	
LOWER TWP	494.58	16.03		MIDDLE TWP	355.02	26.03	

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
MIDDLE TWP	472	61.01		MIDDLE TWP	473	31	
MIDDLE TWP	167.01	34.02		MIDDLE TWP	388	31.01	
MIDDLE TWP	167.01	40		MIDDLE TWP	472	10	
MIDDLE TWP	167.01	39.01		MIDDLE TWP	472	23	
MIDDLE TWP	312.01	4		MIDDLE TWP	142	5.01	
MIDDLE TWP	388	1.02		MIDDLE TWP	1435.03	16.02	
MIDDLE TWP	348.01	2.02		MIDDLE TWP	1436	10	
MIDDLE TWP	348.01	4		MIDDLE TWP	1436	9.02	
MIDDLE TWP	349	3.04		MIDDLE TWP	1436	5	
MIDDLE TWP	388	37		MIDDLE TWP	1436	3	
MIDDLE TWP	356	5		MIDDLE TWP	1436	4	
MIDDLE TWP	55.01	7.01		MIDDLE TWP	355.02	31	
MIDDLE TWP	388	8.04		MIDDLE TWP	355.02	30.01	
MIDDLE TWP	388	1.03		MIDDLE TWP	475	49	
MIDDLE TWP	167.01	47.02		MIDDLE TWP	389	9.05	
MIDDLE TWP	348.01	7		MIDDLE TWP	5	42.02	
MIDDLE TWP	348.01	8.01		MIDDLE TWP	5	43	
MIDDLE TWP	356	6		MIDDLE TWP	5	42.03	
MIDDLE TWP	355.01	5.01		MIDDLE TWP	51	8	
MIDDLE TWP	355.01	7		MIDDLE TWP	52	10.01	
MIDDLE TWP	55.01	23.01		MIDDLE TWP	52	19	
MIDDLE TWP	355.01	5.02		MIDDLE TWP	52	10.02	
MIDDLE TWP	472	26		MIDDLE TWP	55.01	14	
MIDDLE TWP	348.01	102		MIDDLE TWP	472	53	
MIDDLE TWP	356	4		MIDDLE TWP	349	3.08	
MIDDLE TWP	163.01	67		MIDDLE TWP	348.01	2.03	
MIDDLE TWP	163.01	12.02		MIDDLE TWP	355.01	8.01	
MIDDLE TWP	48	7.01		MIDDLE TWP	167.01	61.02	
MIDDLE TWP	163.01	17.01		MIDDLE TWP	1	6.01	
MIDDLE TWP	163.01	12.05		MIDDLE TWP	2	4	
MIDDLE TWP	43	6.02		MIDDLE TWP	4.01	3.01	
MIDDLE TWP	48	9.02		MIDDLE TWP	4.01	27.03	
MIDDLE TWP	163.01	68.01		MIDDLE TWP	5	27.02	
MIDDLE TWP	163.01	49.04		MIDDLE TWP	5	2	
MIDDLE TWP	1	9.03		MIDDLE TWP	5	41	
MIDDLE TWP	1	4.05		MIDDLE TWP	11	8.01	
MIDDLE TWP	48	10		MIDDLE TWP	38.01	19	
MIDDLE TWP	163.04	10		MIDDLE TWP	43	5.01	
MIDDLE TWP	51	7		MIDDLE TWP	43	6.03	
MIDDLE TWP	5	28		MIDDLE TWP	50	38	
MIDDLE TWP	4.01	3.03		MIDDLE TWP	51	12.01	
MIDDLE TWP	51	5		MIDDLE TWP	51	9	
MIDDLE TWP	51	6		MIDDLE TWP	52	24	
MIDDLE TWP	167.01	33.03		MIDDLE TWP	56.01	47	
MIDDLE TWP	473	29		MIDDLE TWP	142	3	
MIDDLE TWP	473	30		MIDDLE TWP	142	9	

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
MIDDLE TWP	163.01	31.05		UPPER TWP	559	22	
MIDDLE TWP	163.01	21.01		UPPER TWP	24	2	
MIDDLE TWP	164.01	8.01		UPPER TWP	348	39	
MIDDLE TWP	165.01	13.05		UPPER TWP	310	6	
MIDDLE TWP	167.01	9		UPPER TWP	12	7.02	
MIDDLE TWP	167.01	61.01		UPPER TWP	2	5	
MIDDLE TWP	348.01	1.01		UPPER TWP	451	31	
MIDDLE TWP	348.01	5.01		UPPER TWP	451	32	
MIDDLE TWP	348.01	5.02		UPPER TWP	451	34	
MIDDLE TWP	348.01	6		UPPER TWP	455	15	
MIDDLE TWP	354.02	18.01		UPPER TWP	451	36	
MIDDLE TWP	354.02	18.02		UPPER TWP	10	180	
MIDDLE TWP	355.02	40		UPPER TWP	382	19.02	
MIDDLE TWP	356	9		UPPER TWP	10	176	
MIDDLE TWP	356	7		UPPER TWP	348	88.01	
MIDDLE TWP	388	5.01		UPPER TWP	348	91	
MIDDLE TWP	388	4.01		UPPER TWP	382	19.01	
MIDDLE TWP	389	1.01		UPPER TWP	348	90	91
MIDDLE TWP	389	9.02		UPPER TWP	415	1	
MIDDLE TWP	466.01	9		UPPER TWP	416	4	
MIDDLE TWP	466.01	11		UPPER TWP	10	181	
MIDDLE TWP	472	62.02		UPPER TWP	348	92	
MIDDLE TWP	472	47		UPPER TWP	416	2	
MIDDLE TWP	472	46.01		UPPER TWP	415	3	
MIDDLE TWP	472	38		UPPER TWP	416	1	
MIDDLE TWP	472	24		UPPER TWP	416	3	4
MIDDLE TWP	473	3.02		UPPER TWP	348	98.01	
MIDDLE TWP	918	1.01		UPPER TWP	306	14.01	
MIDDLE TWP	1000	5		UPPER TWP	31	82	
MIDDLE TWP	1410.01	46.02		UPPER TWP	31	74	
MIDDLE TWP	1410.01	46.01		UPPER TWP	21	3	
MIDDLE TWP	1410.01	32		UPPER TWP	31	86	
MIDDLE TWP	1414.01	4		UPPER TWP	22	1	
MIDDLE TWP	1434	14		UPPER TWP	10	190	
MIDDLE TWP	1436	1.02		UPPER TWP	26	64	
MIDDLE TWP	1435.03	14.01		UPPER TWP	22	3	
MIDDLE TWP	1524	6		UPPER TWP	22	2	
MIDDLE TWP	1524	2.02		UPPER TWP	306	15.01	
MIDDLE TWP	1524	4		UPPER TWP	31	80	
MIDDLE TWP	2	16		UPPER TWP	26	69	
MIDDLE TWP	4.01	3.07		UPPER TWP	31	73	
MIDDLE TWP	4.01	3.08		UPPER TWP	31	71	
MIDDLE TWP	11	9		UPPER TWP	31	83.01	
MIDDLE TWP	388	5.03		UPPER TWP	31	70	
UPPER TWP	477	12		UPPER TWP	31	75	
UPPER TWP	477	11.02		UPPER TWP	31	81	

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
UPPER TWP	310	13.01		UPPER TWP	12	7.04	
UPPER TWP	348	83		UPPER TWP	10	200	
UPPER TWP	12	7.03		UPPER TWP	10	219.02	
UPPER TWP	20	1		UPPER TWP	10	219.01	
UPPER TWP	308	1		UPPER TWP	10	201	
UPPER TWP	549	8		UPPER TWP	10	196	
UPPER TWP	548	9		UPPER TWP	12	7.05	
UPPER TWP	26	62		UPPER TWP	12	7.06	
UPPER TWP	10	191		UPPER TWP	12	23.01	
UPPER TWP	561.01	35.01		UPPER TWP	10	208	
UPPER TWP	567	17		UPPER TWP	10	202	
UPPER TWP	561	7		UPPER TWP	13	1	
UPPER TWP	561	8		UPPER TWP	13	2	
UPPER TWP	561	4.02		UPPER TWP	15	3	
UPPER TWP	561	9		UPPER TWP	310	5	
UPPER TWP	561	15		UPPER TWP	10	199	
UPPER TWP	561.01	35.13		UPPER TWP	16	4.02	
UPPER TWP	348	93		UPPER TWP	16	6	
UPPER TWP	348	87		UPPER TWP	10	198	
UPPER TWP	453	261		UPPER TWP	10	197	
UPPER TWP	558	44		UPPER TWP	10	193	
UPPER TWP	559	25		UPPER TWP	10	194	
UPPER TWP	477	13		UPPER TWP	310	8	
UPPER TWP	476	7		UPPER TWP	307	1	
UPPER TWP	559	23		UPPER TWP	306	13	
UPPER TWP	12	23.04		UPPER TWP	559	26	
UPPER TWP	12	7.07		UPPER TWP	561	10	
UPPER TWP	12	23.03		UPPER TWP	561	11	
UPPER TWP	12	23.06		UPPER TWP	559	37	
UPPER TWP	10	209		UPPER TWP	559	36.01	
UPPER TWP	10	205		UPPER TWP	639	15.01	
UPPER TWP	10	214		UPPER TWP	639	15.02	
UPPER TWP	10	216		UPPER TWP	475	12.01	
UPPER TWP	10	218		UPPER TWP	558	21	
UPPER TWP	10	219.05		UPPER TWP	561	3	
UPPER TWP	10	219.04		UPPER TWP	561.01	35.12	
UPPER TWP	12	4.01		UPPER TWP	10	177	
UPPER TWP	9	2		UPPER TWP	10	178	
UPPER TWP	12	6.02		UPPER TWP	10	179	
UPPER TWP	12	4.02		UPPER TWP	415	4	
UPPER TWP	12	5		UPPER TWP	415	5	
UPPER TWP	2	4		UPPER TWP	348	88	
UPPER TWP	12	7.01		UPPER TWP	348	84	
UPPER TWP	310	7		UPPER TWP	348	86	
UPPER TWP	12	6.03		UPPER TWP	382	21	
UPPER TWP	2	8		UPPER TWP	247	32	

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
UPPER TWP	12	23.05		WEST CAPE MAY	70	1	L2,B69-L5,9-B71-L1
UPPER TWP	12	23.02		WEST CAPE MAY	55	19	
UPPER TWP	451	60		WEST CAPE MAY	55	13	
UPPER TWP	10	117		WEST CAPE MAY	73	7.05	
UPPER TWP	247	30		WEST CAPE MAY	73	7.04	
UPPER TWP	10	184		WEST CAPE MAY	56	10	
UPPER TWP	566	33		WEST CAPE MAY	56	17	
UPPER TWP	453	171.01		WEST CAPE MAY	55	12	
UPPER TWP	566	34		WEST CAPE MAY	55	26	
UPPER TWP	559	12		WEST CAPE MAY	73	7.02	
UPPER TWP	560	7.01		WEST CAPE MAY	73	4	
UPPER TWP	560	7.02		WEST CAPE MAY	73	5	
UPPER TWP	560	6		WEST CAPE MAY	55	24	
UPPER TWP	565.03	55.04		WEST CAPE MAY	69	9	
UPPER TWP	10	185		WEST CAPE MAY	73	1.08	
UPPER TWP	247	9		WEST CAPE MAY	73	1.02	
UPPER TWP	247	10		WEST CAPE MAY	73	1.03	
UPPER TWP	348	117		WEST CAPE MAY	73	1.04	
UPPER TWP	414	40		WEST CAPE MAY	73	1.05	
UPPER TWP	453	2		WEST CAPE MAY	73	1.06	
UPPER TWP	549	19.01		WEST CAPE MAY	73	1.07	
UPPER TWP	567	49		WOODBINE BORO	114	9	
UPPER TWP	639	8		WOODBINE BORO	91	2	
WEST CAPE MAY	55	9		WOODBINE BORO	90	4	
WEST CAPE MAY	55	9.01		WOODBINE BORO	131	5	
WEST CAPE MAY	55	8		WOODBINE BORO	131	4	
WEST CAPE MAY	55	27		WOODBINE BORO	111	8	
WEST CAPE MAY	73	6.02		WOODBINE BORO	83	1	
WEST CAPE MAY	73	1.01		WOODBINE BORO	85	1.01	
WEST CAPE MAY	73	7.01		WOODBINE BORO	19	1	
WEST CAPE MAY	73	2		WOODBINE BORO	76	7	
WEST CAPE MAY	73	3		WOODBINE BORO	106	1	
WEST CAPE MAY	73	6.01		WOODBINE BORO	106	4	BL 100 - L 5
WEST CAPE MAY	69	5		WOODBINE BORO	130	4	
WEST CAPE MAY	55	23.01		WOODBINE BORO	136	1	
WEST CAPE MAY	73	8		WOODBINE BORO	130	8	
WEST CAPE MAY	71	1		WOODBINE BORO	100	5	
WEST CAPE MAY	74	5		WOODBINE BORO	99	1	
WEST CAPE MAY	74	6		WOODBINE BORO	91	10	
WEST CAPE MAY	74	4	5	WOODBINE BORO	111	1.02	
WEST CAPE MAY	56	1		WOODBINE BORO	111	1.04	
WEST CAPE MAY	74	1		WOODBINE BORO	109	2	
WEST CAPE MAY	56	12		WOODBINE BORO	127	2.04	
WEST CAPE MAY	55	20		WOODBINE BORO	112	4	
WEST CAPE MAY	70	2		WOODBINE BORO	91	3	
WEST CAPE MAY	73	7.03		WOODBINE BORO	127	2.06	

