

COMPREHENSIVE FARM PRESERVATION PLAN UPDATE

BLAIRSTOWN TOWNSHIP
WARREN COUNTY

SEPTEMBER 2021



COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE

for

Township of Blairstown

County of Warren


Prepared September 22, 2021 by:

The Land Conservancy of New Jersey

An accredited land trust

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Cover Photograph: Race Farms

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Chapter 5. Triple Creek Farm & Nursery
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Executive Summary

The Township of Blairstown has **7,846 acres** of farm assessed land devoted to agricultural or horticultural use, including cropland, pasture, woodland, and equine operations. Of this, **3,203 acres** are devoted to active agricultural use. Blairstown continues to be mainly agricultural in nature; its primary crops are hay, corn, and soybeans. Two-thirds of the of farm assessed land in Blairstown is included within the Warren County Agriculture Development Area, indicative of the productive value of the farms in the municipality.

The first farm preserved in Blairstown was the 124-acre Teel Farm in 2000, and the most recent farm preserved, the Nonnenmacher Farm, was completed in 2019. Farms in the Township have been preserved using a variety of programs, including the County Easement Purchase, State Agriculture Development Committee Direct Easement, Non-profit Grant, and Municipal Planning Incentive Grant programs. The Blairstown Township Agricultural Advisory Committee and local farmers remain firmly committed to farmland protection and support the preservation of agricultural land throughout the Township.

Since the completion of the *2010 Farmland Plan*, the Race, Kinney, Croucher, High Acres, and Nonnenmacher Farms have been preserved. Six of the seven farms were preserved through the Municipal program and the Kinney farm was protected through the County program. A total of 409 additional acres of farmland have been preserved.

As of April 2021, there are **25 farms** (38 parcels) totaling **1,667 acres**, preserved in Blairstown Township, at an average cost of \$5,153 per acre. The State of New Jersey has provided 59% of the total cost share in Blairstown. Warren County has expended 24% of the total cost share and Blairstown has contributed the balance of the costs, 17% of the total cost share.

Based upon the available funding to purchase and preserve farmland, and the amount of farmland potentially eligible for preservation, the following preservation goals are identified for Blairstown Township:

One-year target:	38 acres, 1 farm
Five-year target:	200 acres, 3 farms
Ten-year target:	375 acres, 5 farms

Public Meetings

The Township held two public meetings on the *Comprehensive Farmland Preservation Plan Update*. The first public meeting was held on August 12, 2020, as part of the regularly scheduled governing body meeting. The second public meeting was hosted by the Land Use Board to review the final draft of the *Plan Update* prior to adoption as an Element of the Master Plan on September 20, 2021. Meeting materials are included in **Appendix A**.

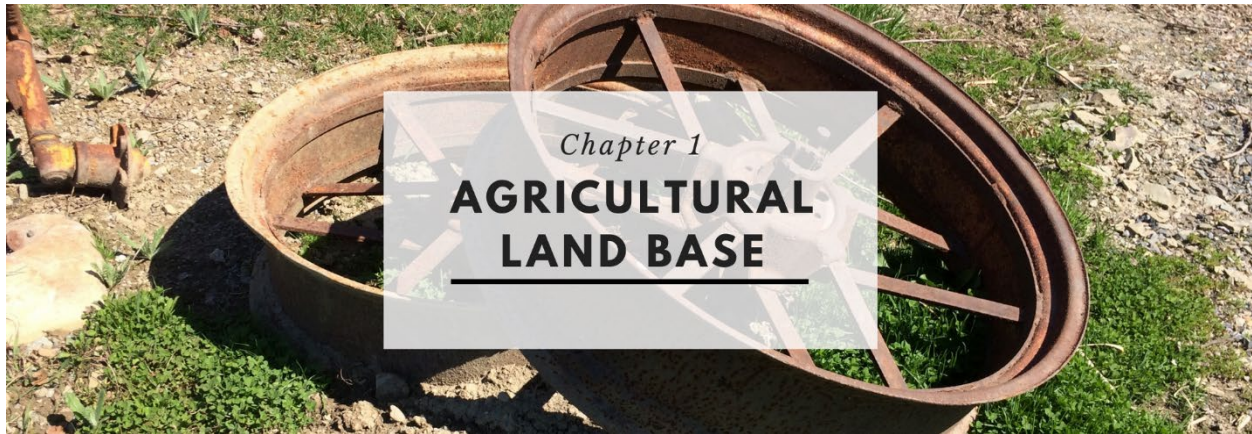
Township of Blirstown: Vision for Farmland Preservation

The Mission Statement of the Blirstown Township Agricultural Advisory Committee:

The Township's Agricultural Advisory Committee, together with the Township's governing body, is committed to preserving the productive agricultural lands, the local agriculture industry, and the town's rural heritage. The AAC supports innovative approaches to maintaining the sustainability and economic integrity of our farming community as well as the availability of fresh, locally grown farm products.

Goals of the Blirstown Agricultural Advisory Committee

The continued viability of agriculture through the preservation of productive farms to the maximum extent possible. To date, 1,667 acres have been preserved for agriculture. Blirstown is committed to adding an additional 375 acres over the next 10 years.



Chapter 1. Agricultural Land Base

Note about the data used in the Comprehensive Farmland Preservation Plan Update:

Chapters 1, 2 and 3 use the Farmland Tax Assessment Dataset, provided by the State Agriculture Development Committee for 2017 and 2019. This is used in conjunction with the Census of Agriculture to provide summary information on the business of agriculture for the municipality and county. Chapters 4 and 5 of the Plan Update rely on the digital mapping acreage, derived from the GIS (Geographic Information Systems) software used to create the maps in the Plan Update. The GIS is the basis by which potentially eligible farms (“targeted farms”) are identified and there may be slight discrepancies in acreage numbers from those provided in the Farmland Tax Assessment Data.

A. Agricultural Landscape

The Township of Blirstown has 7,846 acres of farm assessed land devoted to agricultural or horticultural use, including cropland, pasture, woodland, and equine operations (as of 2019).^a (**Map 1**). Preserved and public lands in Blirstown Township are shown on **Map 2**.

Due to the nature of the topography, slightly more than half of Blirstown’s farm-assessed acreage is woodland and/or wetland (4,573 acres); with 3,203 acres designated as active agriculture (cropland and pasture), and 66 acres designated as equine.¹ (**Figure 1**)

^a Farm assessed acreage from the 2019 and 2017 Tax Assessment Dataset.

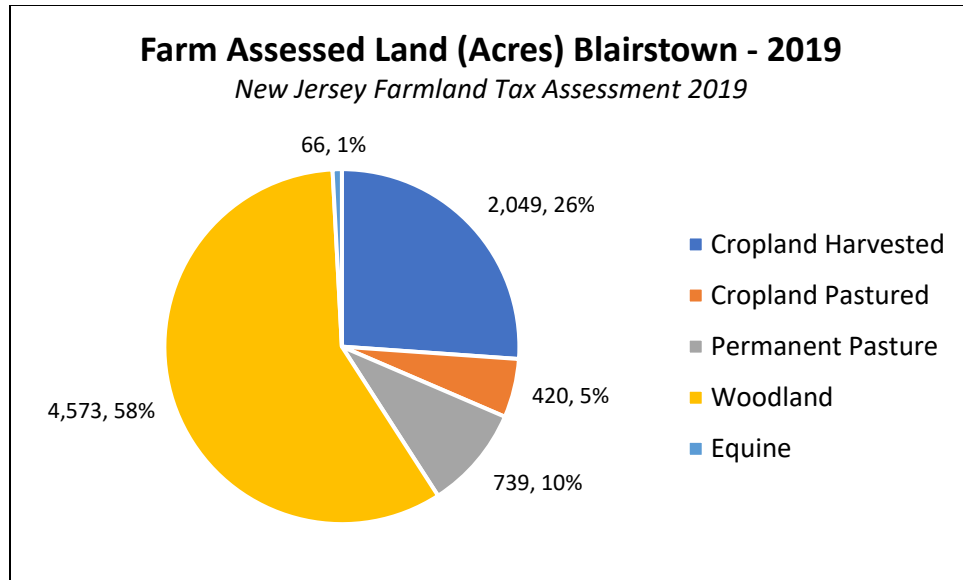


Figure 1. Farm Assessed Land in Blairstown (2019 Tax Assessment)

Blairstown Township lies within the Ridge and Valley Physiographic Province, with the Kittatinny Ridge to the west and the Highlands to the east. Slopes of more than 25% are scattered throughout, and the largest concentration of steep slopes are north of Route 94. The floodplain of the Paulins Kill, which flows southwest towards the Delaware River, supports the Township's highest concentration of quality agricultural soils. **(Map 3)**

According to 2015 Land Use/Land Cover (LU/LC) data produced by the New Jersey Department of Environmental Protection (NJDEP), 15.6% (3,076 acres) of the Township is used for agriculture. As much of the Township is steeply sloped and woodland, 50% of the farm-assessed land is identified as woodlands. **(Figure 2 and Figure 3)**

Overall, Blairstown has less of its land used for agriculture, when compared to Warren County, due to the rocky soils and steep slopes. **(Table 1)**

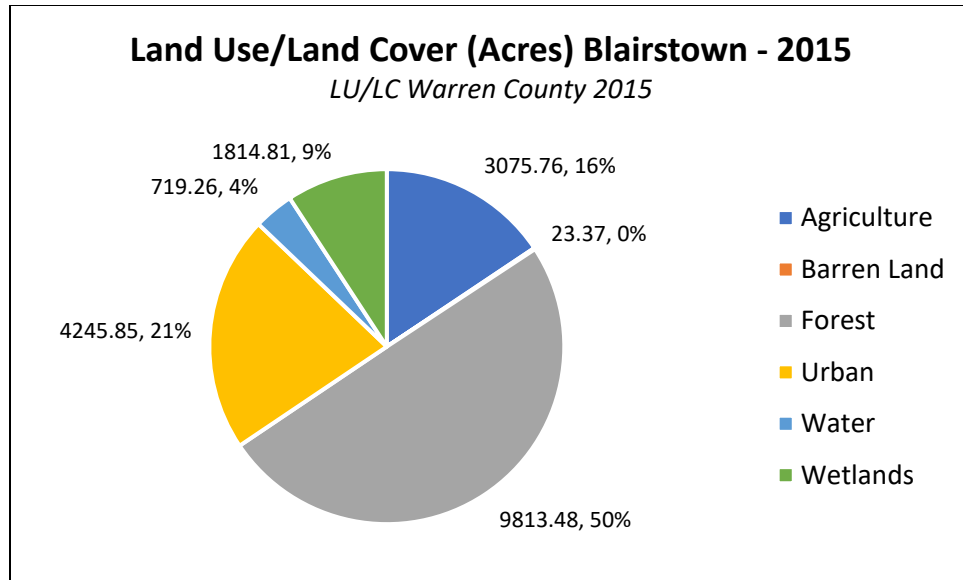
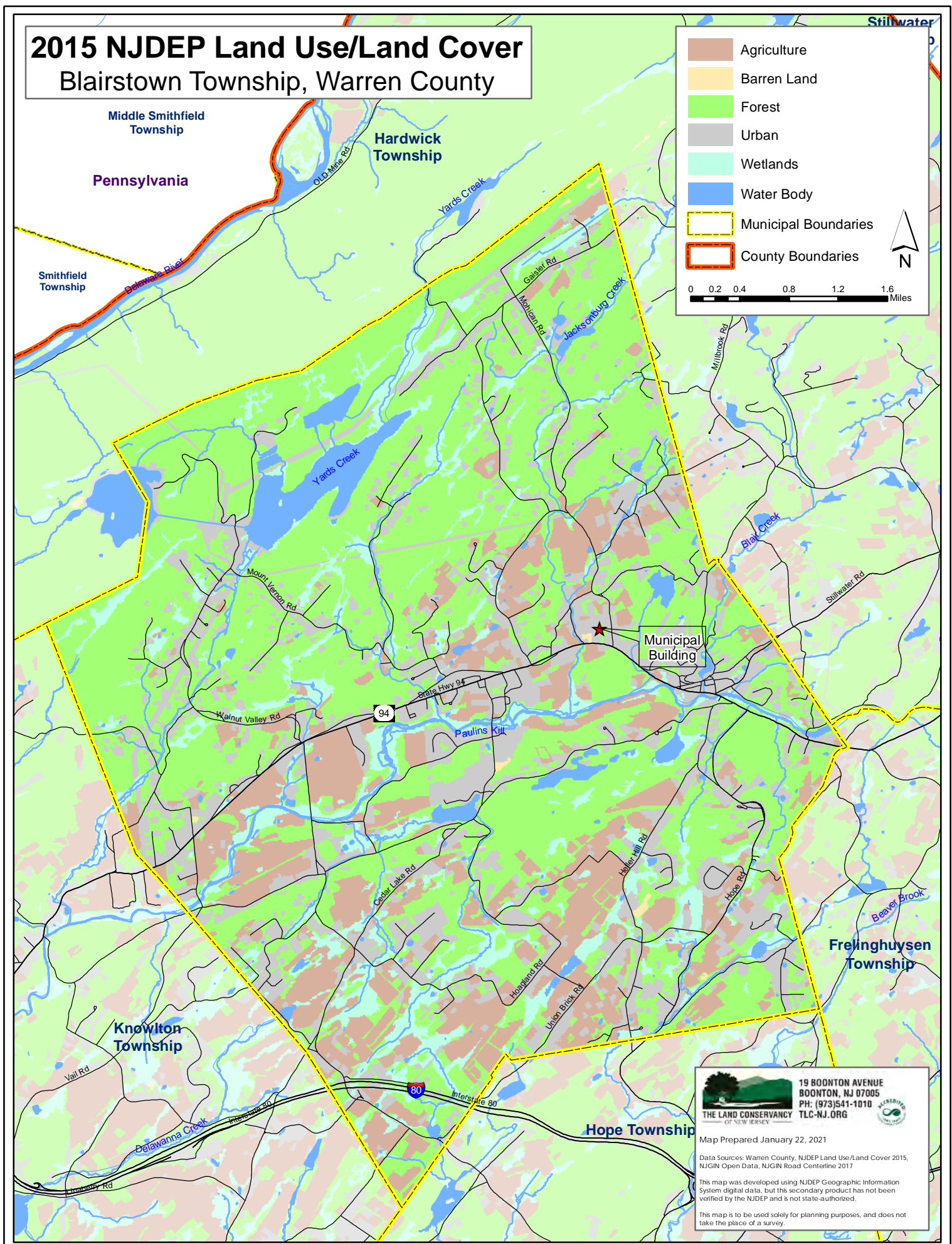


Figure 2. Land Use/Land Cover for Blairstown (NJDEP)

Table 1. 2015 Land Use/Land Cover for Blairstown and Warren County				
	Blairstown		Warren County	
	Acres	Percent	Acres	Percent
Agriculture	3,075.76	15.62%	53,590.13	23.09%
Barren	23.37	0.21%	1,450.88	0.63%
Forest	9,813.48	49.83%	108,685.87	46.83%
Urban	4,245.85	21.56%	41,001.00	17.67%
Water	719.26	3.65%	5,852.96	2.52%
Wetland	1,814.81	9.22%	21,480.52	9.26%
<i>Source: NJDEP 2015 Land Use/Land Cover</i>				

Figure 3. Land Use/Land Cover - Blirstown



B. Soils

Soil types are determined by the parent bedrock material from which they were formed, the drainage characteristics they exhibit, and the steepness of the slopes on which they are found. Soil types are grouped into larger categories called soil series, which are based on the parent materials, chemical compositions, and profiles of their member soil types. Soil series are themselves grouped into broader categories, called soil associations, which were formed through similar processes.² The Natural Resources Conservation Service (NRCS) classifies certain soils as prime, of statewide importance, or unique based on their potential for agricultural productivity.

- *Prime farmland soils*, as defined by the United States Department of Agriculture (USDA), rest on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They have the quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime soils flood infrequently and are not excessively erodible or saturated with water for a long period of time. There are 1,203 acres of prime farmland soils in Blairstown Township, of which 547 acres are in active agricultural use. (**Table 2** and **Table 3**) Accounting for 3% of the total soils in the Township, these soils lie generally along the Paulins Kill and are classified *Hazen-Paulins Kill Complex series* (Hdpx), which can be used for alfalfa hay, corn, grass (legume), wheat, soybeans, and oats.
- *Farmland soils of statewide importance* produce high crop yields when treated and managed according to acceptable farming methods. However, their yields are rarely as high as those of prime soils. There are 777 acres of soils of statewide importance in Blairstown Township, of which 224 acres are in agricultural use. Accounting for 4% of Blairstown's soils, the soils of statewide importance belong to the *Paulins Kill-Hazen Complex series* (Pdua) and are generally adjacent to the prime farmland soils but on land with more slope. These soils can support hay, corn, small grains, vegetables, or deciduous fruits.
- *Unique soils* exhibit specific qualities that may be favorable to the production of specialized crops. There are 182 acres of soils with unique importance in Blairstown Township, of which less than two acres is in active agricultural use. These soils belong to the *Catden series* (Catb) and are generally found in isolated pockets near water bodies or the headwaters of streams in the more northerly and southerly portions of the Township.

The following major soil series (non-farmland) are also found in Blairstown Township:

- Nassau-Manlius (Nau) – 5,322 acres, or 27%
- Rock outcrop (Arnot-Lordstown, Arnot-Rubble, Farmington, Farmington-Galway, Farmington-Wassaic, Urban land-Farmington) – 3,332 acres, or 17%
- Wurtsboro-Swartswood (Wus) - 3,575 acres, or 18%

Table 2 identifies the major soils in Blairstown Township, grouped by the NRCS classifications for agricultural soils and **Map 3** illustrates their location. Of the total land in Blairstown, 2,161 acres, or 11% of the town is identified as agricultural soil by the NRCS.

Table 2. Soil Categories – Blairstown Township		
Abbr.	Name	Acres
Hd xpAb	Hazen-Hoosic complex, 0 to 3 percent slopes, very stony	508.89
Hd xpBb	Hazen-Hoosic complex, 3 to 8 percent slopes, very stony	693.92
	All Areas Prime Farmland Total:	1,202.81
PduaCb	Paulins Kill-Hazen complex, 8 to 15 percent slopes, very stony	776.58
	Farmland of Statewide Importance Total:	776.58
CatbA	Catden muck, 0 to 2 percent slopes	181.94
	Farmland of Unique Importance Total:	181.94
AhbBc	Alden silt loam, 0 to 8 percent slopes, extremely stony	529.55
AruCh	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	59.77
ArvD	Arnot-Lordstown-Rock outcrop complex, 15 to 35 percent slopes	188.53
ArvE	Arnot-Lordstown-Rock outcrop complex, 35 to 60 percent slopes	179.41
ChwBc	Chippewa silt loam, 0 to 8 percent slopes, extremely stony	815.27
FaxC	Farmington-Rock outcrop complex, 0 to 15 percent slopes	54.90
FdwB	Farmington-Wassaic-Rock outcrop complex, 0 to 8 percent slopes	89.21
FrdAb	Fredon-Halsey complex, 0 to 3 percent slopes, very stony	688.60
NauB	Nassau-Manlius very channery silt loams, 0 to 8 percent slopes, rocky	333.15
NauC	Nassau-Manlius very channery silt loams, 8 to 15 percent slopes, rocky	2,146.71
NauD	Nassau-Manlius very channery silt loams, 15 to 35 percent slopes, rocky	2,229.13
NauEg	Nassau-Manlius very channery silt loams, 35-60 percent slopes, very rocky	613.30
PduoEb	Paulins Kill-Otisville complex, 25 to 60 percent slopes, very stony	187.84
PHG	Pits, sand, and gravel	31.30
RnaF	Rock outcrop-Arnot-Rubble land complex, 60 to 80 percent slopes	394.50
RnfC	Rock outcrop-Farmington-Galway complex, 8 to 15 percent slopes	870.34
RnfD	Rock outcrop-Farmington-Galway complex, 15 to 35 percent slopes	1,514.46
SwfCc	Swartswood loam, 8 to 15 percent slopes, extremely stony	8.21
UdaB	Udorthents, 0 to 8 percent slopes, smoothed	172.27
UdaUB	Udorthents-Urban land complex, 0 to 8 percent slopes	140.84
USFARC	Urban land-Farmington-Rock outcrop complex, 0 to 15 percent slopes	41.00
USHBPB	Urban land-Hazen-Paulins Kill complex, 0 to 8 percent slopes	58.21
VepBc	Venango silt loam, 0 to 8 percent slopes, extremely stony	349.45
VepCc	Venango silt loam, 8 to 15 percent slopes, extremely stony	191.69
WATER	Water	572.94
WusBc	Wurtsboro-Swartswood complex, 0 to 8 percent slopes, extremely stony	1,294.13
WusCc	Wurtsboro-Swartswood complex, 8 to 15 percent slopes, extremely stony	2,281.15
	Not prime farmland Total:	17,531.19
	Grand Total:	19,692.52
<i>Source: NRCS Soil Data Access (2020)</i>		

The total land in active agricultural use (3,203 acres) represents 16% of Blairstown. Notably, most of these active agricultural acres in Blairstown Township are not prime farmland. **(Table 3)** Active agriculture includes the following LU/LC types: agricultural wetlands, cropland and pastureland, former agricultural wetland, orchards/vineyards/nurseries, and other agriculture.

Table 3. Agricultural Soils and Land in Active Agriculture			
Soil Classification	Total Acres	Ag Acres	Ag % of Total
Prime Farmland Soil	1,203	547	45%
Soils with Statewide Importance	777	224	29%
Soils with Unique Importance	182	2	1%
Not Prime Farmland	17,531	2,431	14%
Total:	19,693	3,203	16%
<i>Source: NRCS Soil Data Access 2020; 2015 NJDEP Land Use/Land Cover data</i>			

Almost one-third of Township land (5,499 acres) is located on slopes steeper than 15%.³ These soils tend to have a high risk of erosion, require management to control runoff and erosion, and have some equipment limitations.

C. Irrigated Land and Water Sources

Groundwater is the source of water for irrigation in Blairstown Township. Groundwater is generally preferred to surface water because there is less sediment and particulates that may clog irrigation pipes and damage crops. Due to local climate and soils, most of the crops that are grown in the Township, such as hay, corn, and soybeans, do not require irrigation or are not cost effective to irrigate, even during drought periods, due to the large amounts of land they occupy. In 2017 there was an increase in the number of acres (115) of field crops which were irrigated as compared to earlier years. In total, 144 acres were irrigated in 2017, more than three times what had been done in the past, although this makes up less than 2% of the Township's farmland.⁴ **(Table 4)** This trend is consistent when compared to those reported in Warren County when looking at acres under irrigation in 2017 as compared to 2004. **(Table 5)**

Table 4. Irrigated Land (acres) in Blairstown				
	1990	2000	2005	2017
Field Crops	0	0	0	115
Fruit	52	19	14	25
Ornamental	0	0	0	2
Vegetables	9	6	21	2
Total	61	25	35	144
<i>Source: Farmland Assessments</i>				

Table 5. Irrigated Land in Blairstown and Warren County (acres)				
	1990	2000	2005	2017
Blairstown	61	25	35	144
Warren County	376	335	379	618
Percent of County	16%	7%	9%	23%
<i>Source: Farmland Assessments</i>				

D. Farmland Trends and Statistics

The amount of farm assessed land in Blairstown Township shrank slightly from 2010 (7,882 acres) to 2019 (7,846 acres), a 0.5% decrease. Warren County farm assessed land base decreased 1.8% in the same period, from 105,937 to 104,014 acres. The composition of the Township's farm assessed land has also changed during this time:

- Harvested cropland dropped 6.3% (3.5% for the County)
- Pastured cropland increased 37% (18% decline for the County)
- Permanent pasture declined 26% (18% for the County)
- Woodland rose by 5.8% (6.2% for the County) (**Figure 4**)

Harvested cropland, the largest category of active agricultural land in Blairstown, has declined 28% between 1983 and 2019, from 2,835 to 2,049 acres.^b Among the dominant crops in this category — hay, corn, and soybeans — the biggest losses occurred in corn for silage, which declined 94% in the period 1983-2017 (the latest year for which data on individual crops is available), from 509 to 32 acres. This can most likely be explained by the loss of dairy farms in Blairstown, with dairy cattle showing a steady drop in numbers from 1,033 head in 1983 to 260 head in 2017.

Hay production decreased in the same period, from 1,325 acres to 860. Soybean acres surged 86% from 221 to 412 acres, with none reported in 2000. Other crops such as barley, rye, and sorghum, have virtually disappeared from production in Blairstown.

Fruit, vegetable, and nursery crops, while representing a small portion of Blairstown's cropland, have risen steadily between 1983 and 2017, and together represented 201 acres, or close to 10% of total harvested cropland.

^b General farmland assessment categories use the 2019 tax assessment data, while individual crop statistics are based on the most recent 2017 data.

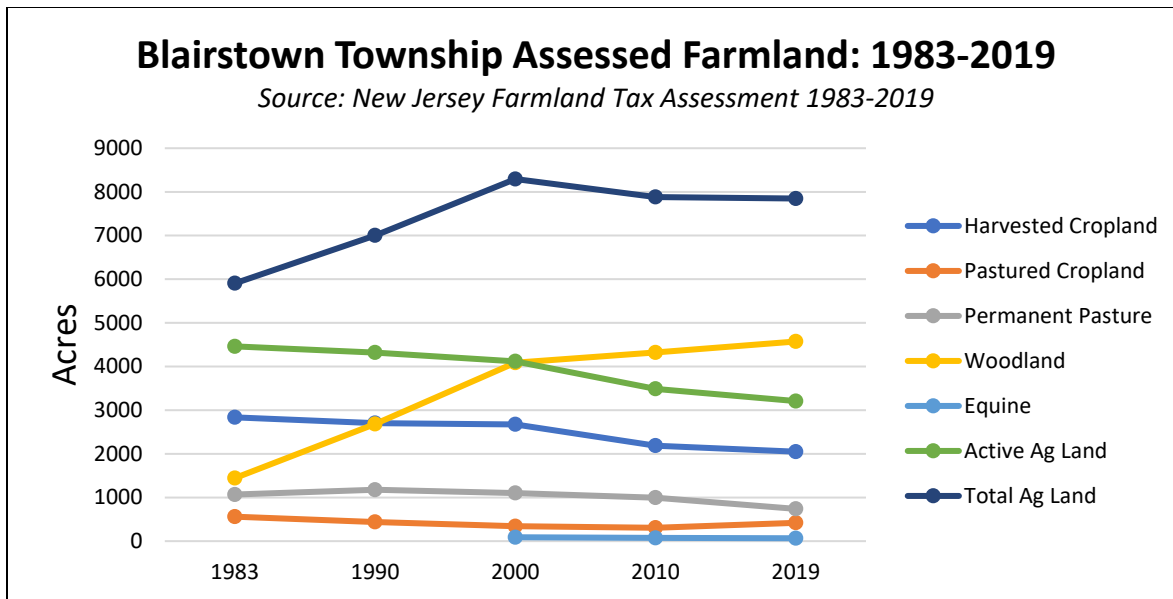


Figure 4. Assessed Farmland in Blairstown Township

Pastured cropland and permanent pasture both decreased by 34% in the same period to 560. This loss tracks with the decline in beef cattle operations, as well as dairy, with beef cattle down 71% from 517 head in 1983 to 151 head in 2017. Equine operations held steady, with ponies and horses rising slightly from 167 to 174, or an increase of 4%. Inventory of goats, swine, and fur animals is on the rise.

The acreage of farm assessed woodlands in Blairstown has increased (1,445 acres in 1983 to 4,573 acres in 2019). There are two primary reasons for this. The first is that cropland left abandoned or fallow for extended periods of time undergoes ecological succession into forested land. The increasing costs of farming and farmland in the state and the Township may compel local farmers to produce less land-intensive products and leave parts of their farms fallow. Secondly, continuously rising property taxes and the USDA forest stewardship incentives have encouraged more landowners of forested properties to obtain farmland tax assessment, thereby increasing the amount of forested farmland in the Township.

Though the overall acreage of harvested cropland and pastureland has decreased in the Township, this has been more than offset by the increase in farm assessed woodland acres, resulting in an overall gain in the farmland assessed agricultural land base in Blairstown of 33%, from 5,906 acres in 1983 to 7,847 acres in 2019. The overall farmland assessed base reached 8,294 acres in 2000 but declined by 5% by 2019, reflecting losses in all categories except pastured cropland, which grew by about 23%, and woodland, which rose about 12%.

Blairstown has lost active agricultural land at a faster rate than County wide. Between 1983 and 2019, active agricultural land decreased 28% in Blairstown and 17% in the County. (**Table 6**)

Table 6. Farmland Assessment in Blairstown and Warren County (1983-2019) (acres)

	Cropland Harvested		Cropland Pastured		Permanent Pasture		Total Active Agriculture	
	Blairstown Township	Warren County	Blairstown Township	Warren County	Blairstown Township	Warren County	Blairstown Township	Warren County
1983	2,835	49,033	560	5,865	1,066	13,513	4,461	68,411
1990	2,703	53,057	439	6,588	1,177	15,172	4,319	74,817
2000	2,674	51,147	342	5,240	1,102	12,891	4,118	69,278
2010	2,186	45,056	306	4,244	996	11,861	3,488	61,161
2019	2,049	43,487	420	3,493	739	9,752	3,208	56,732
% Change	-28%	-11%	-25%	-40%	-31%	-28%	-28%	-17%

Source: Tax Assessment Data

The trend towards smaller average and median farm sizes has been prominent throughout New Jersey and Warren County over the past forty years. In contrast to the County-wide 15% decrease in acreage of farmland since 1982, there has been a 51% increase in the number of farms, up from 608 to 918 in 2017. The average farm size has dropped from 144 to 80 acres.^{5 6} The 2017 *Census of Agriculture* indicates that for ZIP code 07825, which includes Blairstown and Hardwick Townships, 197 of 272 farm operations were under 50 acres and 75 were 50 acres or greater. The ZIP code tabulations also indicated that of these 272 operations, 239 farmers operated only land they owned, 21 farmers worked both land they owned and land they rented from others, and 12 farmers were tenant farmers, operating only land rented from others or worked for shares.⁷

The average size of Warren County farms was 80 acres in 2017, down from 159 acres in 1982. Additionally, the acreage within medium size farms (50 to 499 acres) is decreasing, indicating that many of these farms are breaking up into smaller operations. (**Figure 5**)

Blairstown has the second highest number of farm parcels in farmland assessment in Warren County after Mansfield Township. Its 251 approved farmland assessment forms represent 10% of the County total of 2,516 in 2019. However, average farm size, at 22 acres, is much smaller than the County average of 80 acres. Median farm parcel size is 11.5 acres, with as many parcels below that number. The largest farm parcel in Blairstown is 169 acres. Despite the high number of farm parcels, because of the comparatively smaller size of these parcels, Blairstown ranks seventh in the County in total acres devoted to agricultural or horticultural use, at 7,846 acres, or 7.5%, versus number one ranked Franklin Township at 10,998 acres, or 10.6%. **Table 7** shows the breakdown of farm parcel sizes in Blairstown based on the 2019 tax assessment data.