Municipality	BLOCK	LOT	Add Lots	Municipality	BLOCK	LOT	Add Lots
WOODBINE BORO	110	7		WOODBINE BORO	90	1.04	
WOODBINE BORO	90	10		WOODBINE BORO	112	6	
WOODBINE BORO	107	5		WOODBINE BORO	92	5	
WOODBINE BORO	127	2.01		WOODBINE BORO	112	5	
WOODBINE BORO	90	9		WOODBINE BORO	1	8	
WOODBINE BORO	90	9.02		WOODBINE BORO	91	12	
WOODBINE BORO	90	11.02		WOODBINE BORO	111	15	
WOODBINE BORO	100	2		WOODBINE BORO	101	1.01	
WOODBINE BORO	91	11.02		WOODBINE BORO	127	1.03	
WOODBINE BORO	79	3		WOODBINE BORO	108	3	
WOODBINE BORO	112	1.02		WOODBINE BORO	90	9.01	
WOODBINE BORO	91	6		WOODBINE BORO	127	2.03	
WOODBINE BORO	91	11.01		WOODBINE BORO	101	1.02	
WOODBINE BORO	135	1.03		WOODBINE BORO	127	1.02	
WOODBINE BORO	98	11		WOODBINE BORO	91	5	
WOODBINE BORO	104	2		WOODBINE BORO	138	1	
WOODBINE BORO	98	7		WOODBINE BORO	114	10	
WOODBINE BORO	112	3	7,8	WOODBINE BORO	130	6	
WOODBINE BORO	87	1		WOODBINE BORO	130	7	
WOODBINE BORO	78	1		WOODBINE BORO	135	2	
WOODBINE BORO	94	3		WOODBINE BORO	125	1.05	
WOODBINE BORO	81	1		WOODBINE BORO	1	4	
WOODBINE BORO	84	1		WOODBINE BORO	111	14	
WOODBINE BORO	77	1		WOODBINE BORO	91	11.03	
WOODBINE BORO	43	2		WOODBINE BORO	90	6	
WOODBINE BORO	80	1		WOODBINE BORO	107	4	
WOODBINE BORO	94	4		WOODBINE BORO	101	4	
WOODBINE BORO	26	2.34		WOODBINE BORO	130	1	
WOODBINE BORO	82	1		WOODBINE BORO	110	4.04	
WOODBINE BORO	93	4.04		WOODBINE BORO	90	11.01	
WOODBINE BORO	93	4.03		WOODBINE BORO	126	3	
WOODBINE BORO	112	1		WOODBINE BORO	127	3	
WOODBINE BORO	79	4		WOODBINE BORO	100	3	
WOODBINE BORO	91	4		WOODBINE BORO	116	2	
WOODBINE BORO	111	17		WOODBINE BORO	89	2	
WOODBINE BORO	111	1.03		WOODBINE BORO	106	2	
WOODBINE BORO	91	1	13	WOODBINE BORO	138	2	
WOODBINE BORO	111	13		WOODBINE BORO	135	1.01	
WOODBINE BORO	111	8.01		WOODBINE BORO	98	3	
WOODBINE BORO	92	4		WOODBINE BORO	88	8	
WOODBINE BORO	101	2		WOODBINE BORO	98	4	
WOODBINE BORO	90	1.05		WOODBINE BORO	105	4	
WOODBINE BORO	109	1		WOODBINE BORO	133	1	
WOODBINE BORO	91	7		WOODBINE BORO	132	2	
WOODBINE BORO	107	1		WOODBINE BORO	99	5	
WOODBINE BORO	108	2		WOODBINE BORO	130	2	

Appendix Three

List of Qualified Farms

By

Location, Lot and Block, and Owner

DENNIS TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Dennis	Block	Lot	Qual	location	Class	Land	Acerage	Add'l Lots	Tax Map	Owner	Assessed	Last Yr's
2							Descript		Restriction			Value	Taxes
3													
4	504	1	11	QFARM	224 STIPSONS ISLAND RD	3B	15.00 AC	15	OB259L1-.01	2	LAUBENGEYER, JAY L & SANDRA A	6900	81.21
5	504	1	23	QFARM	1985 RT 47	3B	78.43AC	78.43	OB259L9	2	DLB HOLDINGS, LLC	23300	274.24
6	504	1	25	QFARM	1939 RT 47	3B	109.01AC	109.01	OB259L10	2	DLB HOLDINGS, LLC	34700	408.42
7	504	4	7	QFARM	165 POWELL RD	3B	151.90 AC	151.9	OB253L14	2	SELOVER, RICHARD JR	51800	609.69
8	504	4	10	QFARM	6 ELDORA AVE	3B	115.44 AC	115.44		3	SHELLER, ANNE M & RICHARD JR,ETAL	14600	171.84
9	504	4	11	QFARM	WEST CREEK (ALONG)	3B	16.34 AC	16.34		3	SHELLER, ANNE M & RICHARD J JR,ETAL	2100	24.72
10	504	4	00019 01	QFARM	161 STIPSON ISLAND RD	3B	31.33 AC	31.33		3	HAND, ELIZABETH Z & ROY H	22600	266
11	504	4	00021 02	QFARM	142 POWELL RD	3B	30.43 ACRES	30.43		3	BARBER, RONALD C JR & CHERIE E	13400	157.72
12	504	4	23	QFARM	475 STIPSONS ISLAND RD	3B	35.10 ACRES	35.1		2	CAMPBELL, GEORGE R & DONNA MARIE	25300	297.78
13	504	9	12	QFARM	299 PAPER MILL RD	3B	.26AC	0.26	OB252L2	3	DLB HOLDINGS, LLC	100	1.18
14	504	9	13	QFARM	271 PAPER MILL RD	3B	19.9AC	19.9	OB252L3.01	3	DLB HOLDINGS, LLC	13700	161.25
15	504	9	15	QFARM	253 PAPER MILL RD	3B	39 AC	39	OB252L4	3	DOLLY, TIMOTHY, ROBERT & DORIS	18500	217.75
16	504	9	16	QFARM	215 PAPER MILL RD	3B	31.58AC	31.58	OB252L5	3	DLB HOLDINGS, LLC	22300	262.47
17	504	10	2	QFARM	204 PAPER MILL RD	3B	48.44 AC	48.44	OB251L4	3	DLB HOLDINGS, LLC	34900	410.77
18	504	10	3	QFARM	258 PAPER MILL RD	3B	19.35AC	19.35	OB251L5	3	DLB HOLDINGS, LLC	13900	163.6
19	504	11	2	QFARM	551 HANDS MILL RD	3B	18 AC	18	OB249L1	4	LO PRESTI, LYNNE V	2600	30.6
20	504	12	2	QFARM	550 HANDS MILL RD	3B	10.5 AC	10.5	OB250L2	4	WUNDER, MELVIN J & SANDRA A	4700	55.32
21	504	13	1	QFARM	816 SUNSET RD	3B	6.16 AC	6.16	L 2.8 & 9	4	CLARK, NORMA JO	900	10.59
22	504	13	26	QFARM	455 HANDS MILL RD	3B	32.92 ACRES	32.92		4	GERMANIO, SUBLIZIO J, ETALS	5300	62.38
23	504	14	11	QFARM	468 HANDS MILL RD	3B	32.60 ACRES	32.6	OB101L5	4	GERMANIO, JOHN JAMES	13200	155.36
24	504	14	12	QFARM	HANDS MILL RD-REAR	3B	18.81 AC	18.81	OB101L8	4	GERMANIO, JOHN JAMES	13500	158.9
25	504	14	13	QFARM	HOFFMANS MILL RD-REAR	3B	2.10 AC	2.1	OB101L11	4	GERMANIO, JOHN JAMES	1500	17.66
26	504	14	15	QFARM	117 MACELLARO RD	3B	17.24AC	17.24	OB101L9	4	GERMANIO, JOHN JAMES	12400	145.95
27	504	14	16	QFARM	376 HANDS MILL RD	3B	1.36AC	1.36	OB101L12	4	GERMANIO, JOHN JAMES	1000	11.77
28	504	14	17	QFARM	382 HANDS MILL RD	3B	.43AC	0.43	OB101L13	4	GERMANIO, JOHN JAMES	300	3.53
29	504	14	18	QFARM	402 HANDS MILL RD	3B	1.06 AC	1.06	OB101L7	4	GERMANIO, JOHN JAMES	800	9.42
30	504	15	6	QFARM	316 HANDS MILL RD	3B	1.31 ACRES	1.31		5	GERMANIO JR, FRANK L & JENNIFER,ETAL	900	10.59
31	504	15	7	QFARM	324 HANDS MILL RD	3B	6.13 AC	6.13	OB99L7	5	GERMANIO, NICHOLAS P & LUANN	4400	51.79
32	504	15	10	QFARM	108 MACELLARO RD	3B	.63 AC	0.63	OB99L9.07	5	GERMANIO, JOHN JAMES	500	5.89
33	504	15	00012 01	QFARM	239 HOFFMANS MILL RD	3B	16.13 AC	16.13	OB99L9	5	GERMANIO, NICHOLAS P & LUANN	11600	136.53
34	504	15	15	QFARM	136 MACELLARO ROAD	3B	.44AC	0.44	OB99L9.02	5	GERMANIO, NICHOLAS P & LUANN	300	3.53
35	504	15	32	QFARM	171 HOFFMANS MILL RD	3B	4.78 AC	4.78		5	GERMANIO,FRANK SR, ETAL	3400	49.43
36	504	15	00033 01	QFARM	300 HANDS MILL RD	3B	5.48 AC	5.48		5	GERMANIO, R LYNNE	3900	45.9
37	504	15	00033 02	QFARM	209 HOFFMANS MILL RD	3B	3.21 ACRES	3.21		5	GERMANIO, FRANK L SR, ETAL	2300	27.07
38	504	16	00006 01	QFARM	82 EVERGREEN DR	3B	147.72 ACRES	147.72	12,15,19 OB98L25	5	GERMANIO, NICHOLAS P & LUANN	70200	826.25
39	504	16	00015 01	QFARM	64 EVERGREEN DR	3B	3.21 ACRES	3.21		5	GERMANIO, NICHOLAS P & LUANN	2300	27.07
40	504	16	16	QFARM	HANDS MILL RD-REAR	3B	9.18AC	9.18	OB98L14.03	5	GERMANIO, SUBLIZIO J, ETALS	3300	38.84
41	504	16	17	QFARM	HANDS MILL RD-REAR	3B	19.50 AC	19.5	OB98L15.03	5	GERMANIO, SUBLIZIO J, ETALS	7000	82.39
42	504	16	18	QFARM	SMITH ST-REAR	3B	7.41AC	7.41		5	GERMANIO, SUBLIZIO J, ETALS	2700	31.78
43	504	16	22	QFARM	460 SMITH ST	3B	44 ACRES	44	OB98L17	5	GERMANIO, SUBLIZIO J, ETALS	15800	185.97
44	504	16	25	QFARM	HANDS MILL RD	3B	.34 ACRES	0.34	DEED RESTRICTED	5	GERMANIO, BERNARD & ANNA	100	1.18
45	504	16	27	QFARM	343 HANDS MILL RD	3B	10.88 AC	10.88	OB98L15.01	5	GERMANIO, LESTER	2900	34.13
46	504	16	28	QFARM	325 HANDS MILL RD	3B	5.41 AC	5.41	OB98L15	5	GERMANIO, NICHOLAS P & LUANN	3900	45.9
47	504	16	50	QFARM	389 HANDS MILL RD	3B	34.60 ACRES	34.6		5	GERMANIO, FRANK L SR	12600	148.3
48	504	28	00001 02	QFARM	20 TARKILN RD	3B	11.72 AC	11.72	OB28L1-.02	6	TUCKAHOE NURSERIES, INC	8400	98.87
49	504	28	00001 03	QFARM	34 TARKILN RD	3B	13.06 AC	13.06		6	TUCKAHOE NURSERIES, INC	10100	118.88
50	504	28	00001 04	QFARM	10 TARKILN RD	3B	37.35 AC	37.35		6	TUCKAHOE NURSERIES INC	26900	316.61
51	504	28	00001 06	QFARM	14 TARKILN RD	3B	4 AC	4		6	TUCKAHOE NURSERIES INC	2900	34.13
52	504	28	00001 07	QFARM	26 TARKILN RD	3B	7.258 AC	7.25		6	ALLEN, WILLIS C & CAROL ANN	4000	47.08
53	504	29	00004 02	QFARM	41 TARKILN RD	3B	48.93 AC	48.93		6	TUCKAHOE NURSERIES, INC	35200	414.3
54	504	29	00004 03	QFARM	35 TARKILN RD	3B	10.09 AC	10.09		6	TUCKAHOE NURSERIES, INC	7300	85.92
55	504	29	00007 02	QFARM	15 TARKILN RD	3B	71.88 AC	71.88		6	TUCKAHOE NURSERIES INC	51800	609.69
56	504	31	2	QFARM	372 HEAD OF THE RIVER RD	3B	95 ACRES	95	OB11L3	7	REPICI, ANGELO J & STEPHANIE M	47900	563.78