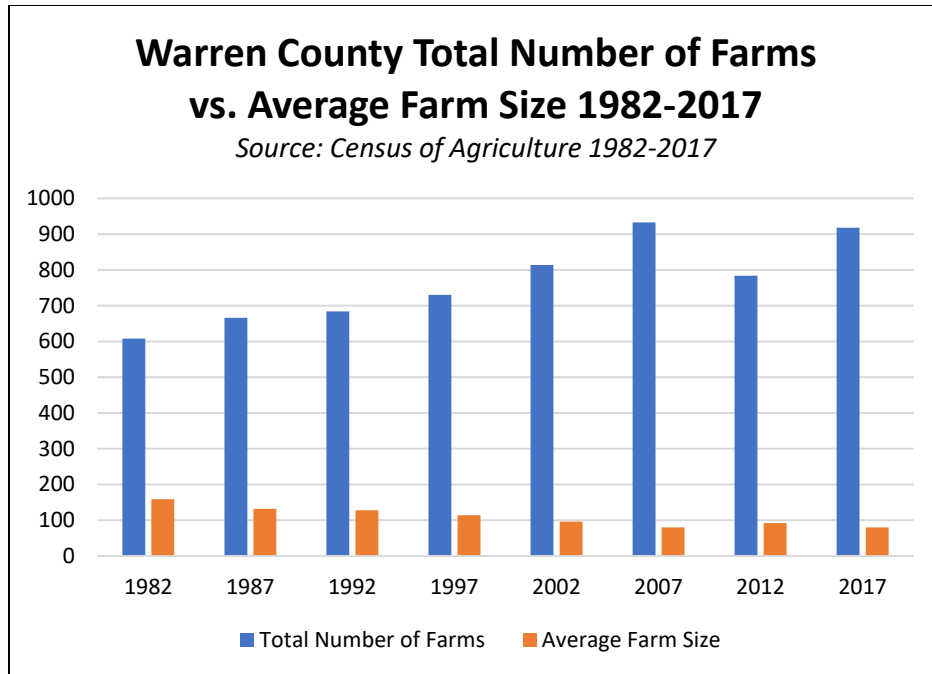
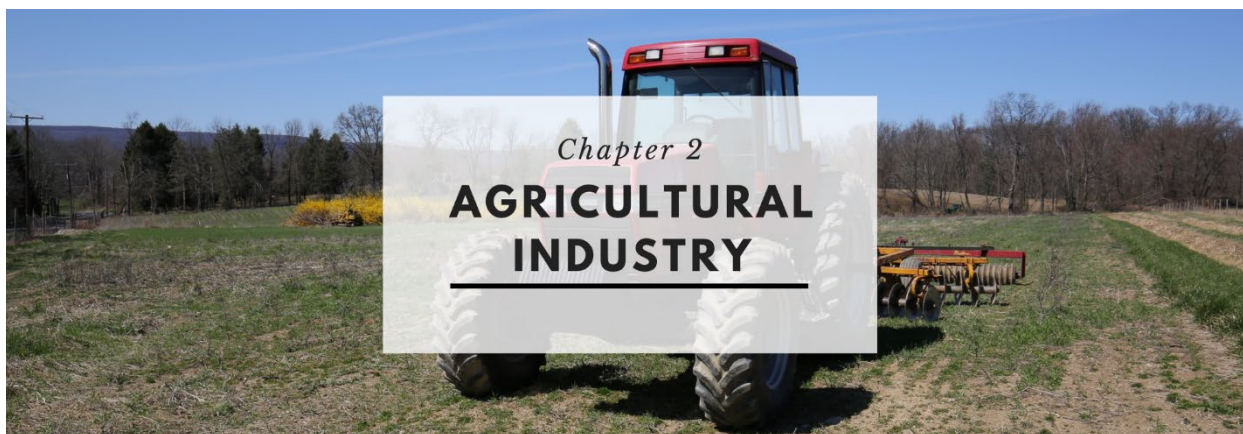


Figure 5. Average Farm Size in Warren County (1982-2017)

Table 7. Size of Individual Farm Parcels in Blairstown	
Size	# of Farms
Under 1 acre	4
1-9 acres	152
10-49 acres	158
50-179 acres	40
179+ acres	0
<i>Source: Blairstown Township Tax Database (2019)</i>	



Chapter 2. Agricultural Industry

A. Trends in Market Value of Agricultural Products Sold

Agriculture in Blairstown is oriented to traditional field crops, including hay, corn, and soybeans.^c Total agricultural sales in Warren County dropped slightly in 2017 from 2012. This reflects a decrease in livestock sales to \$26.1 million in 2017, an 18% drop from \$31.8 million in 2007, but a 25% increase above the low reported in 2002. Crop sales, including nursery and greenhouse products, rose 54% from \$43.6 million in 2007 to \$67.0 million in 2017.⁸ (Figure 6)

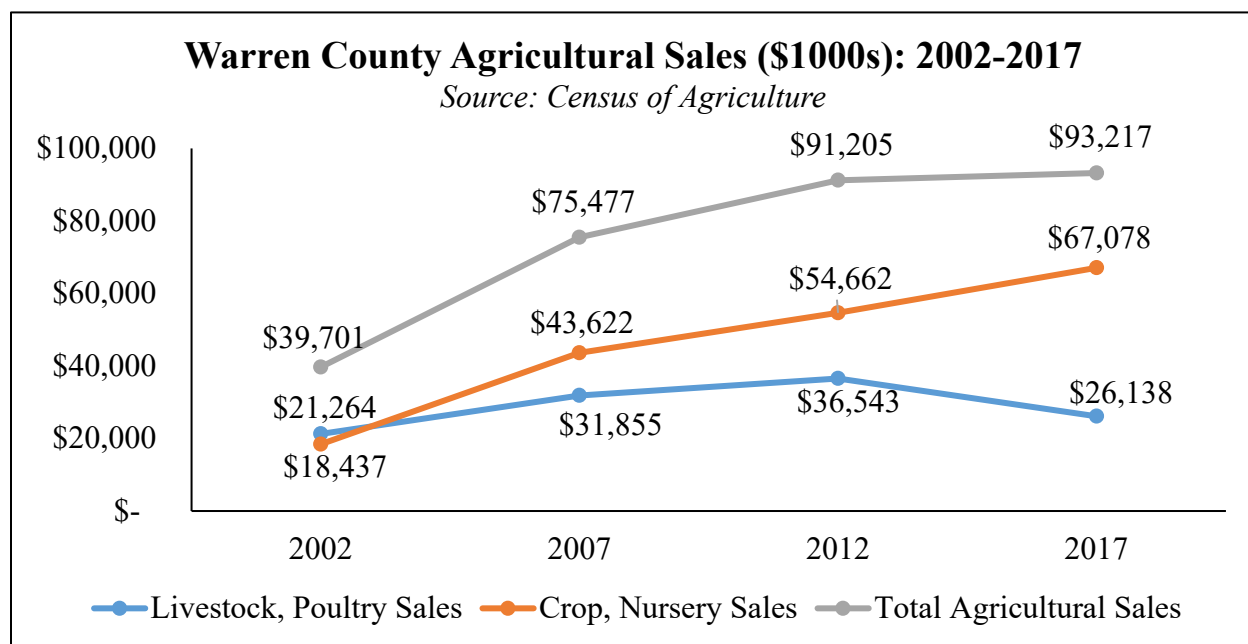


Figure 6. Agricultural Sales in Warren County

^cAgricultural sales figures are only calculated at the County level every five years.

As of 2017, Warren County ranked sixth in the state in total agricultural sale revenues. (**Table 8**) At the same time, average sales per farm in Warren County dropped 12.7% from 2012 to 2017, the sixth-fastest rate of decline in New Jersey, but to a lesser degree than its neighboring counties. (**Table 9**)

Table 8. Total Agricultural Market Value (\$1000s) by County	
County	Sales
Cumberland	\$ 212,649
Atlantic	\$ 120,673
Gloucester	\$ 102,454
Salem	\$ 102,342
Burlington	\$ 98,580
Warren	\$ 93,217
Hunterdon	\$ 92,246
Monmouth	\$ 80,633
Middlesex	\$ 38,359
Mercer	\$ 24,981
Morris	\$ 24,824
Ocean	\$ 24,640
Camden	\$ 22,893
Somerset	\$ 20,118
Sussex	\$ 18,226
Cape May	\$ 9,838
Passaic	\$ 2,863
<i>Source: U.S. Census of Agriculture, 2017</i>	

In 2002, Warren County had the second largest concentration of dairy and livestock operations in New Jersey (236 farms). In 2017, with 182 farms in dairy and livestock, it is now third in the state.

Dairy sales have declined 64% in Warren County from \$9.0 million in 1997 to \$3.2 million in 2017. This is accompanied by a 74% decrease in dairy farms, from 63 in 1997 to 16 in 2017.

As of 2017, cattle and calves (2,346) are the most common livestock in Warren County, with beef cows (1,450 head) more prominent than dairy cows (896 head). Sheep (1,691 head) represent the second highest livestock animal, with meat chickens as third highest (842 count).

Crops in Warren County sold for a total of \$66.3 million in 2017, a 22% increase from 2012. (**Figure 7** and **Table 10**) One crop subsector, nursery and greenhouse operations, continues to exceed other crop types in Warren County. In 2017, Warren County had 26,364 acres of nursery stock crops, under glass or other protection.⁹ Annual nursery sales comprised 41% of total agricultural revenue in 2007 (\$22.0 million) and increased to 61% of total revenue by 2017 (\$40.7 million).

Rank	County	2012	% Change	2017
1	Ocean	\$ 64,885	46.06%	\$ 94,769
2	Cumberland	\$ 292,216	29.95%	\$ 379,730
3	Camden	\$ 91,528	26.97%	\$ 116,210
4	Hunterdon	\$ 46,445	23.82%	\$ 57,510
5	Middlesex	\$ 147,733	19.66%	\$ 176,772
6	Gloucester	\$ 150,154	17.64%	\$ 176,644
7	Cape May	\$ 52,810	13.59%	\$ 59,988
8	Mercer	\$ 72,534	6.63%	\$ 77,341
9	Salem	\$ 135,749	-3.47%	\$ 131,040
10	Monmouth	\$ 102,565	-6.19%	\$ 96,221
11	Burlington	\$ 120,390	-10.51%	\$ 107,738
12	Warren	\$ 116,333	-12.71%	\$ 101,543
13	Atlantic	\$ 312,040	-14.06%	\$ 268,163
14	Sussex	\$ 21,078	-14.22%	\$ 18,081
15	Somerset	\$ 58,016	-23.28%	\$ 44,508
16	Morris	\$ 77,560	-23.43%	\$ 59,389
17	Passaic	\$ 44,045	-26.97%	\$ 32,168

Source: Census of Agriculture, 2012, 2017

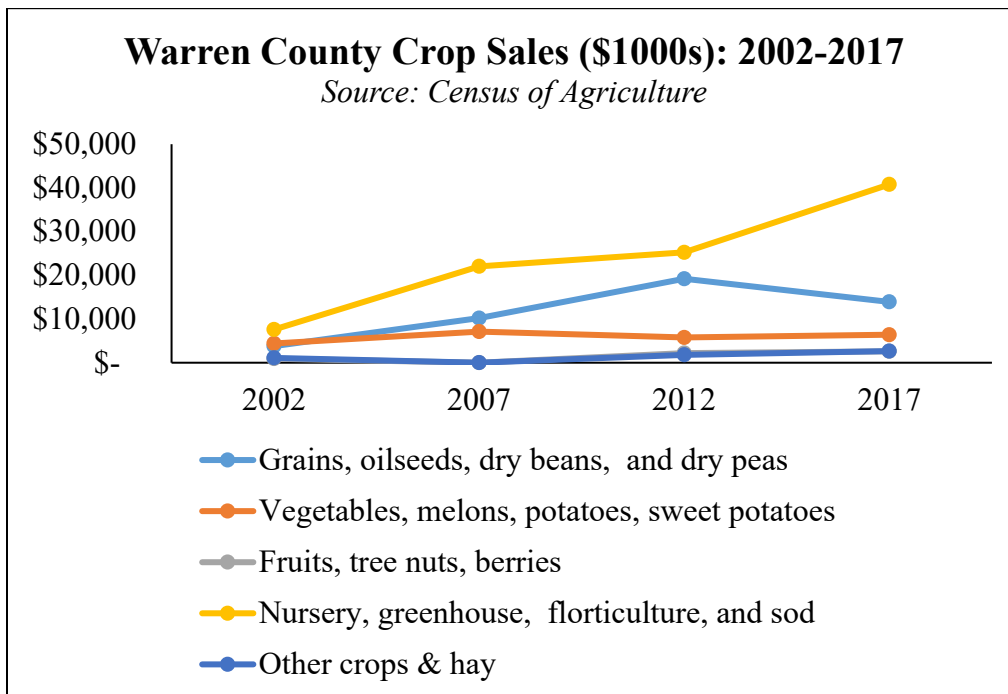


Figure 7. Crop Sales in Warren County (2002-2017)

Table 10. Warren County Crop Sales (\$1000s)				
	2002	2007	2012	2017
Grains, oilseeds, dry beans, and dry peas	\$3,802	\$10,205	\$19,209	\$13,922
Vegetables, melons, potatoes, sweet potatoes	\$4,406	\$7,114	\$5,769	\$6,388
Fruits, tree nuts, berries	\$918	N/A	\$2,198	\$2,601
Nursery, greenhouse, floriculture, and sod	\$7,601	\$22,053	\$25,248	\$40,793
Other crops & hay	\$1,114	N/A	\$1,808	\$2,656
Total	\$17,841	\$39,372	\$54,232	\$66,360
<i>Source: U.S. Census of Agriculture (2002-2017)</i>				

Vegetables were the third highest-grossing crop in 2017, generating more than \$6.3 million in sales. Since 2002, vegetable sales have risen 44%.

Grains, which include corn and soybeans, ranked second to vegetable sales in 2017 and will most likely remain one of the top-grossing field crops.

A small but significant portion of Warren County's agricultural sales come from other crops, including hay. Sales revenue for this category increased by 138% between 2002 and 2017.

Warren County is home to many fruit farms. Farm sales began growing rapidly during the mid-2000s, going from \$0.91 million in 2002 to \$2.6 million in 2017. Much of this revenue derives from peach and grape sales. Peach farms increased by over 29% in this period, despite acreage falling 49%.