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	A	B	C	D	E	F	G	H	I	J	K	L	M			
57	504	31		7	QFARM	112 STEELMANTOWN RD	3B	1.51AC		1.51	7	BAILEY, EDMUND J & CARROLL	200	2.35		
58	504	31		41	QFARM	302 HEAD OF THE RIVER RD	3B	14.085AC		14.08	7	FINKBEINER, MARY GAYLE	10200	120.05		
59	504	34	00003	02	QFARM	109 STEELMANTOWN RD	3B	3.7 AC		3.7	8	BAILEY, EDMUND J. & CARROLL	500	5.89		
60	504	00041	01	2	QFARM	184 KUBIAK RD	3B	16.41 AC		16.41	9	LACY, KENNETH C & CAROLE E	7200	84.74		
61	504	49		2	QFARM	185 KUBIAK RD	3B	18.17AC		18.17	9	MCCARTHNEY, RICKCLIFFE D & JILL A	6700	78.86		
62	504	49		6	QFARM	94 SUNSET RD	3B	11.25 AC		11.25	9	CHAMPION, EDWARD W JR & VIRGINIA	7900	92.98		
63	504	50		4	QFARM	175 SUNSET RD	3B	7.133 AC		7.13	5	OB166L3	11	JUSTIS, NORRIS & LILLIAN	900	10.59
64	504	50		7	QFARM	LONG SWAMP RD-REAR	3B	39.49 AC		39.49	OB166L5	11	JUSTIS, NORRIS & LILLIAN	5100	60.03	
65	504	51		9	QFARM	201 LONG SWAMP RD	3B	12.40AC		12.4	OB181L6	11	SCHWERT, MATTHEW & SHARI	4700	55.32	
66	504	51	00022	01	QFARM	243 WASHINGTON AVE	3B	11.37 ACRES		11.37	OB181L22.01	11	LASKO, ROBERT P & JULIANNE	1600	18.83	
67	504	51		23	QFARM	235 WASHINGTON AVE	3B	9 AC		9	OB181L22.01	11	LASKO, ROBERT P & JULIANNE	1300	15.3	
68	504	52		8	QFARM	489 SUNSET RD	3B	21 AC		21	OB248L48	10	SADUK, CARL	5600	65.91	
69	504	52		37	QFARM	1550 RT 47	3B	24.37 AC		24.37	OB248L6	13	RUSSO, JOSEPH	11200	131.82	
70	504	53		4	QFARM	E CREEK (ALONG)	3B	3AC		3	OB257L54	12	DLB HOLDINGS, LLC	600	7.06	
71	504	53		5	QFARM	E CREEK (ALONG)	3B	2.09AC		2.09	OB257L53	12	DLB HOLDINGS, LLC	400	4.71	
72	504	53		6	QFARM	E CREEK (ALONG)	3B	10AC		10	OB257L52	12	DLB HOLDINGS, LLC	2000	23.54	
73	504	53		7	QFARM	E CREEK MILL RD-REAR	3B	28.75AC		28.75	OB257L55	12	DLB HOLDINGS, LLC	5800	68.27	
74	504	53		8	QFARM	371 E CREEK MILL RD	3B	33.732AC		33.73	OB257L44	12	DLB HOLDINGS, LLC	6700	78.86	
75	504	53		9	QFARM	343 E CREEK MILL RD	3B	.822AC		0.82	OB257L44-.01	12	DLB HOLDINGS, LLC	200	2.35	
76	504	53	00033	01	QFARM	1754 RT 47	3B	31.88 AC		31.88		12	HAMANN, JOHN W SR & KITTY W	14100	165.96	
77	504	53	00033	02	QFARM	1722 RT 47	3B	27.5 AC		27.5		12	ROBINSON, ELEANOR A, ETALS	13400	157.72	
78	504	53		40	QFARM	1816 RT 47	3B	22.44 AC		22.44	OB257L32	12	ELLER, WILLIAM, & CHARLOTTE KAE	3200	37.66	
79	504	53		42	QFARM	1834 RT 47	3B	13.45 AC		13.45	OB257L30	12	BUGANSKI, LILLIAN L	9200	108.28	
80	504	53		47	QFARM	1876 RT 47	3B	35.26 AC		35.26	OB257L26	12	ELLER, WILLIAM H & CHARLOTTE KAE	5100	60.03	
81	504	53		48	QFARM	RT 47-REAR	3B	73.46AC		73.46	OB257L56	12	DLB HOLDINGS, LLC	14700	173.02	
82	504	53		49	QFARM	1904 RT 47	3B	9.65 AC		9.65	OB257L25	12	ELLER, WILLIAM & CHARLOTTE	1400	16.48	
83	504	53	00051	01	QFARM	1946 RT 47	3B	50.50 AC		50.5	OB257L23	12	DLB HOLDINGS, LLC	5900	69.44	
84	504	53	00052	01	QFARM	1982 RT 47	3B	67.44 AC		67.44		12	DLB HOLDINGS, LLC	43500	512	
85	504	53		53	QFARM	1996 RT 47	3B	9.06AC		9.06	OB257L21	12	DLB HOLDINGS, LLC	1800	21.19	
86	504	53		58	QFARM	E CREEK (ALONG)	3B	67.07AC		67.07	OB257L19	12	DLB HOLDINGS, LLC	13400	157.72	
87	504	53	00061	01	QFARM	2084 RT 47	3B	67 ACRES		67	OB257L17	3	BUGANSKI, LILLIAN & THOMAS	29800	350.75	
88	504	55		11	QFARM	36 SUTTON LA	3B	32.24 AC		32.24	OB259L12	14	ELLER, WILLIAM SR & CHARLOTTE	9300	109.46	
89	504	55		31	QFARM	1827 RT 47	3B	12.82 AC		12.82	OB259L14	14	BARRY, JOHN A & BETSY A	500	5.89	
90	504	55		36	QFARM	26 OLD ROBBINS TRL	3B	50.50 ACRES		50.5	OB259L15	14	BARRY, JOHN A & ELIZABETH A	16300	191.85	
91	504	00056	01	11	QFARM	DUDICAN RD-REAR	3B	12.12 AC		12.12	OB261L8	13	DOWN, RUSSELL J	1500	16.79	
92	504	00056	01	00013	02	QFARM	157 DUDICAN RD	3B	.04AC		0.04	OB261L5	13	DOWN, RUSSELL J	100	1.12
93	504	00056	01	00014	01	QFARM	151 DUDICAN RD	3B	17.44 AC		17.44	OB261L4	13	DOWN, RUSSELL J	2200	24.62
94	504	00056	01	00014	02	QFARM	131 DUDICAN RD	3B	.43 AC		0.43	OB261L4.01	13	DOWN, DR RUSSELL J	100	1.12
95	504	00056	01	00014	03	QFARM	137 DUDICAN RD	3B	.34 AC		0.34	OB261L4.02	13	DOWN, DR RUSSELL J	100	1.12
96	504	00056	01	00014	04	QFARM	143 DUDICAN RD	3B	.34 AC		0.34	OB261L4.03	13	DOWN, DR RUSSELL J	100	1.12
97	504	00056	01	23	QFARM	1442 RT 47	3B	.65 AC		0.65		30	13.1	PAPPERMAN, DEBORAH J	100	1.12
98	504	00056	01	30	QFARM	1438 ROUTE 47	3B		11.87	11.87		13.1	PAPPERMAN, DEBORAH J	4600	51.47	
99	504	57		30	QFARM	136 DUDICAN RD	3B	.32 AC		0.32	OB263L5.01	13	DOWN, RUSSELL J	100	1.12	
100	504	64		6	QFARM	1395 RT 47	3B	35.48 AC		35.48	OB270L9	16	DEVICO, ANTHONY III & NANCY JEANNE	18000	201.42	
101	504	67	00001	05	QFARM	425 FIDLER RD	3B	67.00 AC		67		17	KROGMAN, JAMES & PATRICIA	14900	166.73	
102	504	67		2	QFARM	357 FIDLER RD	3B	28.07 AC		28.07	OB296L20	17	FRIE, LESLIE D & DANA E	20200	226.04	
103	504	67		4	QFARM	327 FIDLER RD	3B	5.80 AC		5.8		17	MALLOY, TIMOTHY J & JANE A	700	7.83	
104	504	67		5	QFARM	321 FIDLER RD	3B	5.64 AC		5.64	OB296L21.27	17	MALLOY, TIMOTHY J	700	7.83	
105	504	67		21	QFARM	227 FIDLER RD	3B	2.34AC		2.34	OB296L21.14	17	HOCKER, R A TRUSTEE	1700	19.02	
106	504	67		22	QFARM	183 FIDLER RD	3B	.51 AC		0.51	OB296L21.13	17	HOCKER, RICHARD ALAN & MARCIA ANN	400	4.48	
107	504	67		24	QFARM	175 FIDLER RD	3B	.575 AC		0.57	OB296L21.11	17	HOCKER, RICHARD ALLAN & MARCIA ANN	400	4.48	
108	504	67		26	QFARM	171 FIDLER RD	3B	.575 AC		0.57	OB296L21.10	17	HOCKER, RICHARD ALLAN & MARCIA ANN	400	4.48	
109	504	67		27	QFARM	FIDLER RD-REAR	3B	6.25 AC		6.25	L23, 25	OB296L21.0	17	HOCKER, RICHARD ALAN & MARCIA ANN	4500	50.36
110	504	69	00001	01	QFARM	372 FIDLER RD	3B	13.60 AC		13.6		17	HICKMAN, LEROY W JR & JOAN A	5600	62.66	
111	504	69	00001	07	QFARM	420 FIDLER RD	3B	31.87 ACRES		31.87		17	FRASCA, JONATHAN	5300	59.31	
112	504	69	00003	02	QFARM	352 FIDLER RD	3B	5.022 AC		5.02		17	GOULBURN, MARIE S	3600	40.28	