B. Agricultural Production Trends

From 2005 to 2017, agricultural production in Blairstown declined for beef cattle (10%), and mature dairy (74%).¹⁰ **(Figure 8)** Overall, the number of beef cattle has remained consistent with a high of 169 head in 2005 and 151 in 2017. The number of meat chickens rose nearly 30% from 2005 to 2010 and tripled by 2017 to 320 head^d. Acres in soybean have risen steadily since 2005, along with corn for grain, with a 43% average rate of increase every five years. Acres in hay have been stable since 2015, rising from 826 to 860 acres in 2017. Hay saw its largest losses of 32% from 2005 to 2010. **(Table 11)**

In light of the historically low outputs of corn and hay in 2002, long-term trends have stabilized and steadily increased since 2002. **(Figure 9)** Hay has made a resurgence, increasing by 34% since 2012, despite being down 13% since 2002. **(Figure 10)** Soybean production maintained its upward trajectory through 2002, growing 140% from 2002 to 2017. **(Figure 11)**

^d The 2019 Farmland Assessment data reports 109 head of meat chickens. It is not reported as to why the number is so much higher in 2017.

Production Trends in Blairstown Township (2005-2017)

Source: Warren County Farmland Assessment

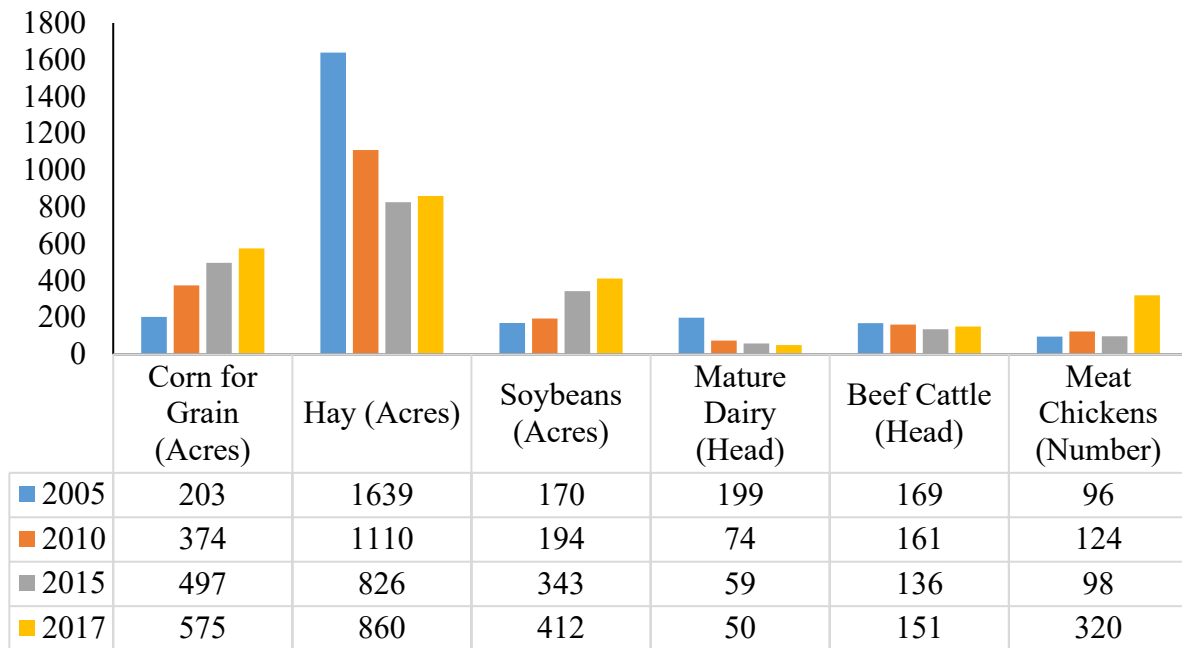


Figure 8. Production Trends in Blairstown Township

Table 11. Dominant Crops in Blairstown Township

Top 10 Dominant Crops	2017	% Change from 2005
Other Hay	634	-
Corn for Grain	575	-9.31%
Soybeans	412	-28.35%
Alfalfa Hay	226	-45.15%
Apples	44	-80.53%
Christmas Trees	38	-13.64%
Rye for Grain	35	-7.89%
Corn for Silage	32	-8.57%
Trees & Shrubs	31	-3.13%
Other Mixed Vegetables	25	-19.35%
Total	2052	-
		% of Total
Field Crops	1914	93.27%
Nursery Crops	69	3.36%
Fruits & Berries	44	2.14%
Vegetables	25	1.22%

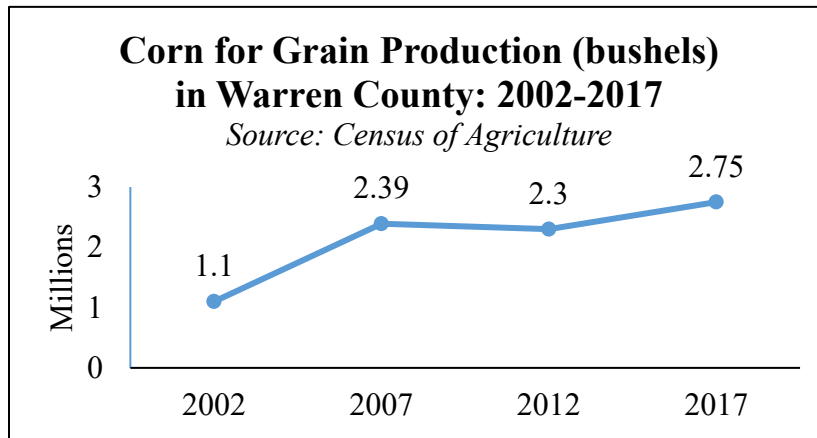


Figure 9. Corn Production in Warren County

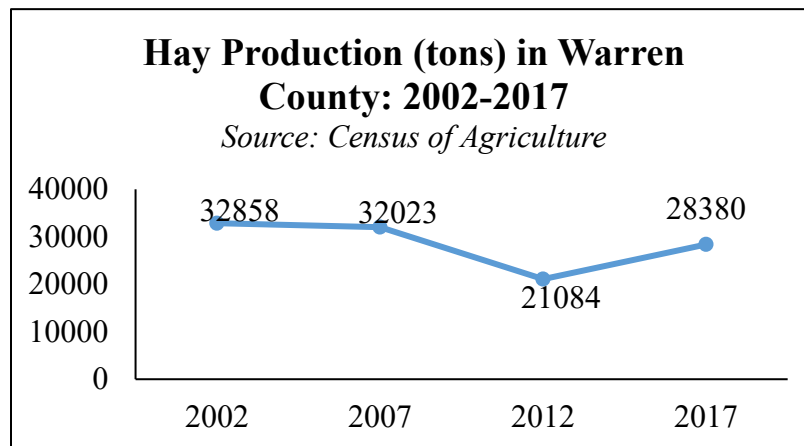


Figure 10. Hay Production in Warren County

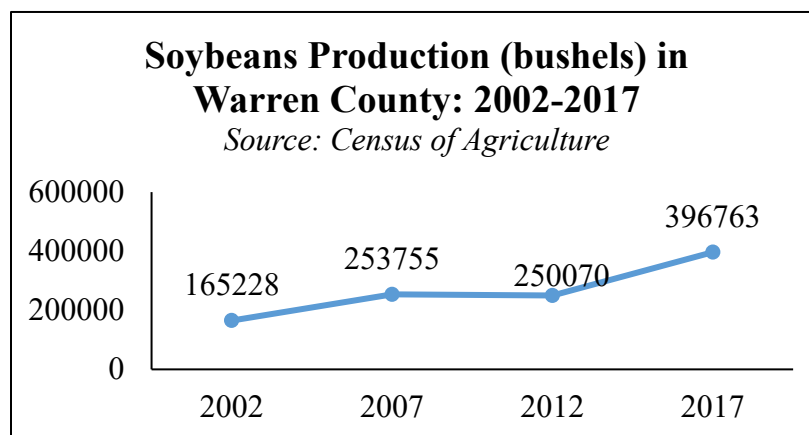


Figure 11. Soybean Production in Warren County

The variation in milk sales has contributed to a reduction in dairy output. From 2002 to 2017, mature dairy decreased by 71%, with an average five year-loss of 33%. The biggest drop occurred between 2007 and 2012, when dairy production fell by 45%. There are two local creameries: Tranquility Farms in Andover, and Mackey's Orchard in Belvidere.¹¹

Livestock production, including beef cattle and meat chickens, have either had slight growth or remained stable since 2002. Chicken production grew by 2% from 2002 to 2007 but dipped 9% by 2017. Beef cattle fell by 8% in 2007, then rose by 20% by 2017, netting a 12% growth rate through the 2000s. (**Figure 12**)

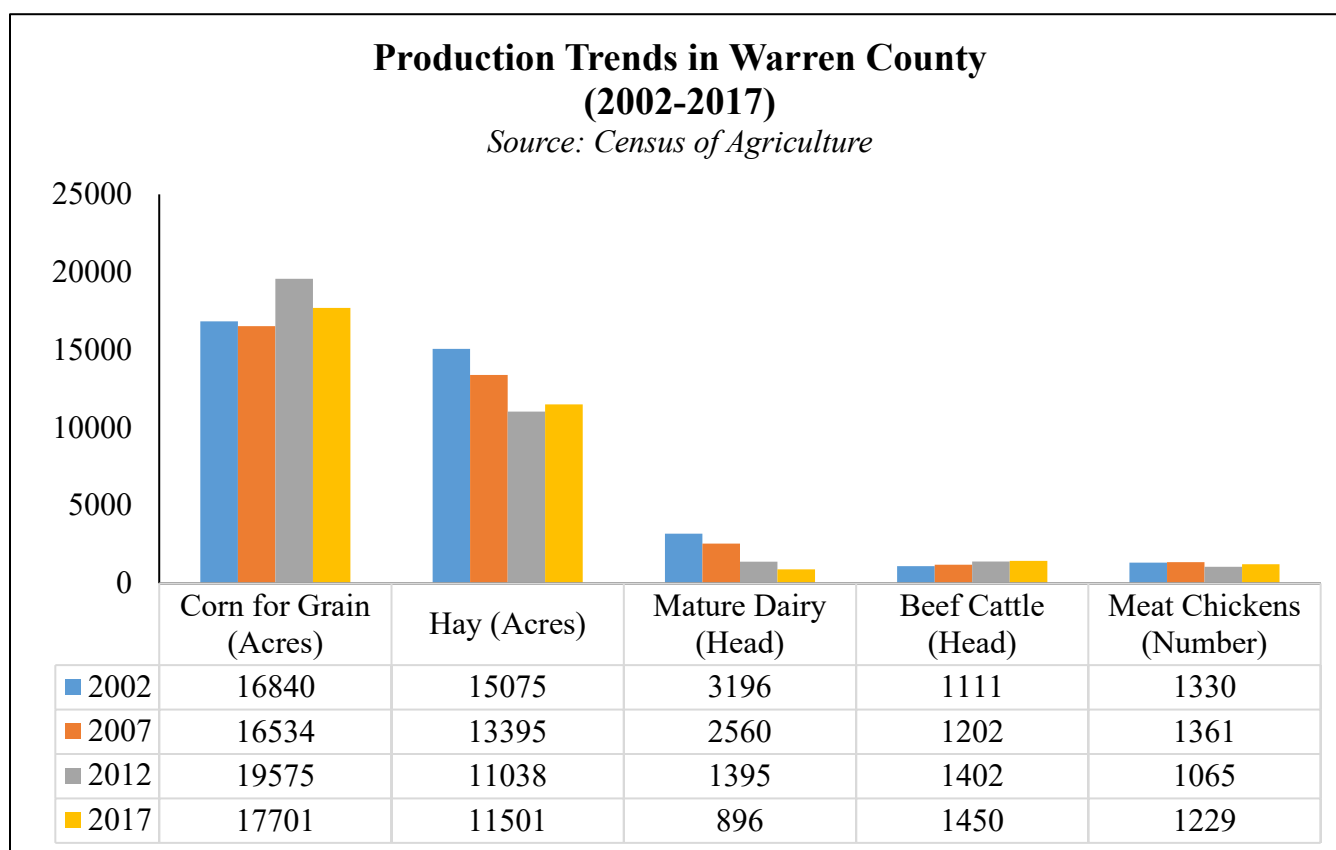


Figure 12. Production Trends in Warren County

C. Agricultural Support Services and Related Industries

Agricultural support services in Warren County and Blairstown Township include tractor sales and supply stores, feed vendors, and hardware/equipment retailers. Retailers include Frank Rymon and Sons, Tractor Supply Co, and Growmart in Bloomsbury. Major feed vendors in and around Blairstown includes Ace Hardware, supporting the nearby cattle farmers. In Hackettstown, the Livestock Auction operates as an independently funded co-operative.¹² As the last remaining auction in New Jersey, the Livestock Auction gives county farmers and farm suppliers a unique marketplace in which to trade and sell products.

Local support businesses are often insufficient to meet all the needs of the Township's agricultural community. Consequently, local farmers have become adept at minimizing repair services by fixing a variety of mechanical problems themselves. The Township's farmers also rely heavily upon mail order and out-of-state retailers for their agricultural supplies. Processing facilities such as creameries and lumber mills are now absent in the area, which forces farmers to ship their products out-of-town to be processed. Some farmers have found that reliance upon out-of-state suppliers and non- local processing facilities imposes transportation costs that cut deeply into their operations' profitability.

Despite the loss of support businesses from the region, local farms take advantage of retailers, large animal veterinarians, and feed supplies located outside of the county and in eastern Pennsylvania. A comprehensive list of farm related businesses, organizations, and services in New Jersey is available through the Rutgers Cooperative Extension of Salem County Green Pages.¹³ (**Appendix B**)



Chapter 3. Land Use Planning

A. State Development and Redevelopment Plan

The *State Development and Redevelopment Plan* (SDRP) outlines general policy objectives concerning land use and future development in the State.¹⁴ The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey. Land in Blairstown Township is included within the Rural Planning Area (PA4), the Rural Environmentally Sensitive Planning Area (PA4B) and the Environmentally Sensitive Planning Area (PA5): **(Figure 13)**

- Rural Planning Areas (PA4): 2,379 acres (~12% of the municipality), located exclusively in the southern portion of the Township. Of these, 698 acres (~22%) are identified as land in active agricultural use by the 2015 Land Use/Land Cover data.
- Rural-Environmentally Sensitive Planning Area (PA4B): 6,252 acres (~32%) occupy much of the central portion of the Township between the Rural Planning Area to the south and Route 94 to the north. There are additional sections just north of Route 94. Of these, 2,198 acres (~69%) are identified as land in active agricultural use by the 2015 Land Use/Land Cover data.
- Environmentally Sensitive Planning Areas (PA5): These lands occupy much of the northern section of the Township as it rises to the Kittatinny ridgeline, where they border state and federal public lands. There are also pockets of environmentally sensitive land along and south of the Paulins Kill. This Planning Area occupies approximately 9,537 acres (~48%) of the Township. Of these, 294 acres (~9%) are identified as land in active agricultural use by the 2015 Land Use/Land Cover data.
- Parks and Natural Areas: 1,525 acres (~8%), 13 acres are identified as land in active agricultural use by the 2015 Land Use/Land Cover data.

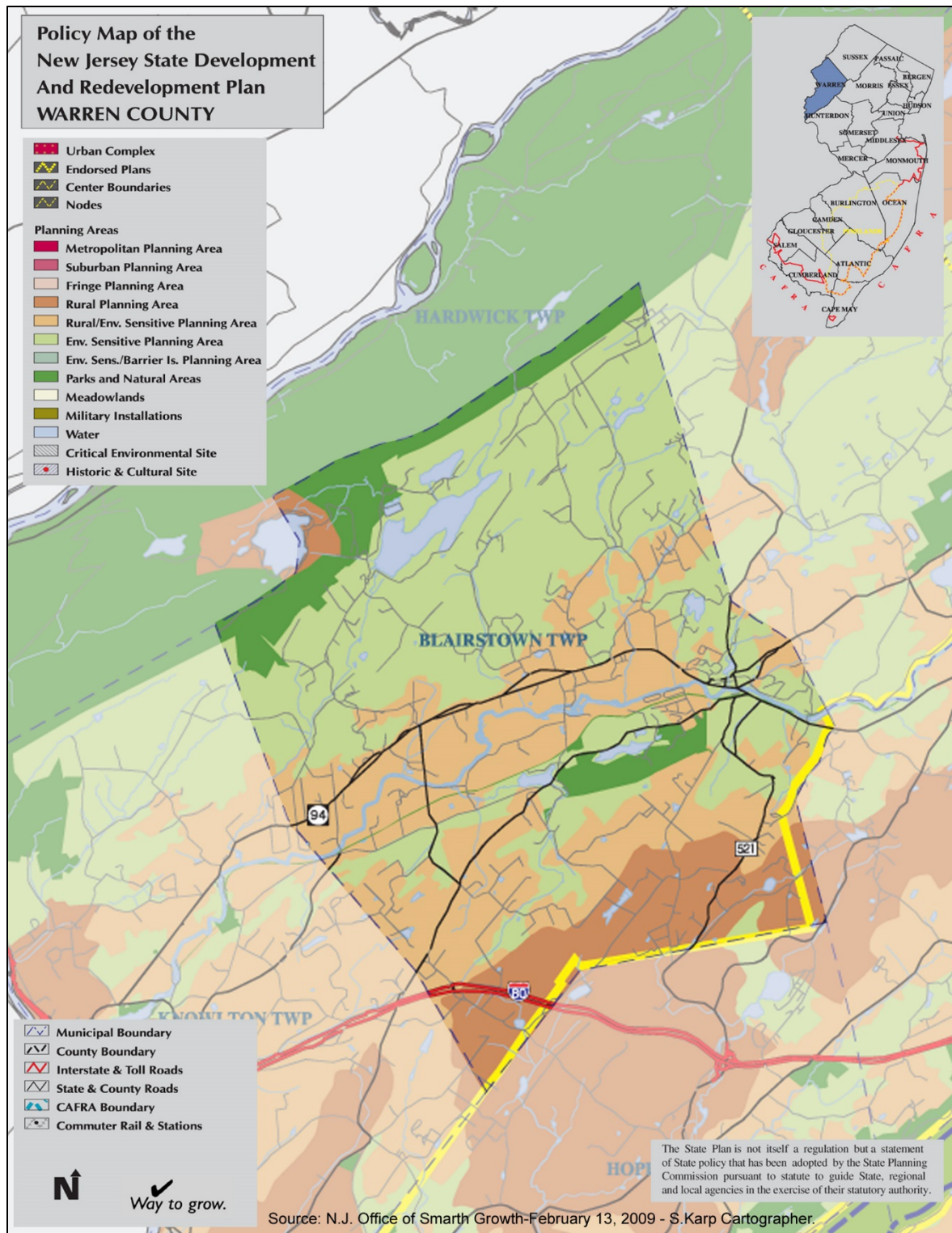


Figure 13. State Development and Redevelopment Plan: Blairstown Township

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.” Two areas in Blairstown that could have potential as Centers are the Blairstown Main Street Village area as a designated Village and the Vail section as a Hamlet, but the Township has no current plans to pursue such designations.¹⁵

B. Special Resource Area: Highlands Region

The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act (HWPPA) on August 10, 2004. The Highlands region covers 13% of New Jersey’s land area. Situated in northwestern New Jersey, its western boundary stops at Blairstown’s border with neighboring Hope and Frelinghuysen Townships. The impact for Blairstown is twofold: the Township has the advantage of being near areas defined as high priority for agriculture, and the pressures of being outside the Highlands region and thus potentially more easily accessible to developers.

C. Municipal Master Plan

The introduction to the November 2004 *Periodic Reexamination Report and Land Use Plan Amendment* states, “Blairstown Township characteristically is a rural municipality [that] includes diverse areas of forests, parks and agricultural land, with development nodes at Blairstown, Jacksonburg, Paulina and other crossroad settlements.” The Township’s Master Plan (2001,¹⁶ 2004, 2010,¹⁷ 2020) include the following statements:

- “...the Board finds that preserving the rural character of Blairstown and protecting the environment are the major objectives of Blairstown during the last decade”
- Farmland should be preserved “to the maximum extent possible in a manner that is reasonable, achievable and equitable to the farmer. ...and “both public and private participation in the New Jersey State Farmland Preservation Program should be encouraged.”

In 2020, the Historic Preservation Committee recommended “focusing on the retention of historic farms...[and] promote the adoption of agritourism and heritage tourism to sustain our farms.”¹⁸

The *Land Use Plan Element*, adopted 1978 and amended 2001 and 2004.¹⁹

- *2001 Land Use Plan Element* resulted in consolidation of previous R-2 and R-3 zones into one R-5 zone with a 5-acre minimum lot size, elimination of the lot averaging provisions, continuation of the Single-Family Conservation Cluster option, and rezoning of a portion of the General Commercial & Industrial Zone to R-5, “in order to maintain the prevailing rural character...and safeguard the identified environmental characteristics of the land.”
- *2004 Land Use Plan Element* recommendations focused on nonresidential areas to create a balance with residential areas and maintain the Township’s rural character. These recommendations included creation of Village Neighborhood (VN) mixed-use zoning districts in the Village Area and near the cross roads of Vail Road and

Polkville Road, and removal of agricultural support services as a permitted use in the Professional and Research Office (PRO) zoning districts *“to ensure the rural atmosphere...is maintained,”* eliminating automobile sales, hotels and motels, and car washes as permitted uses in the Highway Commercial (HC) district but permitting farms *“in concert with the rural character of the township.”*

There have been no additional changes to the land use zoning since 2005.

D. Land Use Trends

While Blairstown Township has traditionally been a farming community, the character of farming has changed from predominantly dairy in the early 1900s to mostly field crops.

The late-19th century commercial growth of the Northeast United States demanded new transportation routes throughout the region. Railroad magnate John Blair, for whom the Township is named after, contributed to this development. At one time, three railroads ran through the Township. Now, the path of Blair’s former Paulins Kill Railroad, established in 1876 serves as a recreational rail trail through the center of the Township.

A centers-based land use pattern, with development in small towns and hamlets surrounded by agricultural or natural areas, remained prevalent throughout Blairstown and Warren County into the mid-twentieth century. Government incentives that encouraged the construction of single-family homes, and the construction of interstate highways, including Interstate 80, greatly increased the ease of living in rural communities, away from traditional employment centers promoting these development patterns. The growth that has occurred in other Warren County centers such as Hackettstown and Phillipsburg that are closer to the major east/west roadways, evaded Blairstown despite serving as a regional center since the early 19th century.²⁰

Route 94 and Blairstown Village maintain the most notable concentrations of non-residential development in Blairstown Township. Additional pockets of non-residential areas are near the Blairstown Airport off Lambert Road; on Hope Road (County Route 521) near its intersection with Edgehill Road; and near the intersection of Vail Road with Mt. Hermon Road. The remainder of Blairstown is either active agricultural lands, private woodlands, or public lands. According to the 2015 NJDEP Land Use/Land Cover data, forested areas make up the largest percent of Blairstown’s lands (50%), with urban and agricultural uses, second and third at 22% and 16% respectively. The most significant changes in land use from 1986 is in agriculture and urban uses. The overall composition of Blairstown has seen a 5% reduction in relative agricultural use and an increase of 7% urban land. Other notable changes are a 2% decline in forest acreage and 1% decline in wetland acreage (**Figure 3, Figure 14 and Figure 15**).

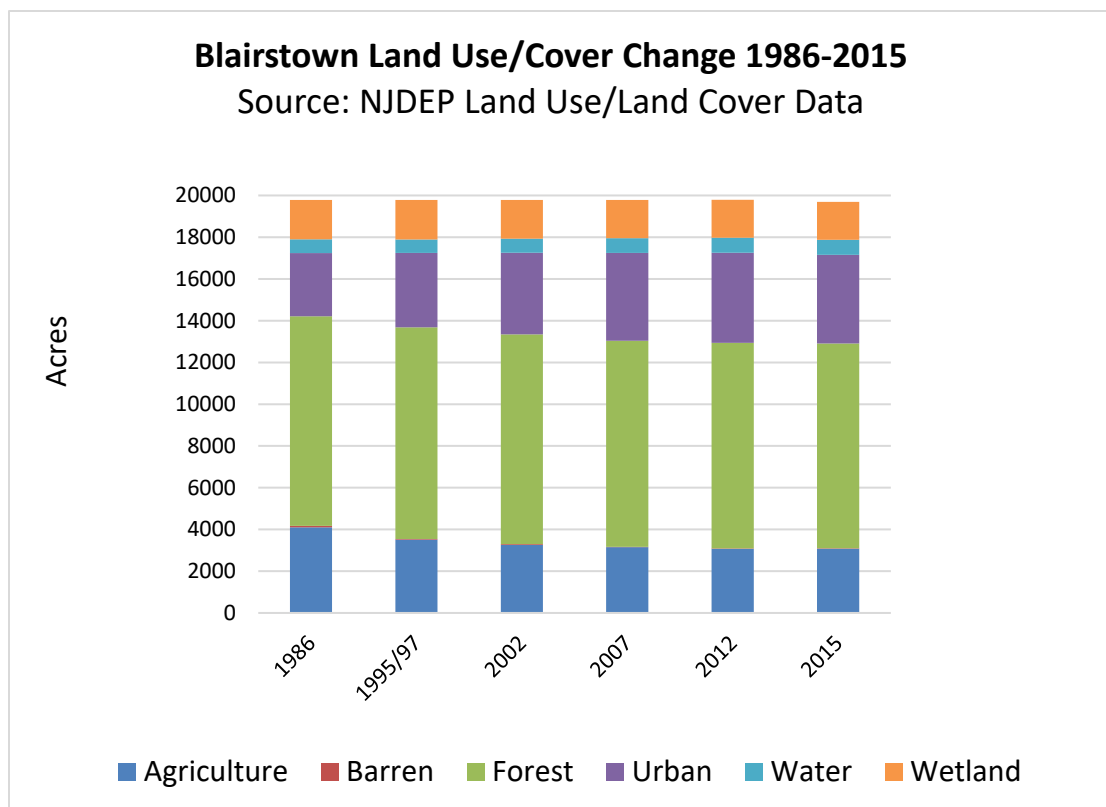


Figure 14. Land Cover from 1986-2015: Blairstown Township

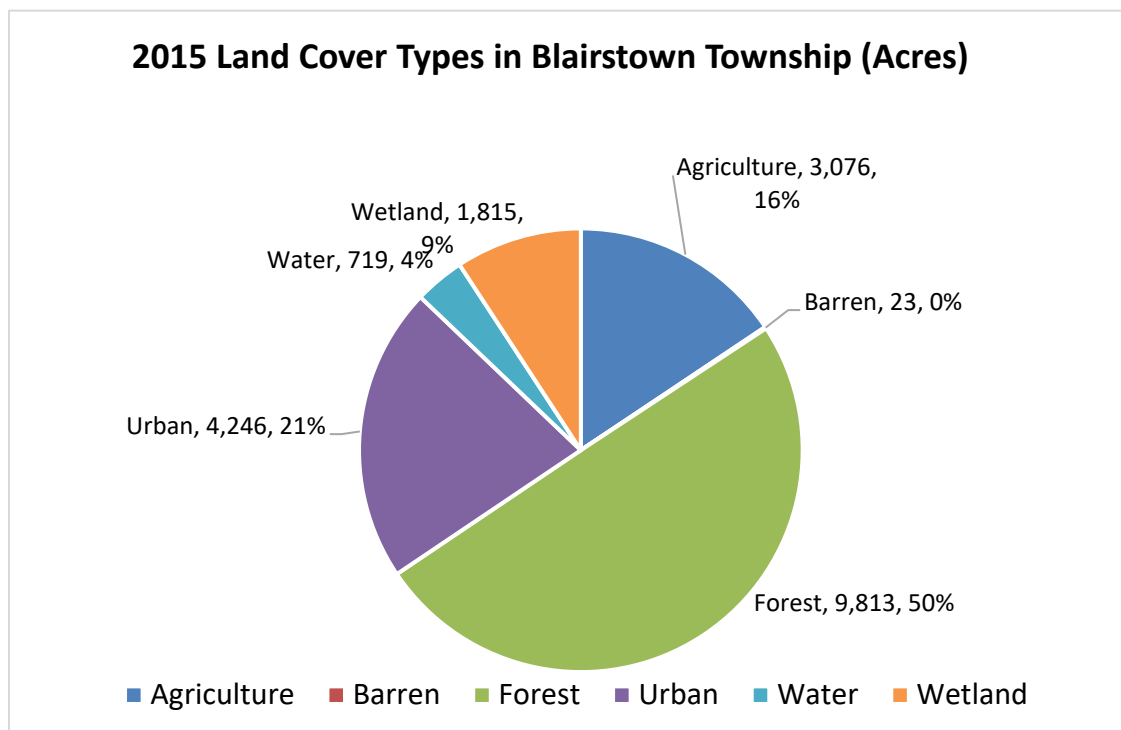


Figure 15. Land Cover in Blairstown Township (2015 – NJDEP)

E. Public Infrastructure – Sewer and Water

Two public wells managed by the Blairstown Water Department provide water to approximately 200 businesses and residences, including the elementary school and Blair Academy, in the Blairstown Village area at the eastern end of the Township. There are three package sewerage plants, located at North Warren Regional High School, Blair Academy, and the Acme strip mall on Route 94, sized to meet the needs of the facilities. Much of the Township is dependent on individual wells and septic systems, and there are no plans to introduce sewer service to the Township, nor to expand the existing sewerage facilities or public water supply.²¹

F. Municipal Zoning

1. Types, Lot Size and Distribution in the Municipality

The majority of Blairstown Township is zoned R-5, Single-Family Residential, with a minimum lot size of 5 acres. The other zones in Blairstown are clustered in the vicinity of Route 94 and the Village Area. They range from a minimum of 10,000 square feet in the Village Neighborhood and Village Residential zones, to 1 acre in the Community Commercial Zone, 2 acres in the Highway Commercial and Professional and Research Office Zones and 5 acres in the General Commercial & Industrial Zones (**Figure 16**). The R-5 zone occupies approximately 95% of Blairstown's land area, followed by General Commercial & Industrial and Highway Commercial zones. **Table 12** shows the number of parcels and number of acres in each zone; the highest densities are in the Village Neighborhood and Village Residential zones.