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	A	B	C	D	E	F	G	H	I	J	K	L	M
113	504	69	00003 03	QFARM	276 FIDLER RD	3B	18.083 ACRES	18.08			17 GOULBURN, MARIE S	13000	145.47
114	504	69	00004 01	QFARM	264 ACADEMY RD	3B	45.80 AC	45.8			17 MCKAIG, OTIS N, JR	5800	64.9
115	504	80	00007 02	QFARM	885 RT 47	3B	13 AC	13			18 COYLE, WILLIAM M & JOANNE	6600	73.85
116	504	80	16	QFARM	833 RT 47	3B	2.88AC	2.88	OB316L13		18 YOUNG, ROBERT A	900	10.07
117	504	80	00021 01	QFARM	851 RT 47	3B	85 ACRES	85			18 YOUNG, ROBERT A	24700	276.39
118	504	80	00021 02	QFARM	787 RT 47	3B	49.15 ACRES	49.15			18 YOUNG, PAUL I	11500	128.69
119	504	80	27	QFARM	727 RT 47	3B	38.23AC	38.23	OB316L19.06		18 SEIBERT, JAMES G & JOAN L	16700	186.87
120	504	00081 01	00036 01	QFARM	676 RT 47	3B	27.97 AC	27.97			18 STITES, JOHN P & TAMMY	15300	171.21
121	504	00081 01	00036 02	QFARM	634 RT 47	3B	6.05 AC	6.05			18 STITES, JOHN P & TAMMY	4300	48.12
122	504	96	00036 01	QFARM	1520 RT 83	3B	6.35 AC	6.35	OB325L16.02		19 SCHEID, LISA A	900	10.07
123	504	97	00074 01	QFARM	1266 RT 83	3B	64.77 ACRES	64.77			22 STEVENS, LAWRENCE G & JANET E	6800	75.41
124	504	120	8	QFARM	263 GRACETOWN RD	3B	12.40 AC	12.4	OB308L110.03		23 PAYNE, JOSEPH & EDNA	1800	19.96
125	504	120	9	QFARM	GRACETOWN RD-REAR	3B	1 AC	1	OB308L110.01		23 PAYNE, JOSEPH & EDNA	100	1.11
126	504	120	10	QFARM	GRACETOWN RD-REAR	3B	3AC	3	OB308L109.01		23 PAYNE, JOSEPH & EDNA	100	1.11
127	504	120	00011 01	QFARM	175 GRACETOWN RD	3B	.919AC	0.91			23 D & B TURF, LLC	700	7.76
128	504	120	00011 02	QFARM	181 GRACETOWN RD	3B	.919AC	0.91			23 D & B TURF, LLC	700	7.76
129	504	120	00011 03	QFARM	187 GRACETOWN RD	3B	.919AC	0.91			23 D & B TURF, LLC	700	7.76
130	504	120	00011 04	QFARM	193 GRACETOWN RD	3B	1.002AC	1			23 D & B TURF, LLC	700	7.76
131	504	120	00011 05	QFARM	199 GRACETOWN RD	3B	1.06AC	1.06			23 D & B TURF, LLC	800	8.87
132	504	120	00011 06	QFARM	205 GRACETOWN RD	3B	.94AC	0.94			23 D & B TURF, LLC	700	7.76
133	504	120	00011 07	QFARM	211 GRACETOWN RD	3B	.924 AC	0.92			23 D & B TURF, LLC	700	7.76
134	504	120	00011 08	QFARM	235 GRACETOWN RD	3B	42.52 AC	42.52			23 D & B TURF, LLC	30600	339.35
135	504	120	00012 01	QFARM	163 GRACETOWN RD	3B	1.067 AC	1.06			23 D & B TURF, LLC	800	8.87
136	504	120	00012 02	QFARM	157 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
137	504	120	00012 03	QFARM	151 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
138	504	120	00012 04	QFARM	145 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
139	504	120	00012 05	QFARM	139 GRACETOWN RD	3B	.943 AC	0.94			23 D & B TURF, LLC	700	7.76
140	504	120	00012 06	QFARM	133 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
141	504	120	00012 07	QFARM	127 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
142	504	120	00012 08	QFARM	123 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
143	504	120	00012 09	QFARM	234 DENNISVILLE RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
144	504	120	00012 10	QFARM	242 DENNISVILLE RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
145	504	120	00012 11	QFARM	248 DENNISVILLE RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
146	504	120	00012 12	QFARM	256 DENNISVILLE RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
147	504	120	00012 13	QFARM	262 DENNISVILLE RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
148	504	120	00012 14	QFARM	268 DENNISVILLE RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
149	504	120	00012 15	QFARM	224 DENNISVILLE RD	3B	39.05 AC	39.05			23 D & B TURF, LLC	28100	311.63
150	504	120	00013 03	QFARM	292 DENNISVILLE RD	3B	5.75 ACRES	5.75			23 PITTALUGA, JACK & CAROL B	800	8.87
151	504	120	40	QFARM	680 DENNISVILLE RD	3B	31.23 AC	31.23	OB308L144		20 VERITY, LEONARD	3900	43.64
152	504	120	115	QFARM	515 PETERSBURG RD	3B	34.70 AC	34.7	OB308L18		20 VENDRASCO, ALBINO JR & DIANE E	4400	49.24
153	504	120	122	QFARM	415 PETERSBURG RD	3B	79.30 AC	79.3	B308L30		20 BARRETT, GERALD A INC	10000	111.9
154	504	121	00005 01	QFARM	222 GRACETOWN RD	3B	.944 AC	0.94			23 D & B TURF, LLC	700	7.76
155	504	121	00005 02	QFARM	216 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
156	504	121	00005 03	QFARM	210 GRACETOWN RD	3B	.934 AC	0.93			23 D & B TURF, LLC	700	7.76
157	504	121	00005 04	QFARM	204 GRACETOWN RD	3B	22 AC	22			23 D & B TURF, LLC	15800	175.22
158	504	121	00006 01	QFARM	228 GRACETOWN RD	3B	.923 AC	0.92			23 D & B TURF, LLC	700	7.76
159	504	121	00006 02	QFARM	234 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
160	504	121	00006 03	QFARM	240 GRACETOWN RD	3B	.919AC	0.91			23 D & B TURF, LLC	700	7.76
161	504	121	00006 04	QFARM	246 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
162	504	121	00006 05	QFARM	254 GRACETOWN RD	3B	.919AC	0.91			23 D & B TURF, LLC	700	7.76
163	504	121	00006 06	QFARM	260 GRACETOWN RD	3B	.919AC	0.91			23 D & B TURF, LLC	700	7.76
164	504	121	00006 09	QFARM	296 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
165	504	121	00006 10	QFARM	296 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
166	504	121	00006 11	QFARM	302 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
167	504	121	00006 12	QFARM	306 GRACETOWN RD	3B	.919 AC	0.91			23 D & B TURF, LLC	700	7.76
168	504	121	00006 13	QFARM	314 GRACETOWN RD	3B	16.40 AC.	16.4			23 D & B TURF, LLC	11800	130.86

DENNIS TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M	
169	504	121	8	QFARM	322 GRACETOWN RD	3B	33.68 ACRES	33.68	OB346L7	23	D & B TURF, LLC	24300	269.49	
170	504	219	00001 01	QFARM	152 PETERSBURG RD	3B	11.35 AC	11.35		21	BINGAMAN, JEFFREY & EDITH	4600	51.47	
171	504	219	00001 02	QFARM	102 PETERSBURG RD	3B	26.75 AC	26.75		21	OAKLEY, RICK E & ELIZABETH	7700	86.16	
172	504	219	00001 08	QFARM	144 PETERSBURG RD	3B	8.00 AC	8		21	ELLIOTT, GENE P & BARBARA	5800	64.9	
173	504	219	00020 01	QFARM	PETERSBURG RD	3B	19.30 AC	19.3	OB307L3	21	VENDRASCO, ALBINO JR & DIANE E	2500	27.98	
174	504	219	21	QFARM	500 PETERSBURG RD	3B	150.96 AC	150.96	OB307L5	21	VENDRASCO, ALBINO JR & DIANE E	19000	212.61	
175	504	219	22	QFARM	PETERSBURG RD-REAR	3B	69.32AC	69.32	OB307L2	21	VENDRASCO, ALBINO JR & DIANE E	8700	97.35	
176	504	219	23	QFARM	PETERSBURG RD-REAR	3B	11.16 AC	11.16	OB307L1	21	FRASCA, JONATHAN	800	8.95	
177	504	226	17	QFARM	2651 RT 9	3B	15.85 AC	15.85	OB445L3	26	PERAGINE, PETER, TRUSTEE	5500	61	
178	504	245	1	QFARM	2405 RT 9	3B	74.01 AC	74.01	L2	OB467L22	27	J B ANDERSON EST @ ALMA P WALTZ	26600	294.99
179	504	247	00015 02	QFARM	255 CORSON TAVERN RD	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
180	504	247	00015 03	QFARM	261 CORSON TAVERN RD	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
181	504	247	00015 04	QFARM	267 CORSON TAVERN RD	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
182	504	247	00015 05	QFARM	275 CORSON TAVERN RD	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
183	504	247	00015 06	QFARM	283 CORSON TAVERN RD	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
184	504	247	00015 07	QFARM	289 CORSON TAVERN RD	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
185	504	247	00015 12	QFARM	353 CORSON TAVERN RD	3B	50.57 AC	50.57		27	D & B TURF, LLC	36400	403.68	
186	504	247	00016 01	QFARM	192 CORSON TAVERN RD	3B	1.32 AC	1.32		27	D & B TURF, LLC	1000	11.09	
187	504	247	00016 02	QFARM	211 CORSON TAVERN RD	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
188	504	247	00016 06	QFARM	544 KINGS HWY	3B	.926 AC	0.92		27	D & B TURF, LLC	700	7.76	
189	504	247	00016 07	QFARM	554 KINGS HWY	3B	1.34 AC	1.34		27	D & B TURF, LLC	1000	11.09	
190	504	247	00016 08	QFARM	560 KINGS HWY	3B	.919AC	0.91		27	D & B TURF, LLC	700	7.76	
191	504	247	00016 09	QFARM	566 KINGS HWY	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
192	504	247	00016 10	QFARM	572 KINGS HWY	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
193	504	247	00016 11	QFARM	578 KINGS HWY	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
194	504	247	00016 12	QFARM	584 KINGS HWY	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
195	504	247	00016 13	QFARM	590 KINGS HWY	3B	.919 AC	0.91		27	D & B TURF, LLC	700	7.76	
196	504	247	00016 14	QFARM	203 CORSON TAVERN RD	3B	59.59 AC	59.59		27	D & B TURF, LLC	42900	475.76	
197	504	247	18	QFARM	185 CORSON TAVERN RD	3B	.96 AC	0.96	OB465L17	27	D & B TURF, LLC	700	7.76	
198	504	247	19	QFARM	179 CORSON TAVERN RD	3B	18.60AC	18.6	OB465L16	27	D & B TURF, LLC	13400	148.61	
199	504	252	1	QFARM	41 TOWNSEND RD	3B	11 AC	11	OB468L2	27	ANDERSON, JAMES EST C/O ALMA WALTZ	6000	66.54	
200	504	252	4	QFARM	2416 RT 9	3B	44.60 AC	44.6	OB468L3	27	ANDERSON, JAMES EST C/O ALMA WALTZ	19600	217.36	
201	504	00256 05	13	QFARM	336 KINGS HWY	3B	26.22AC	26.22	OB475L12	28	DIOCESE OF CAMDEN	3300	36.6	
202	504	00256 05	43	QFARM	2221 RT 9	3B	20.28 AC	20.28	OB475L23	28	DIOCESE OF CAMDEN NJ	2600	28.83	
203	504	261	30	QFARM	1863 RT 9	3B	6.39 AC	6.39		28	APRILL, JOHN H & EMILY G	4600	51.01	
204	504	262	12	QFARM	1970 RT 9	3B	2.70AC	2.7	OB480L11.02	28	MAIORANA, BETTY	1900	21.07	
205	504	262	14	QFARM	1980 RT 9	3B	16.29AC	16.29		28	MAIORANA, BETTY	11700	129.75	
206	504	262	00020 01	QFARM	2046 RT 9	3B	27.00 ACRES	27		28	SALVESEN, WILLIAM J JR & DANI	7400	82.07	
207														
208	203	Count						3983.22						