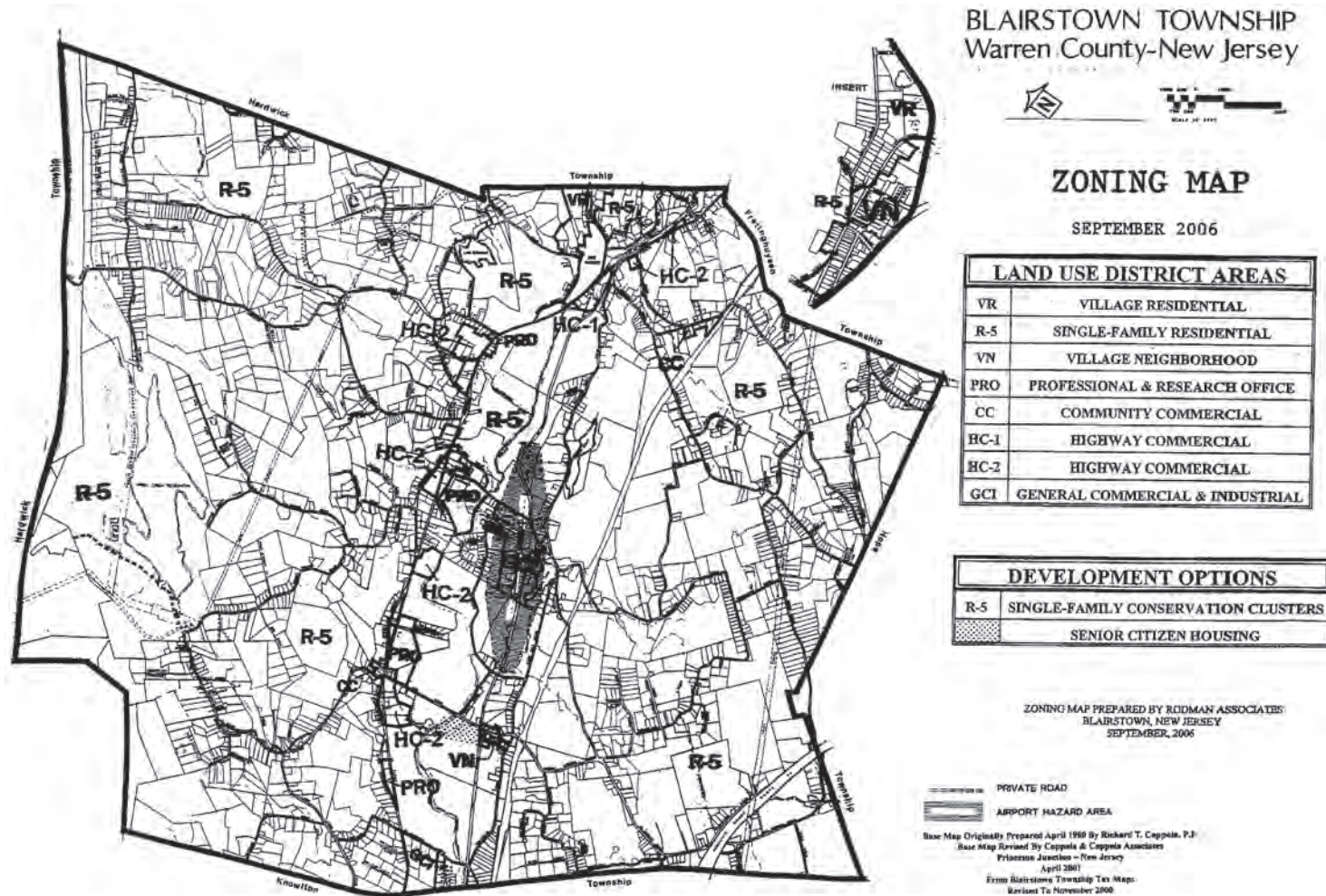
Table 12. Blairstown Township Zoning Districts by Lot Size, Acres and Parcels				
Zone	Min. Lot Size	Acres	Parcels	% of Land
Community Commercial (CC)	1 acre	19	13	0.10%
General Commercial & Industrial (GCI)	5 acres	339	14	1.75%
Highway Commercial (HC)	2 acres	234	72	1.21%
Professional and Research Office (PRO)	2 acres	131	15	0.68%
Single Family Residential (R-5)	5 acres	18,379	2,617	94.95%
Village Neighborhood (VN)	10,000 sq ft	20	83	0.10%
Village Residential (VR)	10,000 sq ft	67	86	0.35%
Mixed Zone - HCR5		45	1	0.23%
Mixed Zone - VRR2		45	3	0.23%
No Zone Assigned		76	14	0.39%
Total:		19,356	2,918	
<i>Sources: New Jersey Association of County Tax Boards; Blairstown Municipal Code</i>				

Table 13 provides the allowable uses in each zone for agricultural operations. All zones allow farms as principal permitted uses. The R-5 zone, accounting for 95% of the Township, allows outbuildings, farm stands, residential agriculture and housing for seasonal workers as accessory uses.

Figure 16. Zoning Map

LAND DEVELOPMENT

19 Attachment 2



19 Attachment 2:1

12 - 01 - 2009

Table 13. Permitted and Accessory Uses by Zone – Blairstown Township		
Zone	Principal Permitted Uses	Accessory Uses
R-5 Single-Family Residential <i>Min. Lot Size: 5 acres</i>	Farms -- min. 5 acres (or 6 acres w/single-family dwelling)	<ul style="list-style-type: none"> • Structures incidental to a farm such as barns and other outbuildings, produce processing facilities; fences • Farm stands • Residential agriculture • Housing for seasonal agricultural workers, as conditional use
VR Village Residential <i>Min. Lot Size: 10,000 sq ft</i>	Farms (see R-5)	<ul style="list-style-type: none"> • Structures incidental to a farm such as barns and other outbuildings, produce processing facilities; fences • Farm stands • Residential agriculture • Housing for seasonal agricultural workers, as conditional use
VN Village Neighborhood <i>Min. Lot Size: 10,000 sq ft</i>		<ul style="list-style-type: none"> • Residential agriculture
PRO Professional and Research Office <i>Min. Lot Size: 2 acres</i>	Farms (see R-5)	<ul style="list-style-type: none"> • Structures incidental to a farm such as barns and other outbuildings, produce processing facilities; fences
HC Highway Commercial <i>Min. Lot Size: 5 acres</i>	Farms	
GCI General Commercial & Industrial <i>Min. Lot Size: 2 acres</i>	<ul style="list-style-type: none"> • Farms (see R-5) • Agricultural support uses, including, but not limited to, feed and supply stores. Slaughterhouses, feed lots, and similar uses are specifically prohibited. 	<ul style="list-style-type: none"> • Structures incidental to a farm such as barns and other outbuildings, produce processing facilities; fences
CC Community Commercial <i>Min. Lot Size: 1 acre</i>	Farms as conditional uses under N.J.S.A. 40:55D-67	

Table 13. Permitted and Accessory Uses by Zone – Blairstown Township		
Zone	Principal Permitted Uses	Accessory Uses
General Exceptions	<ul style="list-style-type: none">• Christmas tree sales...permitted in all zoning districts between November 15 and December 25...time restrictions shall not apply to farms which shall be permitted to sell Christmas trees throughout the year.• Height limits. Silos, barns and similar structures on farms are not bound by the height restrictions of this chapter.• Signs, farms shall be permitted to erect unlighted wood signs off site from the farm to advertise the sale of seasonal agricultural products grown on the farm, provided that each such sign shall not exceed twenty (20) square feet in area;• Fences and walls. Farm fences shall not require any permits, are exempt from height requirements	

Source: Blairstown Code Online²²

In addition to strategically locating development of high and low density, the Township offers two higher density options in its R-5 zone, with the intent of maximizing retention and contiguity of its open spaces and concentrating high density developments:

- The *senior citizen housing developments* option permits a higher density in a limited area of the R-5 zone that is adjacent to, and would allow seniors access to, the services of Village Neighborhood zone near Vail Road.
- *Single-Family Conservation Clusters* are permitted on tracts of land at least 100 acres in size in the R-5 zone. Where possible, they allow the same number of units to be built as if the land were being conventionally developed, but a minimum 70% of the tract must be preserved as open space for conservation, recreation, or other approved purpose. Since the purpose of this option is to preserve and protect treed areas, steep slopes, floodplains, wetlands, scenic vistas and other desirable open space, conservation of environmentally sensitive features takes precedence over placement of building lots. The open space may be offered to the Township or managed through a homeowners association.

2. Adopted Redevelopment Areas

There are no adopted redevelopment areas in Blairstown Township.

3. Innovative Planning Techniques

There are mandatory and volunteer options for a municipality to use to set aside land for farmland and/or open space. Voluntary options are ones a town can use when determining maximum lot sizes and mandatory set asides for resource protection. If the municipality turns to mandatory cluster provisions or a mandatory transfer of development rights (TDR) program, the Agricultural Advisory Committee will work with the Land Use Board to ensure agriculture resources and land are set aside in a manner to ensure viability of the farm in the future.

Cluster zoning allows development to occur on a smaller percentage of a site while retaining the net development density permitted by local zoning. A common cluster zoning provision would allow (or require) 50% of a site to be preserved in its natural or agricultural state and would permit the other half of the site to be developed at twice the allowable zoning density. Some clustering ordinances require that certain sensitive natural areas or prime farmlands on a development site be preserved. Cluster zoning provides both the ability to develop a site to its full extent based on zoning and the preservation of contiguous agricultural lands.²³

This option is often attractive to builders because there tends to be fewer infrastructure costs associated with roadway construction, power lines, and sewage connections in more compact developments. Clustering is attractive to residents and farmers because it retains some agricultural areas and the rural character they create. Additionally, the undeveloped portions of clustered developments are permanently deed restricted, which helps to ensure the permanence of local farming. Clustering has added effectiveness when open space set-asides on adjacent properties are linked in a coordinated fashion. This requires pre-planning on the part of the municipality. Cluster zoning is not currently used in Blairstown Township, where there is minimal opportunity for new development in the higher density zones that accommodate residential development.

Lot size averaging is another planning tool that maintains the net allowable zoning density on a site but does not enforce uniform lot size requirements or setbacks. This allows for some development lots to be very small to accommodate affordable housing units, neighborhood commercial stores, or “village” development densities, while other lots can be very large to encompass active farms or natural areas. This provision was removed from the Blairstown code following the Township’s 2001 Reexamination Report.

Transfer of Development Rights (TDR) is a growth management tool that allocates development rights from one location (the preservation or “sending” area) to another (the development or “receiving” area). These development rights are purchased by developer and allow them to build at higher densities within the receiving zone than existing zoning permits. Viewed as an equity protection mechanism, transfer-of-development rights provides for the preservation of important agricultural lands while fully compensating landowners and minimizing public expenditures. To date, this program has not been utilized by Blairstown Township to preserve farmland.

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 to adopt or amend a TDR ordinance. First, the municipality must amend its master plan to include a

Development Transfer Plan Element that outlines a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. An updated Utility Service Plan and Capital Improvement Program for the receiving zone should be adopted as well. The municipality must also prepare a Real Estate Market Analysis (REMA) that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. Finally, a town must receive approval from the State Planning Commission to adopt the TDR ordinance. (N.J.S.A. 40:55D-140)

4. Buffer Requirements

In accordance with state and county regulations, there are multiple mechanisms through which agricultural uses are separated from other uses. At the state level, both the NJDEP and the New Jersey Department of Agriculture (NJDA) offer guidelines. NJDEP's Freshwater Wetlands Protection Act Rules provide permit and other administrative exemptions for a range of farming activities, which helps to protect inland water resources. Similarly, NJDEP's Flood Hazard Area Control Act Rules, most recently amended in February 2015, now include numerous agricultural permits-by-rule. The following agricultural activities are included:

- Continuing ongoing agricultural activities that result in no fill,
- Commencing new agricultural activities that result in no fill,
- Undertaking soil conservation practices outside a floodway, and
- Constructing an agricultural building of no more than 1,000 square feet outside a floodway.

There are seven general permits which allow the continuation of agriculture activities, including soil erosion control, bank stabilization or bank restoration, channel cleaning, constructing a roadway across a water body, filling a manmade water body for freshwater wetlands restoration, creating a ford across a water body to manage livestock, constructing a fence across or along a water body to manage livestock, and constructing a pump or water intake for livestock, in otherwise regulated areas.

The town has three ordinances (19-401D for poultry and livestock shelters, 19-405 B(4) for structures incidental to a farm, and 19-405 B(5) for farm stands) which address buffering agricultural structures. The AAC would be willing to work with the Land Use Board on future recommendations for buffering farm activities if that need arises in Blairstown.

5. Development Pressure and Land Value

Despite its limited access to regional highways and mass transit, Blairstown Township has experienced significant growth, particularly beginning in the 1960s through 1990. Between 1970 and 1980 the Township's population doubled from 2,189 to 4,360. Blairstown's current population, based on U.S. Census, was 5,691 individuals in 2019.²⁴ This is a 5% decrease from 2010, consistent with what has been occurring county-wide with individuals leaving or not resettling back into the rural sections of northwestern New Jersey (both Sussex and Warren Counties). (**Table 14** and **Figure 17**)

Table 14. Population Trends in Blairstown Township										
	1930	1940	1950	1960	1970	1980	1990	2000	2010	2019/20
Blairstown	1,416	1,449	1,571	1,797	2,189	4,360	5,331	5,747	5,967	5,691
<i>Growth</i>		2.3%	8.4%	14.4%	21.8%	99.2%	22.3%	7.8%	3.8%	-4.6%
Warren Co.	49,319	50,181	54,374	63,220	73,960	84,429	91,607	102,437	108,692	105,267
<i>Growth</i>		1.8%	8.4%	16.3%	17.0%	14.2%	8.5%	11.8%	6.10%	-3.2%
Blairstown: Percent of Warren County		2.9%	2.9%	2.8%	3.0%	5.2%	5.8%	5.6%	5.5%	5.4%