LOWER TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Lower	Block	Lot	Qual	location	Class	Land	Acerage	Add'l Lots	Tax Map	Owner	Assessed	Last Yr's
2							Description		Restriction			Value	Taxes
3													
4	505	409	00019 03	QFARM	349 FULLING MILL ROAD	3B	20.48 AC	20.48		2	CAPE MAY COUNTY - HOFF	20500	215.66
5	505	00410 01	1	QFARM	477 SHUNPIKE ROAD	3B	15.42 AC	15.42		4	WUERKER, EDWARD & SUZANNE	15400	162.62
6	505	00410 01	00002 01	QFARM	600 S RAILROAD AVENUE	3B	36.86 AC	36.86		4	WUERKER, EDWARD	36900	389.66
7	505	00410 01	00002 02	QFARM	424 SEASHORE ROAD	3B	16.526 AC	16.52		4	WUERKER, EDWARD & SUSANNE	16500	174.24
8	505	00410 01	8	QFARM	485 SHUNPIKE ROAD	3B	3.52 AC	3.52		4	WUERKER, EDWARD & SUZANNE B	3500	36.96
9	505	00410 01	27	QFARM	520 SEASHORE ROAD	3B	3 AC	3		4.07	CHURCH, DAVID & RUTH	3000	31.68
10	505	00410 01	00029 03	QFARM	522 SEASHORE ROAD	3B	4.32 AC	4.32		4.07	CHURCH, DAVID L & RUTH B	4300	45.41
11	505	00410 01	82	QFARM	344 FULLING MILL ROAD	3B	20.20 AC	20.2		2	BRETZ,B TRUST & NEGRON,CAROL	20200	213.31
12	505	00410 01	84	QFARM	342 FULLING MILL ROAD	3B	19.03 AC	19.03		4	BRETZ,B TRUST & NEGRON,CAROL	19000	200.64
13	505	00410 01	00087 02	QFARM	472 SHUNPIKE ROAD	3B	20.38 AC	20.38		4	WUERKER, EDWARD F	20400	215.42
14	505	00410 01	88	QFARM	476 SHUNPIKE ROAD	3B	8.10 AC	8.1		4	WUERKER, F EDWARD	8100	85.54
15	505	00410 01	90	QFARM	474 SHUNPIKE ROAD	3B	6.61 AC	6.61		4	WUERKER, EDWARD F & SUZANNE B	6600	69.7
16	505	00410 01	91	QFARM	478 SHUNPIKE ROAD	3B	5.5 AC	5.5		4	WUERKER, EDWARD F & SUZANNE	5500	58.08
17	505	441	00002 01	QFARM	417 SEASHORE ROAD	3B	16.89 AC	16.89		5	WUERKER, EDWARD	16900	178.46
18	505	441	00002 04	QFARM	707 LINCOLN PLACE	3B	150X95	0.32		5.01	WUERKER, EDWARD	500	5.28
19	505	00494 01	15	QFARM	3402 BAYSHORE ROAD	3B	64.57 AC	64.57		6	LEGATES, C/O HOLSCHER, PATTY	64600	685.41
20	505	00494 01	00016 02	QFARM	3406 BAYSHORE ROAD	3B	2.67 AC	2.67	L16.01,16.03	6	LEGATES, C/O HOLSCHER, PATTY	2700	28.65
21	505	00495 01	00013 01	QFARM	115 BREAKWATER ROAD	3B	7.96 AC	7.96		3.13	LEGATES, C/O HOLSCHER, PATTY	8000	84.16
22	505	00496 01	21	QFARM	3413 BAYSHORE ROAD	3B	9.19 AC	9.19		6	LEGATES, C/O HOLSCHER, PATTY	9200	97.61
23	505	00497 01	00005 03	QFARM	TABERNACLE ROAD	3B	87.953 AC	87.95		7	COUNTY OF CAPE MAY -OPEN SPACE/FARM	88000	929.28
24	505	00499 01	10	QFARM	814 SHUNPIKE ROAD	3B	6.21 AC	6.21		7.04	BEACH VINES, LLC	6200	65.78
25	505	00500 01	00019 01	QFARM	676 WEEKS LANDING ROAD	3B	20.829 ACRES	20.82		7	HANSEN, ERIC A & HANSEN, BLAIR E	20800	219.65
26	505	00500 01	00021 02	QFARM	614 SEASHORE ROAD	3B	7.2 ACRES	7.2		7.08	MATTHEWS, HAROLD & BONNIE	7200	76.03
27	505	00500 01	00027 04	QFARM	624 SEASHORE ROAD	3B	8.37 ACRES	8.37		7.08	HANSEN, BLAIR & DONNA	8400	88.7
28	505	00500 01	00032 04	QFARM	638 SEASHORE ROAD	3B	5.663 AC	5.66		7	CHURCH, FRANK & DIANE L	5700	60.19
29	505	00500 01	37	QFARM	660 SEASHORE ROAD	3B	11.48AC	11.48		7	WALLACE, ROBERT E JR & EDITH S	11500	121.44
30	505	00500 01	43	QFARM	783 TABERNACLE ROAD	3B	9.1 AC	9.1		709	URIE, GEORGE O JR & MARY ANN S	9100	96.1
31	505	00503 01	00010 02	QFARM	715-B TOWN BANK ROAD	3B	100 X 224	0.51		7.07	BEACH VINES, LLC	500	5.31
32	505	00503 01	00010 03	QFARM	715-A TOWN BANK ROAD	3B	5.3 AC	5.3		7.07	BEACH VINES, LLC	5300	56.23
33	505	00503 01	00010 05	QFARM	711 TOWN BANK ROAD	3B	100 X 224	0.51		7.07	BEACH VINES, LLC	500	5.31
34	505	505	00013 01	QFARM	731 SEASHORE ROAD	3B	8 ACRES	8		7	SALVATORE, JOSEPH E & PATRICIA A	8000	84.48
35	505	506	1	QFARM	301 U.S. ROUTE 9	3B	38.5 AC	38.5		5	ALLIGATOR INC	38500	406.56
36	505	00508 01	6	QFARM	869 WEEKS LANDING ROAD	3B	7.44 AC	7.44		8	WEBER, RICHARD R & COLLEEN S	7400	78.14
37	505	00508 01	00007 01	QFARM	889 WEEKS LANDING ROAD	3B	10.32 AC	10.32		7	PATRICK, STEPHEN & PAMELA B	10300	108.77
38	505	00508 01	00007 04	QFARM	910 WEEKS LANDING ROAD	3B	7.60 ACRES	7.6		8	PATRICK, STEPHEN & PAMELA	7600	80.26
39	505	00508 01	00007 06	QFARM	887 WEEKS LANDING ROAD	3B	1.06 AC	1.06		7	PATRICK, STEPHEN & PAMELA	1100	11.62
40	505	00508 01	00007 21	QFARM	WEEKS LANDING ROAD	3B	2.86 ACRES	2.86		7	PATRICK, STEPHEN & PAMELA B	2900	30.62
41	505	00508 01	00007 22	QFARM	WEEKS LANDING ROAD	3B	1.16 ACRES	1.16		7	PATRICK, STEPHEN & PAMELA B	1200	12.67
42	505	00508 01	00023 02	QFARM	535 U.S. ROUTE 9	3B	50.52 AC	50.52		4,7	MULLOCK, ROBERT	50500	533.28
43	505	510	00003 01	QFARM	635 U.S. ROUTE 9	3B	29.55 ACRES	29.55		7	CAPE COUNTRY CLUB INC	30000	316.8
44	505	510	00004 02	QFARM	655 U.S. ROUTE 9	3B	11 ACRES	11		7.14	SLAMB, RAYMOND A	11000	116.16
45	505	510	00013 02	QFARM	771 ROUTE 109	3B	6.54 AC	6.54		11	EWING, IRENE	6500	68.64
46	505	740	00006 05	QFARM	567 NEW ENGLAND ROAD	3B	1.014 AC	1.01		10	GAVER, ERIC D	1000	10.61
47	505	740	00006 07	QFARM	555 NEW ENGLAND ROAD	3B	1.0 AC	1		10	GAVER, ERIC D	1000	10.61
48	505	740	00006 11	QFARM	551 NEW ENGLAND ROAD	3B	5.001 AC	5		10	GAVER, ERIC D	5000	53.05
49	505	740	00006 12	QFARM	557 NEW ENGLAND ROAD	3B	9.623 AC	9.62		10	GAVER, ERIC D	9600	101.86
50	505	740	00006 13	QFARM	561 NEW ENGLAND ROAD	3B	3.991 AC	3.99		10	GAVER, ERIC D	4000	42.44
51	505	740	00006 14	QFARM	565 NEW ENGLAND ROAD	3B	3.410 AC	3.41		10	GAVER, ERIC D	3400	36.07
52	505	740	9	QFARM	541 NEW ENGLAND ROAD	3B	10 ACRES	10	L8		MC PHERSON, DOUGLAS & EDWARD H JR	10000	106.1
53	505	740	00011 02	QFARM	525 NEW ENGLAND ROAD	3B	7.487 AC	7.48		10	BELLI, JOANNE Y	7500	79.58
54	505	00741 04	00015 01	QFARM	916 SHUNPIKE ROAD	3B	35.29 AC	35.29		10	BRYAN, COREY G & DOREY A	35300	374.53
55	505	00741 04	24	QFARM	601 JONATHAN HOFFMAN ROAD	3B	24.26 AC	24.26		10	BRYAN, COREY G & DOREY A	24300	257.82
56	505	00742 01	24	QFARM	901 SHUNPIKE ROAD	3B	67.37 AC	67.37		11	COUNTY OF CAPE MAY- OPEN SPACE/FARM	67400	715.11

LOWER TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M
57	505	746	00013 01	QFARM	689 NEW ENGLAND ROAD	3B	9.25 AC	9.25		1004	LETTS, ANNA M & UTSCH, JANICE A	9300	98.67
58	505	748	00004 01	QFARM	540 NEW ENGLAND ROAD	3B	5.13 ACRES	5.13		10	LEONARD, PETER & JOANNE M	5100	54.11
59	505	748	00004 02	QFARM	542 NEW ENGLAND ROAD	3B	9 ACRES	9		1101	NUESSLE, WARREN G & BARBARA A	9000	95.49
60	505	748	00004 03	QFARM	548 NEW ENGLAND ROAD	3B	23.93 ACRES	23.93			REICHLER, JEFFREY & DOROTHY	23900	253.58
61	505	748	00004 04	QFARM	544 NEW ENGLAND ROAD	3B	11.564 ACRES	11.56			ROSSI, THOMAS	11600	123.08
62	505	748	00005 06	QFARM	4072 BAYSHORE ROAD	3B	11.37 AC	11.37		10	DICKINSON, MARY ELLEN	11400	120.95
63	505	748	00006 02	QFARM	NEW ENGLAND ROAD	3B	1 ACRE	1		10	J E S TRUST	1000	10.61
64	505	748	00006 03	QFARM	NEW ENGLAND ROAD	3B	1 ACRE	1		10	J E S TRUST	1000	10.61
65	505	748	00006 04	QFARM	NEW ENGLAND ROAD	3B	1 ACRE	1		10	J E S TRUST	1000	10.61
66	505	748	00006 06	QFARM	NEW ENGLAND ROAD	3B	3.971 ACRES	3.97		10	J E S TRUST	4000	42.44
67	505	748	00006 07	QFARM	NEW ENGLAND ROAD	3B	1.150 ACRES	1.15		10	J E S TRUST	1200	12.73
68	505	748	00007 24	QFARM	4020 BAYSHORE ROAD	3B	21.3 ACRES	21.3		10	EWING, GEORGE F & ESTHER M	21300	225.99
69	505	748	8	QFARM	4042 BAYSHORE ROAD	3B	15.1 ACRES	15.1	L12	10	HOWELL, NORMAN C & HELEN E	15100	160.21
70	505	748	00018 02	QFARM	4088 BAYSHORE ROAD	3B	18.85 AC	18.85		13	HOWELL, HELEN E	18900	200.53
71	505	748	20	QFARM	4096 BAYSHORE ROAD	3B	12.60 AC	12.6		13	HOWELL, EDWARD	12600	133.69
72	505	748	00022 01	QFARM	641 SUNSET BLVD	3B	6.63 AC	6.63		13	CARR, BEVERLY S	6600	70.03
73	505	748	00024 01	QFARM	625 SUNSET BLVD	3B	18.234 AC	18.23		13	MAHER, WILLIAM	18200	193.1
74	505	749	00001 01	QFARM	4007 BAYSHORE RD	3B	13.66 AC	13.66		10	MC PHERSON, EDGAR	13700	145.36
75	505	749	00003 01	QFARM	OFF NEW ENGLAND ROAD	3B	3 AC	3		10	MC PHERSON, EDGAR S	3000	31.83
76	505	00752 01	00008 01	QFARM	1020 SEASHORE ROAD	3B	14.25 AC	14.25		1107	SMELTZER, ROBERT J & SUZANNE M	14300	151.72
77	505	00752 01	00008 02	QFARM	1026 SEASHORE ROAD	3B	1.35 AC	1.35		1107	TAYLOR, CHARLES & CATHERINE E	1400	14.85
78	505	00752 01	9	QFARM	1028 SEASHORE ROAD	3B	14.19 AC	14.19		11	TAYLOR, CHARLES & CATHERINE E	14200	150.66
79	505	00752 01	00010 01	QFARM	1036 SEASHORE ROAD	3B	21.5 AC	21.5		11	PHILLIPS, NANCY T	21500	228.12
80	505	00752 01	00013 01	QFARM	1058 SEASHORE ROAD	3B	12.59 AC	12.59		11	REEVES, GAIL A	12600	133.69
81	505	00752 01	00015 01	QFARM	1068 SEASHORE ROAD	3B	8 AC	8		11	FIRST ASSEMBLY OF GOD LOWER TWP INC	8000	84.88
82	505	00752 01	00016 20	QFARM	29 TAYLOR LANE	3B	1.075 AC	1.07		1404	SCHUMANN, ROBERT D & MARIA S	1100	11.67
83	505	00752 01	00016 21	QFARM	31 TAYLOR LANE	3B	6.616 AC	6.61		1404	SCHUMANN, ROBERT D III & MARIA S	6600	70.03
84	505	00752 01	00016 22	QFARM	33 TAYLOR LANE	3B	1.028 AC	1.02		1404	SCHUMANN, ROBERT D & MARIA S	1000	10.61
85	505	00752 01	39	QFARM	1035 SHUNPIKE ROAD	3B	21.25 AC	21.25		10	TAYLOR, SHEPPARD W & CATHERINE E	21300	225.99
86	505	00753 01	00019 01	QFARM	1035 SEASHORE ROAD	3B	5.589 AC	5.58		11	ISSAC SMITH VINEYARDS, LLC	5600	59.42
87	505	00753 01	21	QFARM	1043 SEASHORE ROAD	3B	49.5 AC	49.5	L22	11	SAYRE, JONATHAN F & HELEN	49600	526.26
88	505	791	00006 01	QFARM	619 SEA GROVE AVENUE	3B	18.3 AC	18.3	L6.06	1302	RUTHERFORD, DAVID	18300	194.16
89	505	792	00001 04	QFARM	OFF SUNSET BLVD	3B	12.83 AC	12.83	L2.01,3.01,4.02,5.02	13	SACHAR, LEONARD S & NEVA	12800	135.81
90	505	792	00006 01	QFARM	638 SEA GROVE AVENUE	3B	10.72 AC	10.72	L6.02,9,22-25 INC	1302	RUTHERFORD, DAVID & MARGARET	10700	113.53
91	505	792	00006 03	QFARM	628 SEA GROVE AVENUE	3B	12.57 AC	12.57	L11,30,31,32	1302	RUTHERFORD, DAVID	12600	133.69
92													
93	88	Count						1186.69					

MIDDLE TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Middle	Block	Lot	Qual	location	Class	Land	Acerage	Add'l Lots	Tax Map	Owner	Assessed	Last Yr's
2							Descript		Restriction			Value	Taxes
3													
4	506	1	7	QFARM	515 RTE 47 N	3B	68.66AC	68.66		65	LINDEMON, JAMES N & VERONICA G	42700	520.94
5	506	1	8	QFARM	465 RTE 47 N	3B	107.31AC	107.31	PRESERVATION PROGRAM	65	WHEELER, SUE A	57500	701.5
6	506	1	14	QFARM	453 RTE 47 N	3B	71.33AC	71.33	L20 PRESERVATION PROGRAM	63	UNITED STATES DEPT OF AGRICULTURE	32400	395.28
7	506	1	16	QFARM	RTE 47 N	3B	25AC	25		63	ROBBINS, RAYMOND J	10200	124.44
8	506	1	21	QFARM	425 RTE 47 N	3B	31.85AC	31.85		55	ROBBINS, RICKSOM P	24100	294.02
9	506	1	24	QFARM	415 RTE 47 N	3B	124.81AC	124.81		55	REDMOND, JAMES F & COLLEEN M	40800	497.76
10	506	1	31	QFARM	10 GOSHEN LANDING RD	3B	125.03AC	125.03	PRESERVATION PROGRAM	55	KANE, BERNARD J	41200	502.64
11	506	2	3	QFARM	RTE 47 N	3B	405.49AC	405.49	L4	74	HAND, MARSHALL R JR	55800	680.76
12	506	2	8	QFARM	573 RTE 47 N	3B	138.09AC	138.09	PRESERVATION PROGRAM	74	KOZAK, BARBARA A	61300	747.86
13	506	00004 01	6	QFARM	45 GOSHEN LANDING RD	3B	22.15AC	22.15	L7,8	55	LORD, DAVID J & CATHERINE	17300	211.06
14	506	00004 01	37	QFARM	221 RTE 47 N	3B	21.26AC	21.26		45	NATALI VINEYARDS LLC	16600	202.52
15	506	5	10	QFARM	430 RTE 47 N	3B	5AC	5		56	WATERMAN, ROBERT A & MARLENE	3900	47.58
16	506	5	16	QFARM	454 RTE 47 N	3B	96.58AC	96.58	PRESERVATION PROGRAM	65	RAKER, KENNETH W & JAMES, BRUCE W	23800	290.36
17	506	5	21	QFARM	466 RTE 47 N	3B	44.25AC	44.25	PRESERVATION PROGRAM	65	TOMLIN, K MARK JR & NAOMI A	14400	175.68
18	506	5	39	QFARM	570 RTE 47 N	3B	27.04AC	27.04		75	HAZLETT, JAMES E & CAROL J	15900	193.98
19	506	5	47	QFARM	RTE 47 N	3B	17AC	17		75	HAND, MARSHALL R JR	13300	162.26
20	506	5	111	QFARM	456 SWAINTON GOSHEN RD	3B	44.72AC	44.72		56	HAND, JAMES P	12700	154.94
21	506	5	117	QFARM	880 GOSHEN RD	3B	12.52AC	12.52		56	SHAW, THOMAS L SR & DAWN H	4900	59.78
22	506	11	41	QFARM	RTE 9 N	3B	8.06AC	8.06	L42	79	APRILL, JOHN H & EMILY G	6300	74.84
23	506	00038 01	12	QFARM	91 RTE 47 N	3B	147.47AC	147.47	PRESERVATION PROGRAM	45	MERANSHIAN, GREGORY	47900	584.38
24	506	43	9	QFARM	15 RTE 47 N	3B	17.29AC	17.29	PRESERVATION PROGRAM	39	BARBER, GARY & LUCILLE	13500	160.38
25	506	43	12	QFARM	1 RTE 47 N	3B	5.02AC	5.02		39	SALASIN, JUDI & YUZZI, JOSEPH G	3900	46.33
26	506	50	2	QFARM	192 RTE 47 N	3B	9.02AC	9.02		46	MATTERA, DAVID A & MARILYN	7000	85.4
27	506	51	43	QFARM	9 WOODLAND RD	3B	22.80AC	22.8		56	CLARKE, KEVIN L & CRISTIN L	7600	92.72
28	506	51	67	QFARM	860 GOSHEN RD	3B	17.56AC	17.56		56	SCHLENDER, HOLLY H	13700	167.14
29	506	51	72	QFARM	392 SWAINTON GOSHEN RD	3B	38.70AC	38.7		56	HEARON, JOHN T JR & DOROTHY A	17600	214.72
30	506	52	2	QFARM	20 BUCKS AVE	3B	32.54AC	32.54		46	RUSSELL, ROBERT M & CHERYL L	1300	15.86
31	506	00056 01	46	QFARM	8 RAILROAD AVE	3B	8.80AC	8.8		41	JONES, TED G & JOAN A	6900	81.97
32	506	00099 02	82	QFARM	1315 RTE 9 N	3B	12.68AC	12.68	L108	59	SLOVAK, BENJAMIN B	6400	76.03
33	506	00115 01	12	QFARM	GARDEN STATE PARKWAY	3B	266.30AC	266.3		61	KLEIN, ERIC & EARLENE	16500	196.02
34	506	142	3	QFARM	157 RTE 47 S	3B	106.30AC	106.3		24	COMPTON, LEROY R	36000	445.68
35	506	142	10	QFARM	175 RTE 47 S	3B	45.21AC	45.21		18	COMPTON, LEROY R	18800	232.74
36	506	00163 01	67	QFARM	911A HAND AVE	3B	12.28AC	12.28		32	ADAMS, WILLIAM W JR & DEBORAH L	6400	76.03
37	506	00163 01	256	QFARM	716 DIAS CREEK RD	3B	7.54AC	7.54		3201	HOWELL, RAYMOND F & SUSAN M	5900	70.09
38	506	00163 01	277	QFARM	44 RTE 47 S	3B	10.98AC	10.98	PRESERVATION PROGRAM	3202	MC CANDLESS, MARK Z	8600	102.17
39	506	00164 01	21	QFARM	745 DIAS CREEK RD	3B	11.91AC	11.91		2601	SCHEMPP, GARY	4200	49.9
40	506	00165 01	4	QFARM	627 DIAS CREEK RD	3B	18.76AC	18.76		26	ANDERSON, DENNIS J & DARLENE R	14600	173.45
41	506	00167 01	9	QFARM	153 SPRINGERS MILL RD	3B	98.41AC	98.41	L92	25	STILES, WARREN C ETALS	48800	579.74
42	506	00167 01	45	QFARM	210 STAGECOACH RD	3B	21.97AC	21.97		2503	RUFFING, JOSEPH C & MARY M	10700	127.12
43	506	00348 01	1	QFARM	217 W SHELLBAY AVE	3B	5.44AC	5.44		29	ALLAY, VICTORIA R	3900	46.33
44	506	00348 01	11	QFARM	517 SHUNPIKE	3B	10.83AC	10.83		29	ANNUNZIATA, PATRICIA A	8400	99.79
45	506	00348 01	12	QFARM	531 SHUNPIKE	3B	7AC	7		29	BRIGHT, CANDYCE L	5500	65.34
46	506	00348 01	14	QFARM	533 SHUNPIKE	3B	7.19AC	7.19		29	BRIGHT, CANDYCE L	5600	66.53
47	506	00348 03	00038 08	QFARM	571 SHUNPIKE	3B	19.34AC	19.34		28	NICOLE-KIRSTIE LLC	15100	179.39
48	506	00354 02	2	QFARM	666 SHUNPIKE	3B	7.15AC	7.15		21	BRIGHT, E DOUGLASS	4200	49.9
49	506	00354 02	8	QFARM	668 SHUNPIKE	3B	7.18AC	7.18		21	BRIGHT, EDWARD A	4000	47.52
50	506	00355 02	6	QFARM	1241 RTE 9 S	3B	7.32AC	7.32		22	BRIGHT, EDWARD A	4700	55.84
51	506	00356 01	37	QFARM	1124 GOLF CLUB RD	3B	88.55AC	88.55		30	BURKE, RAYMOND M JR	9900	117.61
52	506	00356 01	38	QFARM	GOLF CLUB RD	3B	22.58AC	22.58		30	BURKE, RAYMOND M JR	6100	72.47
53	506	388	00019 01	QFARM	323 RTE 47 S	3B	208.80AC	208.8	L38	8	SHIVERS, NANCY L	43700	541.01
54	506	388	25	QFARM	309 RTE 47 S	3B	11.19AC	11.19	L26	801	SHIVERS, NANCY L	8700	107.71
55	506	388	29	QFARM	305 RTE 47 S	3B	50.84AC	50.84		8	CONOVER, ROBERT C	14600	180.75
56	506	389	23	QFARM	405 RTE 47 S	3B	89.96AC	89.96		8	DEL-SEA CAMPGROUND INC	37000	458.06

MIDDLE TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M
57	506	389	36	QFARM	8 BAY SHORE RD	3B	9.39AC	9.39			8 SCHELLINGER, CATHERINE	5600	69.33
58	506	00466 01	18	QFARM	45 BAY SHORE RD	3B	20.30AC	20.3			2 GRAVER, BRUCE D & BRADY, SUSAN	16500	204.27
59	506	00466 01	20	QFARM	41 BAY SHORE RD	3B	8.76AC	8.76			202 BRADY, PATRICK C & SUSAN	6800	84.18
60	506	472	3	QFARM	370 RTE 47 S	3B	31.89AC	31.89			907 REMENTER, GEORGE F & SUSAN E	24900	308.26
61	506	472	20	QFARM	334 RTE 47 S	3B	5AC	5			907 HOWELL, WILLIAM E & LILLIAN J	3900	48.28
62	506	472	21	QFARM	330 RTE 47 S	3B	18AC	18			907 HOWELL, CLARA E	10300	127.51
63	506	472	25	QFARM	306 RTE 47 S	3B	27.96AC	27.96	PRESERVATION PROGRAM		907 CONOVER, ARTHUR C	21800	269.88
64	506	472	30	QFARM	290 RTE 47 S	3B	37.35AC	37.35			19 SHIVERS, NANCY L	29100	360.26
65	506	472	42	QFARM	256 RTE 47 S	3B	58.45AC	58.45	PRESERVATION PROGRAM		19 CHURCH, PAUL D & LAURA S	36000	445.68
66	506	472	51	QFARM	234 RTE 47 S	3B	10.24C	10.24			1901 ROWLEY, RICHARD D	8000	99.04
67	506	473	41	QFARM	392 RTE 47 S	3B	12.72AC	12.72			9 MATTHEWS, P MICHAEL & CHARLENE	9900	122.56
68	506	918	1	QFARM	45 INDIAN TRAIL	3B	7.78AC	7.78			17 BEERS, ALBERT S	6100	73.32
69	506	1000	4	QFARM	1402 MASSACHUSETTS AVE	3B	17.57AC	17.57			23 REGALBUTO, NAZARENO J & CATHERINE R	13700	164.67
70	506	01410 01	1	QFARM	1024 RTE 47 S	3B	14.36AC	14.36	L2		3 FRANK, WILLIAM H JR	6500	78.13
71	506	01410 01	27	QFARM	548 RTE 47 S	3B	16.50AC	16.5			9 BRADWAY, SAMUEL & HELENA	12900	159.7
72	506	01414 01	1	QFARM	1034 RTE 47 S	3B	60.14AC	60.14	L2		3 MATTERA, MICHAEL J & BARBARA	23600	283.67
73	506	01414 01	52	QFARM	N RAILROAD AVE	3B	6.15AC	6.15			5 WUERKER, F EDWARD & SUSANNE B	4800	57.7
74	506	1434	21	QFARM	N RAILROAD AVE	3B	10.57AC	10.57			6 HAND, N HOLMES & SOPHIE /J CRESSE	8200	98.56
75	506	01436 01	26	QFARM	3014 RTE 9 S	3B	5.99AC	5.99			11 IAPALUCCI, ALFRED G JR & CINDY L	4700	56.49
76	506	1464	19	QFARM	3135 RTE 9 S	3B	7.06AC	7.06			6 HAND, N HOLMES & SOPHIE /J CRESSE	5500	66.11
77	506	1523	2	QFARM	4100 RTE 9 S	3B	41.80AC	41.8			4 CAPE SHORES RESORT INC	24500	294.49
78	506	1523	4	QFARM	RTE 9 S	3B	14.34AC	14.34			4 MATTERA, FRANK	11200	134.62
79	506	1523	9	QFARM	RIO GRANDE AVE	3B	25.40AC	25.4			4 ALLIGATOR INC /WILDWOOD CANADIAN CG	8600	103.37
80													
81	76	Count						3318.78					