Source: U.S. Bureau of Census

2019 numbers are population estimates provided by the U.S. Census Bureau

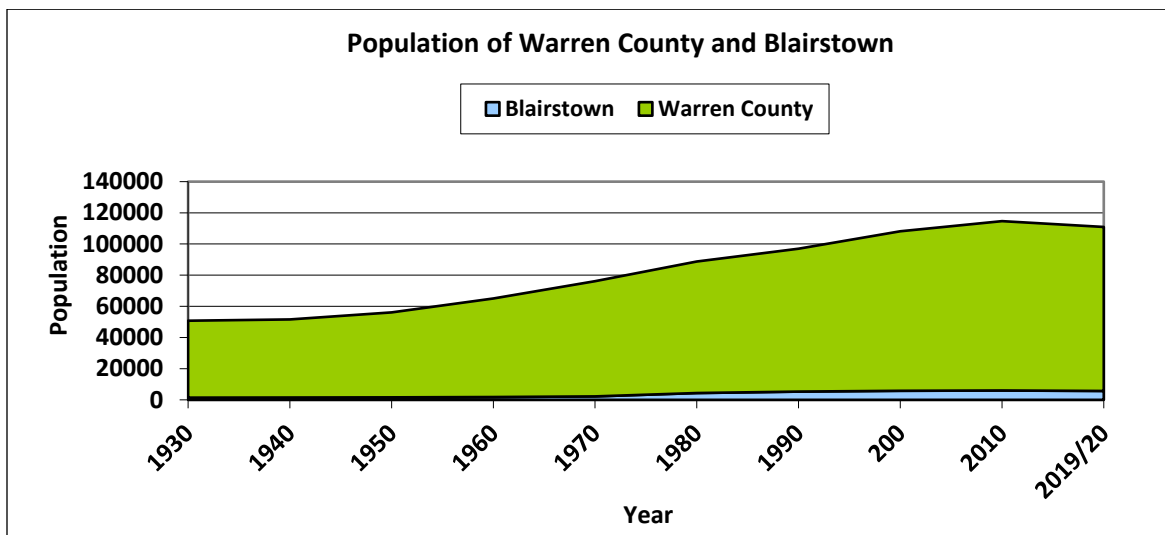


Figure 17. Population of Warren County and Blairstown Township

Individual homes constructed on small lots along the local road network or in several single-family cul-de-sac developments are scattered throughout the Township. To limit development and development density, the Township rezoned its 2- and 3-acre residential zones to 5-acre minimum lots in 2001.²⁵ In the period between 2009 and 2018, growth slowed, due to the 2008 economic recession. Both historically and up to 2018, building permits in Blairstown were exclusively for single family homes, and represent about 2.4% of total county permits. (Table 15 and Figure 18)²⁶

Table 15. Residential Building Permits 2000-2018																				
Blairstown	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Total	28	29	15	15	13	18	26	13	7	4	1	1	2	0	1	2	0	0	3	178
Single	28	29	15	15	13	18	26	13	7	4	1	1	2	0	1	2	0	0	3	178
Multi	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<i>Cumulative</i>		57	72	87	100	118	144	157	164	168	169	170	172	172	173	175	175	175	178	178
Warren County																				
Total	896	765	877	585	620	560	512	258	146	165	172	191	204	278	244	289	257	154	108	7281
Single	755	734	867	580	573	441	452	241	136	165	164	186	142	206	168	141	104	62	90	6207
Multi	141	31	10	5	47	119	60	17	10	0	8	5	62	72	76	148	153	92	18	1074
<i>Cumulative</i>		1661	2538	3123	3743	4303	4815	5073	5219	5384	5556	5747	5951	6229	6473	6762	7019	7173	7281	7281

Source: State of New Jersey Department of Labor and Workforce Development and U.S. Census Bureau

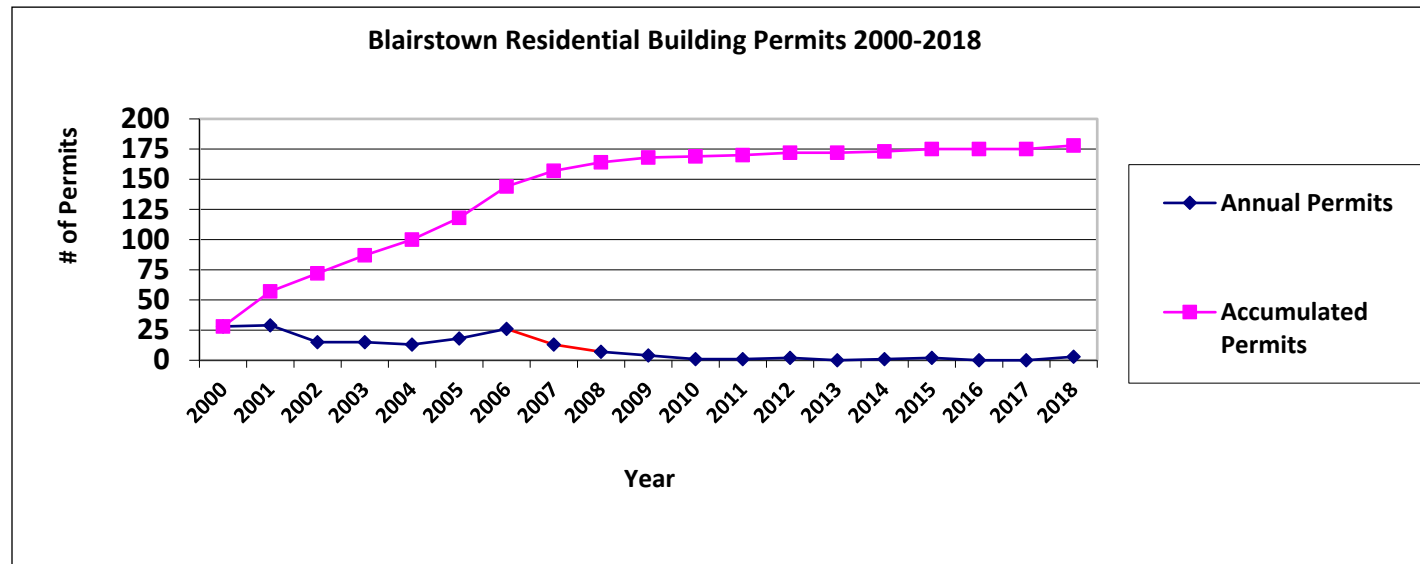


Figure 18. Residential Building Permits in Blairstown Township

The residential permits approved in 2018 were only 10% of the amount issued in 2001 (three permits versus 29 in 2001), when permit numbers peaked. Warren County has experienced a similar trend only issuing 12% of permits in 2018 compared to its numbers in 2000.

As the Township transitions into a post-recession world, however, development pressures may be expected to intensify in Blairstown for the near future, due to the relative scarcity of land for new residential development in the northeastern part of the state coupled with potential restrictions on future development in the Highlands Preservation Area within nearby municipalities.²⁷ The New Jersey Department of Transportation (NJDOT) planned reactivation of service to the Lackawanna Cutoff and the proposed station on Route 521 in Blairstown could provide an additional impetus for more development.

From the perspective of land values, there has been a general trend downward in the per-acre easement values paid to preserved farms, to their pre-2008 levels. From the 2001 to 2004 period, the average value paid per acre was \$4,387, which rose to \$8,590 from 2009 to 2012. It has since dropped to \$4,297 from 2017-2020. Between 2001 and 2019, the average easement values have remained relatively constant, primarily due to the drop in land value from the 2008 recession. (Figure 19)

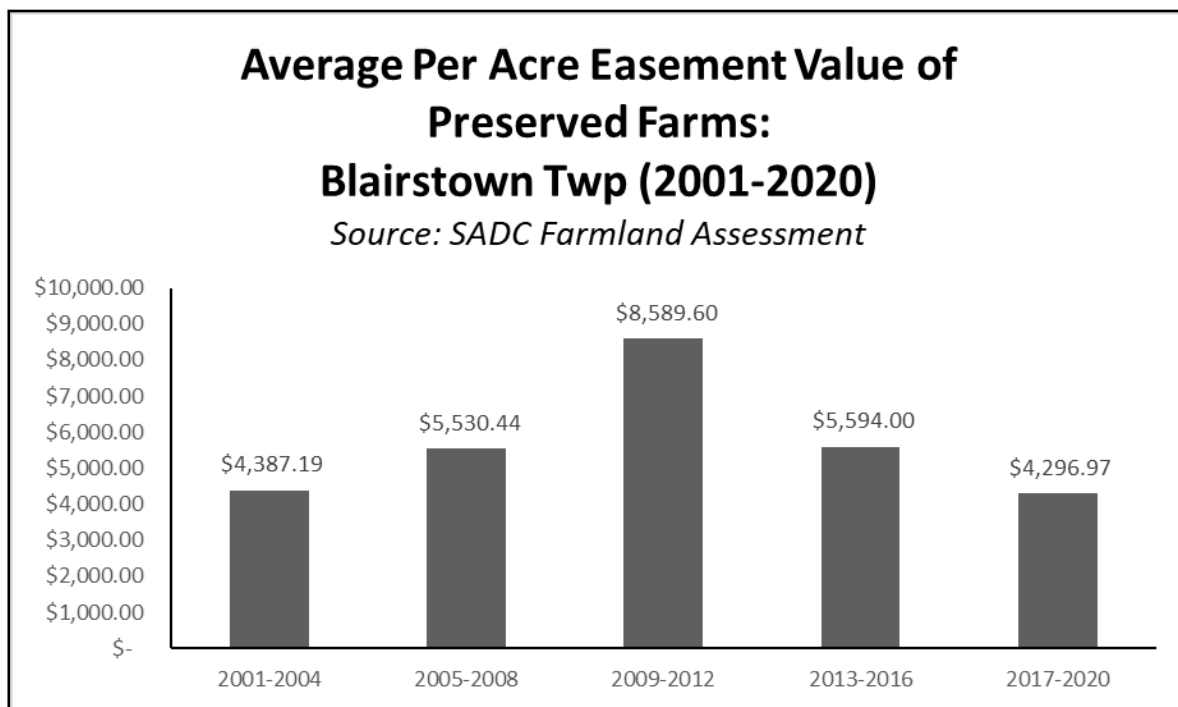


Figure 19. Per Acre Easement Value of Preserved Farms in Blairstown Township

G. Density Transfer Opportunities

One program Blairstown might consider is the *intra-municipal* TDR in which sending and receiving areas are located within the same town. Alternatively, *inter-municipal* TDR programs establish sending areas in one municipality and receiving areas in another. Some form of tax-based revenue sharing may be necessary with inter-municipal TDR programs.

Regional programs are an alternative that may be proposed at the regional or state level, such as the program introduced as part of the Highlands Regional Master Plan. The New Jersey TDR Bank and the Office of Planning Advocacy (Smart Growth) are facilitating TDR activities statewide. They offer Planning Assistance Grants and technical assistance to municipalities looking to establish municipal TDR programs, and may provide funds for the purchase of development credits. The State TDR Bank will also provide financial banking on loans secured using development credits as collateral and keep records of all development credit transfers within the State. Blairstown Township may benefit from participating in a TDR program, primarily as a municipality with sending areas.

Non-contiguous cluster zoning is a planning technique that allows one parcel to be preserved while its density is transferred and developed instead on a different, noncontiguous parcel. This technique, first authorized in 1996, allows a municipality to approve “planned developments” consisting of two different parcels, where the “sending area” parcel is preserved, for example, as farmland or open space, and the “receiving area” parcel is developed at a higher than otherwise normally permitted density. Non-contiguous cluster zoning is not currently used in Blairstown Township, where there is minimal opportunity for new development in the higher density zones that accommodate residential development.

The general sentiment in Blairstown regarding density transfer programs is that management of such a program on the local level is beyond the capacity of the municipal government.



Chapter 4. Farmland Preservation Program

There are 7,830 acres of farm-assessed land in Blairstown Township^e (**Inventory Table 1** and **Map 1**) Farms in the Township have been preserved using a variety of programs, and the town remains firmly committed to farmland protection.

A. Warren County Agricultural Development Areas (ADAs)

1. Statutory and County Criteria

The Warren County Agriculture Development Board (CADB) developed the Warren County Agricultural Development Area (ADA) based upon both statutory and county criteria. The ADA designates land that has the potential for long-term agricultural viability. ADA agricultural use would be the preferred, but not the exclusive, use.

- 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.
- Any attributes deemed appropriate by the Board must also be incorporated.

Prior to 2008, the entire County had been designated as the Agricultural Development Area (ADA), with the exceptions of Hackettstown, Belvidere, Philipsburg, and Washington Borough. As part of the *2008 Comprehensive Farmland Preservation Plan*, the CADB updated the ADA using the following criteria:

^e *Note:* These numbers are determined by GIS parcel data analysis and thus differ slightly from the Farmland Assessment statistics referenced in Chapters 1 and 2, which derive from reports compiled by the New Jersey Division of Taxation based on filings from Township tax assessor.

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

Utilizing the state’s regulatory criteria for designating ADA and existing farmland assessment data, the County designated an ADA on a county-wide basis that does not exceed 90% of the County’s agricultural land base. Beginning in 2011, the Warren County Department of Land Preservation and the CADB amended the ADA to include farmland whose owners had expressed interest in preserving their property, but the land had not been included in the 2008 ADA. This was summarized in the *2017 Farmland Plan Update*, and with the following changes to the County ADA in Blairstown Township:²⁸

- Addition of 138 acres of farmland for the Kennedy Farm (Block 702, Lot 2, 3, 6.01 and 6.02), Range/Flynn Farm (Block 702 Lot 15.01, 15.07.15.17), and Smith/Mitchell Farm (Block 702, Lots 23 and 23.05). The CADB and Township passed resolutions supporting this amendment in 2011 and 2016, respectively.

2. Agricultural Development Area – Blairstown Township

Overall, there are 7,830 acres of farm assessed parcels in Blairstown Township. Of this, 5,359 acres (66%) of farm assessed land in Blairstown is included within the Warren County ADA. All lands in Blairstown Township south of Route 94 are included in the Warren County ADA, along with some land to the north.

Map 1 and **Map 2** show the farm assessed lands in the Township, including all preserved farms. A map of the location of the ADA in Blairstown is included within **Map 4**. The ADA North Project Area, in which Blairstown Township is located is shown on **Map 5**.

B. Farmland Preserved to Date by Program

As of April 2021, there are **25 farms** (38 parcels), totaling **1,667 acres^f**, preserved in Blairstown Township, at an average cost of \$5,153 per acre. The State of New Jersey, through the SADC, has provided \$4,631,937, or approximately 59% of the total cost share in Blairstown. Warren County has expended a total of \$1,887,134, or 24% of the total cost share. Blairstown has contributed the balance of the costs, \$866,780, 17% of the total cost share. (**Table 16**)

^f As recorded by the SADC, which differs slightly from the acres calculated by ArcGIS.