UPPER TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M	
1	Upper	Block	Lot	Qual	location	Class	Land	Acerage	Add'l Lots	Tax Map	Owner	Assessed	Last Yr's	
2							Descript		Restriction			Value	Taxes	
3														
4	511	2	4	QFARM	WEATHERBY RD	3B	202.75AC	202.75	5	3	APRIL BROS.M @ EATMOR DIV @ B APRIL	25500	308.81	
5	511	10	117	QFARM	STEELMANTOWN RD	3B	38 AC	38		7	BAILEY, EDMUND J & CARROLL A	4800	58.13	
6	511	10	184	QFARM	NEAR WOODBINE	3B	110.2AC	110.2		6	CLARKE, NEIL O & RACHAEL A	13900	168.33	
7	511	10	185	QFARM	700 STEELMANTOWN RD	3B	151.6AC	151.6		6	CLARKE, NEIL O & RACHAEL A	19100	231.3	
8	511	10	202	QFARM	386 RT 49	3B	80 AC	80		5	MASON, KENNETH & PATRICIA ETAL	11100	134.42	
9	511	12	00004 01	QFARM	565 RT 49	3B	14AC	14		5	WYMAN, MARK	10100	122.31	
10	511	12	00006 02	QFARM	529 RT 49	3B	7.60AC	7.6		5	EWAN,DIANE, ETAL	5500	66.61	
11	511	12	00006 03	QFARM	537 RT 49	3B	5.51AC	5.51		5	EWAN,DIANE, ETAL	4000	48.44	
12	511	12	00007 01	QFARM	517 RT 49	3B	6.20AC	6.2		5	CHIAPPINI, EDWARD V & VIRGINIA D	4500	54.5	
13	511	12	00007 02	QFARM	RT 49	3B	7.05AC	7.05		5	CHIAPPINI, EDWARD V & VIRGINIA D	5100	61.76	
14	511	12	00007 03	QFARM	RT 49	3B	13.6AC	13.6		5	EWAN, DIANE & WEBER, DONNA ETAL	7100	85.98	
15	511	12	00007 04	QFARM	521 RT 49	3B	2.755AC	2.75		5	CHIAPPINI, VIRGINIA & EDWARD V	2000	24.22	
16	511	12	00007 05	QFARM	519 RT 49	3B	2.755AC	2.75		5	CHIAPPINI, VIRGINIA & EDWARD V	2000	24.22	
17	511	12	00007 06	QFARM	513 RT 49	3B	3.694AC	3.69		5	CHIAPPINI, VIRGINIA & EDWARD V	2700	32.7	
18	511	12	00007 07	QFARM	509 RT 49	3B	3.01AC	3.01		5	CHIAPPINI, VIRGINIA & EDWARD V	2200	26.64	
19	511	12	00008 01	QFARM	491 RT 49	3B	3.17AC	3.17		5	CEDAR VILLAS INC	2300	27.85	
20	511	12	00008 02	QFARM	485 RT 49	3B		2.98	2.98		5	CEDAR VILLAS INC	2100	25.43
21	511	12	00008 03	QFARM	481 RT 49	3B	2.80 AC	2.8		5	CEDAR VILLAS INC	2000	24.22	
22	511	12	00008 04	QFARM	479 RT 49	3B	10.58AC	10.58		5	CEDAR VILLAS INC	7600	92.04	
23	511	12	00008 05	QFARM	475 RT 49	3B	2.75AC	2.75		5	CEDAR VILLAS INC	2000	24.22	
24	511	12	00008 06	QFARM	471 RT 49	3B	2.75AC	2.75		5	CEDAR VILLAS INC	2000	24.22	
25	511	12	00008 07	QFARM	567 RT 49	3B	2.75AC	2.75		5	CEDAR VILLAS INC	2000	24.22	
26	511	12	00014 01	QFARM	453 RT 49	3B	14.63AC	14.63		5	SACK, FRANKLIN H JR & WENDY E	6000	72.66	
27	511	12	00023 01	QFARM	375 MARSHALLVILLE RD	3B		10.8	10.8		5	CLAKSON, PHILIP E & ELYN D	7800	94.46
28	511	24	2	QFARM	101 POPLAR RD	3B	13 AC	13		11	MILLIGAN, DAVID & REBECCA	5300	64.18	
29	511	31	80	QFARM	STATION RD	3B	10.9 AC	10.9		10	RICHARDSON, FRANK W & ANN J	1400	16.95	
30	511	31	00083 01	QFARM	562 MILL RD	3B		64.95	64.95		10	RICHARDSON, FRANK W	8200	99.3
31	511	31	86	QFARM	WOODBINE RD	3B	63AC	63		10	KING, KITTIE L	11100	134.42	
32	511	247	9	QFARM	DENNS/PTSBG RD	3B	551 AC	551		9	TUCKAHOE SAND & GRAVEL	69400	840.43	
33	511	247	10	QFARM	MT PLEAS/TUCKA RD REAR	3B	72.15 AC	72.15		9	TUCKAHOE SAND & GRAVEL	8500	102.94	
34	511	247	30	QFARM	1590 MT PLEAS/TUCKA RD	3B	22.91AC	22.91		11	FLUKEY, JAMES V JR & LEE ANN	2900	35.12	
35	511	247	32	QFARM	OFF MILL RD & RR	3B	38.13AC	38.13		11	FLUKEY, JAMES V JR & LEE ANN	6600	79.93	
36	511	283	00001 01	QFARM	30 MILL RD	3B		22.363	22.36	11.1	FLUKEY, JAMES V JR & LEE ANN	2800	33.91	
37	511	306	13	QFARM	150 RT 49	3B	6 ACRES	6		11	RINCK, STEVEN C & JEANNINE	4300	52.07	
38	511	307	1	QFARM	RT 49	3B	1.93AC	1.93		11	RINCK, STEVEN C & JEANNINE	1400	16.95	
39	511	308	1	QFARM	RT 49	3B	1.4AC	1.4		11	RINCK, STEVEN C & JEANNINE	1000	12.11	
40	511	310	5	QFARM	185 RT 49	3B	16.2 AC	16.2		11	LETSINGER, CODY & LOUISE A	6700	81.14	
41	511	310	6	QFARM	179 MARSHALLVILLE RD	3B	42.10AC	42.1		11	LETSINGER, CODY & LOUISE A	5100	61.76	
42	511	310	00013 01	QFARM	RT 49	3B	9.16 AC	9.16		11	BREADY, DANIEL S & SALLY C	1300	15.74	
43	511	310	20	QFARM	RT 50	3B	.24 AC	0.24		11	BREADY, DANIEL S	100	1.21	
44	511	348	39	QFARM	81 SCHOOL HOUSE LA	3B	10.754 AC	10.75		12	CHATTEN, WILLIAM & VICTORIA L	1100	13.32	
45	511	348	88	QFARM	RT 50	3B	8.32 AC	8.32		12	BIXBY, STODDARD C & MARJORIE B	6000	72.66	
46	511	348	00088 01	QFARM	RT 50	3B	12.58 AC	12.58		12	BIXBY, STODDARD C & MARJORIE B	9100	110.2	
47	511	348	92	QFARM	1441 RT 50	3B	10.65 AC	10.65		12	BIXBY, MARJORIE & GUTERMUTH, ELIZABET	7700	93.25	
48	511	348	00098 01	QFARM	1957 TUCKAHOE RD	3B	8.45 AC	8.45		16	YUNGHANS, KARL P & JANEL L	6100	73.87	
49	511	348	00099 01	QFARM	1923 TUCKAHOE RD	3B	6.58 AC	6.58		16	MARTINELLI, DONNA L	4700	56.92	
50	511	348	117	QFARM	2015 TUCKAHOE RD	3B	100 AC	100		16	BAILEY, ROBERT & DIAN	12900	156.22	
51	511	359	9	QFARM	NEW YORK AVE	3B	.942 AC	0.94		12.1	FLUKEY, JAMES V JR & LEE ANN	100	1.21	
52	511	414	40	QFARM	DENNS/PTSBG RD	3B	125.6AC	125.6		13	PROCOPIO, CHAS R	15800	191.34	

UPPER TOWNSHIP

	A	B	C	D	E	F	G	H	I	J	K	L	M	
53	511	415		1	QFARM	1450 RT 50	3B	4.81AC	4.81		12	BIXBY, MARJORIE & GUTERMUTH, ELIZABET	3500	42.39
54	511	416		1	QFARM	MILL RD	3B	1.89 AC	1.89		13	BIXBY, MARJORIE & GUTERMUTH, ELIZABET	1400	16.95
55	511	451		60	QFARM	DENNS/PTSBG RD	3B	10.61 AC	10.61		13	SCHNEIDER, JOHN F & SARAH H	7700	93.25
56	511	453		2	QFARM	DENNS/PTSBG RD	3B	86.3AC	86.3		14	TUCKAHOE SAND & GRAVEL	10900	132
57	511	453	00171	01	QFARM	166 RT 50	3B	9 AC	9		22	MASON, DAVID S JR	900	10.67
58	511	475	00012	01	QFARM	90 S OLD TUCKAHOE RD	3B	35.08 ACRES	35.08		15	CASTAGNA, IGNAZIO	8800	106.57
59	511	476		7	QFARM	300 S OLD TUCKAHOE RD	3B	6.31AC	6.31		15	EISELE, WILLIAM J JR & CHERYLE J	4500	54.5
60	511	00477	01	12	QFARM	TUCKAHOE RD	3B	6.53 AC	6.53		15	WESTERGOM, DONALD J & BEVERLY E	3700	44.81
61	511	549	00019	01	QFARM	57 TYLER RD	3B	14.72AC	14.72		21	EDLING, CLAUDE	4400	52.14
62	511	559		12	QFARM	3097 RT US 9 SO	3B	5.44 AC	5.44		24	ALBRECHT FAMILY TRUST	3900	46.22
63	511	559		22	QFARM	3071 RT US 9 SO	3B	6.9AC	6.9		24	CORSON, ELIZABETH	5000	59.25
64	511	559		23	QFARM	3065 RT US 9 SO	3B	9AC	9		24	CORSON, CURTIS T JR & ELIZABETH	6500	77.03
65	511	559		25	QFARM	3057 RT US 9 SO	3B	5.72 AC	5.72		24	CORSON, ELIZABETH	2600	30.81
66	511	559		26	QFARM	3055 RT US 9 SO	3B	6.9 AC	6.9		24	CORSON, ELIZABETH	5000	59.25
67	511	559	00031	02	QFARM	3043 RT US 9 SO	3B	9.48 AC	9.48		24	ROTH, WILLIAM JR & ROBERT L	4900	58.07
68	511	559		33	QFARM	3037 RT US 9 SO	3B	13.0 AC	13		24	ROTH, WILLIAM JR & ROTH, ROBERT	3100	36.74
69	511	559	00036	01	QFARM	3023 RT US 9 SO	3B	18.50AC	18.5		24	BAUER, THERESA	11300	133.91
70	511	559		37	QFARM	3017 RT US 9 SO	3B	13.10 AC	13.1		24	BAUER, THERESA	5800	68.73
71	511	560		6	QFARM	2 PASTIME PL	3B	7.76 AC	7.76		24	PASTIME PLACE, LLC	5600	66.36
72	511	560	00007	01	QFARM	2151 RT US 9 SO	3B	2.91 AC	2.91		24	PASTIME PLACE, LLC	2100	24.89
73	511	560	00007	02	QFARM	1 PASTIME PL	3B	8.91 AC	8.91		24	PASTIME PLACE, LLC	6400	75.84
74	511	00565	03	00055	04	QFARM	1718 RT US 9 SO	3B	17.92 AC	17.92	25	OSPREY WOODS, LLC	2300	27.26
75	511	566		33	QFARM	1222 RT US 9 SO	3B	5.10 AC	5.1		25	JEFFERS, ELIZABETH	3700	43.85
76	511	566		34	QFARM	1220 RT US 9 SO	3B	1.30 AC	1.3		25	JEFFERS, ELIZABETH	900	10.67
77	511	567	00017	01	QFARM	RT US 9 SO	3B	7.14AC	7.14		25	HOLLAND, JOHN J & CORA	4500	53.33
78	511	567	00017	02	QFARM	1851 RT US 9 SO	3B	8.40AC	8.4		25	HOLLAND, NICK A & ELLEN F	3400	40.29
79	511	567	00017	03	QFARM	1853 RT US 9 SO	3B	.93AC	0.93		25	HOLLAND, JOHN & CORA M	700	8.3
80	511	567		49	QFARM	1423 RT US 9 SO	3B	26.17 AC	26.17		25	DU BRUILLE, MICHAEL P & PATTI A	10800	127.98
81	511	639		8	QFARM	501 BUTTER RD	3B	13.73 AC	13.73		26	LUCHESI, JOSEPH C	2900	33.99
82	511	639	00015	01	QFARM	TUCKAHOE RD	3B	30.07AC	30.07		26	SHAW, JOHN T	17200	201.58
83	511	639	00015	02	QFARM	TUCKAHOE RD	3B	14.67 AC	14.67		26	SHAW, JOHN T	9000	105.48
84	511	723		37	QFARM	BAYAIRE RD	3B	5 ACRES	5		28	HALPERN, MICHAEL E & ROBIN A	3600	42.19
85														
86	81	Count						2334.52						

WEST CAPE MAY

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	W. Cape	Block	Lot	Qual	location	Class	Land	Acerage	Add'l Lots	Tax Map	Owner	Assessed	Last Yr's
2	May						Descript		Restriction			Value	Taxes
3													
4	512	55	12	QFARM	724 BROADWAY	3B	35.96 ACRE	35.96			REEVES JR,CLEM & MIRIAM	36000	324
5	512	55	26	QFARM	BAYSHORE ROAD	3B	1.65 AC	1.65			LESLIE C. REA FARMS, INC.	1700	15.3
6	512	56	1	QFARM	167 STIMPSON LA.	3B	6.65AC	6.65			REEVES, LEROY E & RHODA K	6700	60.3
7	512	56	12	QFARM	STIMPSON LA	3B	4.72AC	4.72			REEVES, MIRIAM & CLEM JR	4700	42.3
8	512	64	1	QFARM	FOURTH AVENUE & BAYSHORE	3B	13.87 AC.	13.87	64-3,65-1,2,3,4,66-1		LESLIE C REA FARMS INC	13900	125.1
9	512	70	1	QFARM	STEVENS ST	3B	6.99 AC	6.99	L2,B69-L5,9-B71-L1		REA. DIANE	7000	63
10	512	73	00007 01	QFARM	140 STEVENS ST	3B	17.29AC	17.29			SWINBURNE, DIANA	17300	155.7
11	512	73	8	QFARM	160 STEVENS STREET	3B	3.27 AC	3.27			WILDE, BARBARA HAMILTON BRAY	3300	29.7
12	512	73	9	QFARM	168 STEVENS ST	3B	11.42 ACRES	11.42			BRAY WILDE, BARBARA - ETALS	11400	102.6
13	512	73	10	QFARM	400 STEVENS ST	3B	41.23AC	41.23			LESLIE C REA FARMS, INC	41200	370.8
14	512	74	1	QFARM	CM RR1 ATLANTIC CITY RR	3B	50.00AC	50			SWINBURNE, DIANA	50000	450
15	512	74	2	QFARM	168 STEVENS ST REAR	3B	18.31AC	18.31			BRAY WILDE, BARBARA - ETALS	18300	164.7
16	512	74	3	QFARM	400 STEVENS ST. REAR	3B	28.10 AC	28.1			LESLIE C REA FARMS, INC	28100	252.9
17													
18	13	Count						239.46					

WOODBINE

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Woodbine	Block	Lot	Qual	location	Class	Land	Acerage	Add'l Lots	Tax Map	Owner	Assessed	Last Yr's
2							Descript		Restriction			Value	Taxes
3													
4	516	90	4	QFARM	15 FREMONT AVE	3B	5.06 AC	5.06		8	SADUK, ANTHONY L SR & CAROL LYNN	1800	18
5	516	90	6	QFARM	121 FREMONT AVE	3B	14 AC	14		8	TOMLIN, CLARENCE J & CAROL A	8400	84
6	516	90	00009 01	QFARM	313 FREMONT AVE	3B	5.41 ACRES	5.41		8	SADUK, ANTHONY L JR	500	5
7	516	90	10	QFARM	1152 WASHINGTON AVE	3B	15 ACRES	15		8	PELHAM, JERRY & PHYLLIS	2200	22
8	516	90	00011 01	QFARM	1172 WASHINGTON AVE	3B	9 AC	9		8	PELHAM, JERRY	2000	20
9	516	91	1	QFARM	20 FREMONT AVE	3B	18.72 ACRES	18.72	13	8	BENSON, DONALD	13500	135
10	516	91	2	QFARM	7 SUMNER AVE	3B	22.77 AC	22.77		8	BENSON, MICHAEL E & MARGARET	16400	164
11	516	91	3	QFARM	7 SUMNER AVE	3B	3 AC	3		8	BENSON, MICHAEL E & MARGARET	2200	22
12	516	91	6	QFARM	301 SUMNER AVE	3B	12 AC	12		8	HOLTZ, LARRY E & SUSAN D	3000	30
13	516	91	10	QFARM	220 FREMONT AVE	3B	13 ACRES	13		8	LEPKI, DYMTRO	1900	19
14	516	97	5	QFARM	1452 TYLER RD	3B	7 AC	7		7	SCHALEK, FRED M & ROSEMARY E	3700	37
15	516	98	3	QFARM	601 HAMILTON AVE	3B	11AC	11		7	MC HALE, THOS JR & MC HALE, DEBORAH	2400	24
16	516	98	4	QFARM	801 HAMILTON AVE	3B	14 AC	14		7	MC HALE, THOS F & DEBORAH A	6300	63
17	516	99	1	QFARM	600 HAMILTON AVE	3B	14 AC	14		8	KINDLE, KATHLEEN G	2000	20
18	516	101	00001 01	QFARM	1081 WASHINGTON AVE	3B	6.586 ACRES	6.58		8	LEVY, DONALD & JANICE B	4700	47
19	516	105	4	QFARM	1285 TYLER RD	3B	13.43 AC	13.43		10	WEINSTEIN, LYNDA	6200	62
20	516	106	2	QFARM	1211 TYLER RD	3B	4.19 AC	4.19		8	PIKOLYCKY, WILLIAM	3000	30
21	516	106	3	QFARM	951 FREMONT AVE	3B	14 AC	14		8	PIKOLYCKY, WILLIAM	10100	101
22	516	106	4	QFARM	1181 TYLER RD	3B	28 AC	28		8	SCHWEIBINZ, JAMES L SR & ANGELA	14100	141
23	516	107	4	QFARM	952 FREMONT AVE	3B	14 AC	14		8	PIKOLYCKY, WILLIAM	10100	101
24	516	110	00002 02	QFARM	1253 DE HIRSCH AVE	3B	3.75 AC	3.75		11	SCHMITKE, KEVIN E & GULITE, RICHARD	500	5
25	516	110	00002 03	QFARM	1261 DE HIRSCH AVE	3B	2.52 AC	2.52		11	SCHMITKE, KEVIN E & GULITE, RICHARD	400	4
26	516	110	00002 04	QFARM	1269 DE HIRSCH AVE	3B	3.73 AC	3.73		11	SCHMITKE, KEVIN E & GULITE, RICHARD	500	5
27	516	111	8	QFARM	1209 FREIDRIECHSTADT AVE	3B	6.05 AC	6.05		11	KOSTEN, PAUL & KAREN WILLIAMS-KOSTEN	3100	31
28	516	111	00008 01	QFARM	1229 FREIDRIECHSTADT AVE	3B	7.95 AC	7.95		11	KOSTEN, PAUL & KAREN WILLIAMS-KOSTEN	3500	35
29	516	111	00009 01	QFARM	1265 FREIDRIECHSTADT AVE	3B	9.8 AC	9.8		11	UJHELYI, ILONA	1300	13
30	516	130	3	QFARM	FREIDRIECHSTADT AVE	3B	15 AC	15		13	GERALD A BARRETT, INC	1900	19
31	516	135	2	QFARM	D'VILLE-P'BURG RD	3B	5.44 AC	5.44		13	BARRETT, GERALD & LILLIAN BARBARA	700	7
32	516	137	1	QFARM	FREIDRIECHSTADT AVE	3B	11.57 AC	11.57		13	GERALD A BARRETT, INC	1500	15
33	516	138	2	QFARM	1665 FREIDRIECHSTADT AVE	3B	37.65 AC	37.65		13	MT PLEASANT SAND & GRAVEL CO, INC	4700	47
34	516	139	3	QFARM	DENNISVILLE-PETERSBURG RD	3B	59.89 AC	59.89		13	GERALD A BARRETT, INC	7500	75
35													
36	31	Count						407.51					

Appendix Four

Cape May County Preserved Farmland

County Easements Purchased

NAME	MUNICIPALITY	ACREAGE	PRCHASE PRICE	COUNTY SHARE	STATE SHARE
MASON	DENNIS	109.60	\$93,160.00	\$36,589.72	\$56,570.28
WHEELER	MIDDLE	44.80	\$154,784.00	\$65,004.80	\$89,779.20
HAZLETT	MIDDLE	27.95	\$98,160.40	\$39,800.80	\$58,359.60
LINDEMON	MIDDLE	69.46	\$180,596.00	\$72,238.40	\$108,357.60
BOHM	DENNIS	152.90	\$171,383.90	\$61,793.50	\$109,590.40
WHEELER	MIDDLE	106.76	\$324,676.15	\$136,014.30	\$188,661.85
STITES	DENNIS	34.92	\$106,247.54	\$44,095.28	\$62,152.26
BARTLE	LOWER	57.61	\$505,350.88	\$222,384.39	\$282,966.49
JORGENSON	DENNIS	13.64	\$40,799.01	\$18,047.49	\$22,751.52
HOFF	MIDDLE	57.80	\$209,236.00	\$83,694.40	\$125,541.60
GERMANIO	DENNIS	220.49	\$274,205.49	\$126,129.07	\$148,076.42
SHIVERS	MIDDLE	172.78	\$406,149.62	\$127,634.71	\$278,514.91
CONOVER	MIDDLE	29.02	\$110,855.28	\$44,728.32	\$66,126.96
KANE	MIDDLE	251.54	\$169,809.47	\$71,921.75	\$97,887.72
SCHLENDER	MIDDLE	18.07	\$54,698.07	\$22,540.59	\$32,157.48
RAKER/JAMES	MIDDLE	96.49	\$21,435.70	\$6,738.04	\$14,697.66
KOZAK	MIDDLE	124.86	\$115,982.77	\$40,068.50	\$75,914.27
PAGANO	MIDDLE	60.10	\$133,605.00	\$56,604.44	\$77,000.56
DEVICO	DENNIS	36.00	\$55,908.25	\$19,763.45	\$36,144.80
NOVASACK	DENNIS	329.90	\$2,627,219.24	\$919,527.23	\$1,707,692.01
HAYES	LOWER	6.47	\$142,926.49	\$61,626.00	\$81,300.49
HAYES	LOWER	6.20	\$106,054.20	\$44,012.49	\$62,041.71
REA	WCAPE MAY	71.474	\$864,192.13	\$216,048.03	\$648,144.10
REA	WCAPE MAY	14.419	\$363,099.25	\$174,152.67	\$188,946.58
HOWELL	LOWER	15.639	\$97,133.83	\$29,140.15	\$67,993.68
LAUBENGEYER	DENNIS	20.261	\$49,436.84	\$13,372.26	\$36,064.58
RIETHEIMER	LOWER	14.097	\$74,981.94	\$38,047.80	\$36,934.14
ECKSTEIN	MIDDLE	11.982	\$54,913.51	\$19,386.88	\$35,526.63
SCHMITKE/GULITE	WOODBINE	11.236	\$35,022.61	\$10,105.32	\$24,917.29
BARBER	MIDDLE	18.129	\$136,060.05	\$48,270.37	\$87,789.68
CEDAR VILLAS	UPPER	27.431	\$333,367.20	\$133,339.36	\$200,027.84
WILDE/BRAY	WCAPE MAY	36.2488	\$890,000.11	\$356,000.19	\$533,999.92
NUESSLE	LOWER	10.003	\$111,537.50	\$57,015.16	\$54,522.34
ROTH	UPPER	22.143	\$748,433.40	\$323,712.95	\$424,720.45
BARBER	DENNIS	31.414	\$113,090.40	\$32,670.56	\$80,419.84
JOHNSON	UPPER	5.208	\$216,132.00	\$86,452.80	\$129,679.20
USDA	MIDDLE	70.84	\$219,609.74	\$59,507.16	\$160,102.58
	Total	2407.87	\$10,410,253.97	\$3,918,179.33	\$6,492,074.64
Final Approval					
GAVER	LOWER	17.024	\$2,225,513.47		
NICOLE-KIRSTIE LLC	MIDDLE	20.338	\$1,202,545.26		
FRIE	DENNIS	29.076	\$209,056.44		
HAND	MIDDLE	44.698	\$298,980.00		
SACK	UPPER	14.63	\$181,412.00		
VASSER	WCAPE MAY	10.329	\$335,620.20		
	Total	136.095	\$4,453,127.37		
Eight Year Program			Expiration Date		
Rea	WCAPE MAY	85.89	5/30/2009		
Chiappini	UPPER	27.5	5/8/2008		
MARANSHIAN	MIDDLE	160	6/12/2011		
State		Price			
MATERA	MIDDLE	82	\$480,000.00		