Table 16. Preserved Farms in Blirstown Township								
Farm	Program	Acres	Total Cost	State Cost	County Cost	Municipal Cost	Per Acre Cost	Year Purchased
Teel, G.	Cty EP	124	\$371,334	\$272,312	\$99,022	\$0	\$3,000	2000
Pehowski, L.	Cty EP	161	\$742,610	\$500,455	\$242,155	\$0	\$4,600	2001
Gouger	Cty EP	113	\$315,337	\$231,610	\$83,727	\$0	\$2,784	2002
Handel, M. & T.	Cty EP	96	\$429,192	\$284,220	\$144,971	\$0	\$4,500	2002
Mowbray, M.	Cty EP	81	\$218,981	\$161,397	\$57,584	\$0	\$2,700	2003
Braun, R. & A.	Cty EP	41	\$111,310	\$82,119	\$29,191	\$0	\$2,697	2003
Dukes, P.	Cty EP	67	\$200,541	\$147,057	\$53,484	\$0	\$3,000	2003
Flitcroft	Cty EP	1	\$3,719	\$2,387	\$1,331	\$0	\$3,100	2003
Round Hill (RVC)*	NP EP	43	\$233,583	\$0	\$57,304	\$60,300	\$5,645	2004
DeBlock/Blirstown Twp	SADC Direct	165	\$1,069,543	\$822,725	\$0	\$246,818	\$6,500	2004
Mangine (Triple Creek)**	Muni PIG	30	\$135,000	\$91,574	\$21,713	\$21,713	\$4,500	2005
Black (Glenview) (RVC)	NP EP	38	\$187,066	\$113,676	\$40,000	\$25,000	\$4,900	2007
Hill, N. (Bittersweet)	Muni PIG	29	\$216,638	\$134,315	\$63,366	\$18,956	\$7,500	2007
Ruh, A. (Sunset)	Muni PIG	136	\$705,000	\$474,520	\$182,009	\$48,471	\$5,200	2007
Woodcock, S. (Old Acres)	Muni PIG	22	\$156,946	\$98,091	\$29,427	\$29,427	\$7,200	2007
Maine, E. (Hope Springs)	Muni PIG	23	\$176,335	\$108,514	\$52,460	\$15,361	\$7,800	2008
DePietro***	Cty EP	65	\$402,992	\$0	\$402,992	\$0	\$6,200	2009
Murray, P. & M. (Shoebox)	Muni PIG	23	\$226,410	\$27,322	\$99,544	\$99,544	\$10,000	2009
D. Race	Muni PIG	30	\$201,221	\$127,640	\$36,790	\$36,790	\$6,700	2012
C. Race	Muni PIG	44	\$340,309	\$209,931	\$65,189	\$65,189	\$7,700	2012
Kinney****	Cty PIG	11	\$50,562	\$33,407	\$17,155	\$0	\$5,600	2015
Croucher	Muni PIG	83	\$340,533	\$237,543	\$51,495	\$51,495	\$4,100	2017
High Acres	Muni PIG	121	\$578,419	\$395,253	\$91,583	\$91,583	\$4,800	2018

Table 16. Preserved Farms in Blairstown Township								
Farm	Program	Acres	Total Cost	State Cost	County Cost	Municipal Cost	Per Acre Cost	Year Purchased
Nonnenmacher (Lot 8.04)	Muni PIG	18	\$90,990	\$61,873	\$14,558	\$14,558	\$5,000	2019
Nonnenmacher (Lot 9)	Muni PIG	102	\$306,869	\$223,717	\$41,575	\$41,575	\$3,100	2019
Total:		1,667	\$7,811,440	\$4,631,937	\$1,887,134	\$866,780	\$5,153	
*Round Hill (Ridge and Valley Conservancy): County and non-profit costs calculated as Blairstown's 42.7-acre share of 70.113 acres (27.371 acres are in Hardwick; Hardwick Township costs excluded) ** Mangine (Triple Creek): Blairstown portion only (also in Knowlton Township) ***DePietro: Costs proportionate to Blairstown's 65-acre share of total cost of \$557,676 for 89.95 acres (remainder in Hope Township) ****Kinney: The Estate of Mary Kinney has approximately 11 acres located in Blairstown Township with the main portion located in Knowlton Township.								
<i>Sources: SADC and Warren County Department of Land Preservation</i>								

Nine projects (45% of the total preserved farmland, or 749 acres) in Blairstown Township are protected through the County Easement Purchase program. Twelve farms, totaling 661 acres (40%), were preserved through the Municipal Planning Incentive Grant (PIG) program, and two farms totaling 81 acres (5%) were preserved through the Non-profit Grant Program under the leadership of the Ridge and Valley Conservancy. The SADC Direct Easement Purchase program supported one farm of 165 acres, representing 10% of Blairstown Township's preserved farmland acres.

Since the completion of the *2010 Farmland Plan*, the Race, Kinney, Croucher, High Acres, and Nonnenmacher Farms have been preserved. Six of the seven farms were preserved through the Municipal PIG program and the Kinney farm was protected through the County PIG. A total of **409 additional acres** of farmland have been preserved.

There are no additional farms currently pending preservation.

1. County Easement Purchase

County Easement Purchases (CEP) involve the sale of farmland development rights to the county by the landowner. To be eligible for the County Easement Purchase program, the land must be in the ADA and be eligible for farmland assessment. In Blairstown Township, nine farms have been preserved through the County Easement Purchase program, protecting 749 acres of farmland.

2. 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. Warren County completed their *2008 Comprehensive Farmland Preservation Plan* to bring it into compliance for the County Planning Incentive Grant program. In Blairstown Township, one farm has been preserved through the County PIG program, protecting 11 acres of farmland.

3. 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. To qualify for this program, the municipality must have an agricultural advisory board and a source of funding for farmland preservation. Farms to be preserved through a municipal PIG need to be approved by the CADB. As part of a municipal PIG, the SADC funds 60% of the development easement purchase with the County and the municipality splitting the remaining cost.

Blairstown Township is currently enrolled in the Municipal Planning Incentive Grant program. The Township submitted its first Planning Incentive Grant application in 2003 and preserved its first farm under the PIG program in 2005. As of April 2021, twelve farms in Blairstown, totaling 661 acres, have been preserved through this program.

4. SADC Direct Easement Purchase

The SADC Direct Easement Purchase is a program that allows a landowner to apply directly to the SADC for the sale of development rights. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program. The Direct Easement Program does not usually receive monetary contributions from the County or municipality. In Blairstown, one farm, the DeBlock farm, has been preserved under the SADC Direct Easement Purchase program, at a cost of \$1,069,543. In this case, Blairstown Township became the contract purchaser, with the state contributing its appraised value of \$822,725 and Blairstown Township making up the difference of \$250,318 between the State's payment and the landowner's requested price.²⁹

5. SADC Fee Simple

A fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment, and the transaction can be completed in a matter of months. The property is then resold at auction, and the SADC does not retain ownership. To participate in this program, the farmland must be within an ADA, and be eligible for Farmland Assessment. No farms in Blairstown have been preserved through this program.

6. Non-profit Grant Program

Grants from the SADC to non-profit organizations fund up to 50% of the fee simple or development easement values on farms. The Ridge and Valley Conservancy used this program to preserve two farms, Glenview and Round Hill (partially in Hardwick Township), for a total of 81 acres in Blairstown.

7. Transfer of Development Rights

TDR is a growth management tool that transfers development rights from one location, a sending or preservation area, to another, an identified growth or receiving area. To date, this program has not been used by Blairstown Township to preserve farmland.

8. Other Programs and Partnerships

Through the Municipal Farmland Preservation Program farms can be preserved directly by a municipality either using SADC grant funding or with the intention of later receiving cost share participation from the SADC. To date, no farms in Blairstown Township have been preserved using this program.

The Land Conservancy of New Jersey and Ridge and Valley Conservancy own farm assessed land in Blairstown Township which have been preserved using open space funds from the Green Acres program. This includes Yards Creek Preserve on Stony Brook Road and Maple Hill on Maple Lane. (**Inventory Table 1**)

C. Term Farmland Preservation Programs

The Term Farmland Preservation Programs are cost sharing programs for soil and water conservation projects, in which the farmer receives up to 50% of the costs for these projects, as well as protection against nuisance complaints, emergency fuel and water rationing, zoning changes, and eminent domain actions. In return, the farmer signs an agreement that restricts the land to agricultural use for either eight years or sixteen years. For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA. Technical assistance for the soil and water practices comes through the NRCS. In Blairstown Township, no farms currently participate in the term programs.

D. Coordination with Open Space Preservation Initiatives

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. Blairstown has a Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund, which is used to preserve farmland and open space. The Township also updated its *Open Space and Recreation Plan* in 2019. Members of the AAC who are actively engaged in farming also serve on the Open Space Committee, providing expertise and advice regarding farmland preservation.

E. Farmland Preservation Program Funding Expended to Date by Source

In November 2000, Blairstown Township residents approved the establishment of the Municipal Open Space, Recreation and Farmland Preservation Trust Fund at a rate not to exceed \$0.02 per \$100 of assessed valuation. In March 2001, the Township Committee adopted Ordinance 2001-04 establishing the Trust Fund. The name of the Trust Fund was changed in 2004 to the Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund. The tax rate held steady from 2015 to 2019 when it was raised to \$0.025 per \$100 of assessed valuation. The Fund generated approximately \$177,140 in 2020 and had a balance of \$330,000 as of April 29, 2021.³⁰ **Table 17** details the amount generated per year for the past seven years.

Table 17. Blairstown Open Space Trust Fund		
Year	Tax Rate	Amount Generated
2015	\$0.020	\$143,925
2016	\$0.020	\$142,925
2017	\$0.020	\$142,738
2018	\$0.020	\$142,666
2019	\$0.025	\$178,141
2020	\$0.025	\$177,140
2021	\$0.024	\$200,000

The Township has funded its farmland preservation to date predominantly as a direct payment from its Open Space Trust fund and partially through bonding, which is being repaid from the Township's Open Space Trust Fund. It is the Township's intent that future purchases will be done on a "pay as you go" basis through the Township's Open Space Trust Fund, without the need for additional bonding. The bond obligation was set at \$709,733 in July 2008, including principal and interest, and is down to \$150,633 as of September 2020.³¹

F. Monitoring of Preserved Farmland

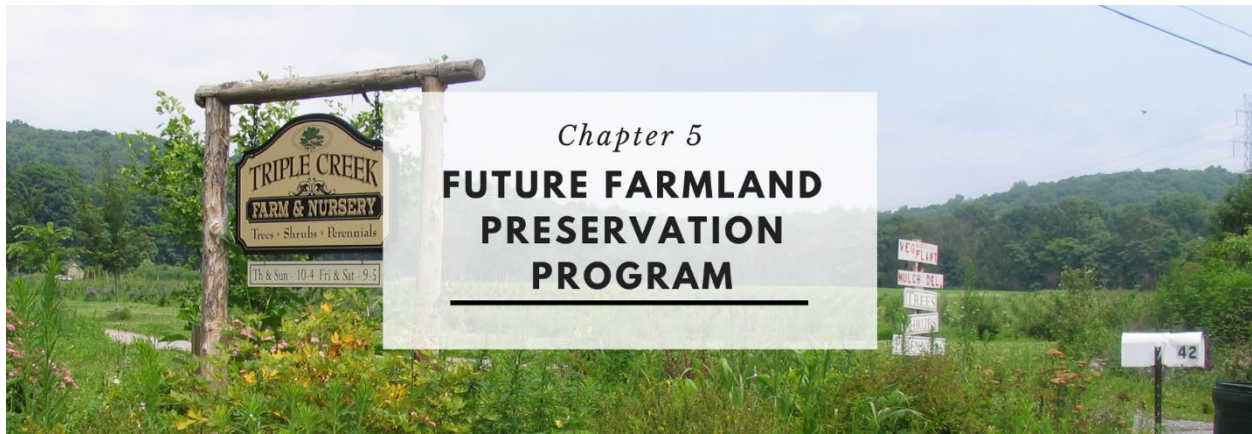
Warren County monitors the property to verify that compliance with the deed restrictions on the preserved property is taking place. The Township's AAC will notify the Warren CADB if

violations are suspected. The Upper Delaware Soil Conservation District performs annual inspections of the preserved farmland property for the Warren CADB. The inspectors take note of the following:

- Change in ownership since the previous inspection
- Evidence of non-agricultural development (approved or otherwise)
- Use of the premises for agricultural activities
- Expansion of non-agricultural activity since the previous inspection
- If the non-agricultural practice has been abandoned
- Evidence of mining or removing of materials such as sand, gravel, rock, etc.
- Evidence of dumping
- Whether or not the farm has an approved conservation plan
- Any improvements to farm buildings and residences
- Any new agricultural buildings erected

G. Coordination with Transfer of Development Rights Programs

TDR may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. As previously discussed, Blairstown Township is not currently enrolled in or developing a TDR program.



Chapter 5
**FUTURE FARMLAND
PRESERVATION
PROGRAM**

Chapter 5. Future Farmland Preservation Program

A. Preservation Goals

Blairstown Township is 31.82 square miles (19,724 acres) in size. Of this, **7,830 acres (40%)** are under farmland assessment, which includes croplands, woodlands, farm structures, and wetlands/waterways that occur on an agricultural property.^{g32} Since 2000, Blairstown Township has preserved **1,667 acres** of farmland. (**Table 16**) Based upon the State’s Minimum Eligibility Criteria for productive soils and tillable land, **1,920 acres** are potentially eligible for farmland preservation in Blairstown Township.

In Blairstown, a locally important farm can be greater than 20 acres in size. This analysis was done on a farm unit (where a farm consists of a collection of individual lots) and a farm parcel (one lot) basis.

Of the **1,920 acres** which are potentially eligible for preservation:

- **21 farms, or 1,569 acres**, are greater than 20 acres and located within the ADA. These are the “target farms” for Blairstown Township.

Based upon the available funding to purchase and preserve farmland, and the amount of farmland potentially eligible for preservation, the following preservation goals are identified for Blairstown Township:

One-year target:	38 acres, 1 farm
Five-year target:	200 acres, 3 farms
Ten-year target:	375 acres, 5 farms

^g *Note:* For the ADA and Project Area analyses, the farmland assessed data is derived from the GIS digital data, which is slightly different from that reported for 2019 in the NJ Division of Taxation’s 2019 Farmland Data Report (see *Chapter 1*). Preserved farm acreage for this chapter is also derived from the GIS digital data, which also differs slightly from the historical data on individual farm preservation (see *Chapter 4*).

B. Description of Project Areas

In the *2017 Comprehensive Farmland Preservation Plan*, the Warren CADB identified seven project areas within the County's ADA for farmland preservation. Blairstown Township falls within Project Area North for Warren County. This project area is located south of Route 94 to the municipal borders, with a small portion to the northeast of Route 94. The North Project Area in Blairstown includes 5,359 acres of farm assessed land. (Table 18)

Table 18. North Project Area in Blairstown					
(acres)	Total Farm Assessed Properties	Unpreserved Farmland	Preserved Farm Parcels	Preserved Farm Assessed as Farmland	Preserved Open Space Assessed as Farmland
Blairstown	7,830	6,114	1,716	1,682	253
Project Area North	5,359	3,596	1,679	1,646	117

C. Minimum Eligibility Criteria

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

For all lands less than or equal to 10 acres:

- The land must produce at least \$2,500 worth of agricultural or horticultural products annually; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be tillable; and
- At least 75% or a minimum of 5 acres of the land (whichever is less) must be capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC (based upon zoning, ability to be subdivided, less than 80% wetlands, less than 80% slopes of 15% or more); or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

For lands greater than 10 acres:

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable; and
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC; or

^h Adopted by the SADC May 21, 2007, and July 25, 2019.

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

For a farm application to qualify for SADC cost share, the farm must have at least one parcel listed on the targeted farm list; comprise an assemblage of substandard parcels which together meet SADC minimum standards; or have sufficient justification by the municipal Agricultural Advisory Committee (AAC) and the Warren CADB that the parcels were not identified as targeted due to a specific mapping issue or other error.

The Township may proceed without State funding on projects that do not meet these Minimum Eligibility Standards, but as a rule, the County and Blairstown will not cost share on applications that do not meet SADC minimum standards. Should a large commercially successful farm that does not meet these standards seek preservation in Blairstown, that rule might be reconsidered.³³ In all cases, the Blairstown Township AAC will work closely with the Warren CADB to review and process applications from landowners for farmland preservation. The Blairstown AAC will follow all County and State procedures to ensure consistency in application review and processing.

Within the identified project area, candidate farms are identified which meet the tillable land and soils minimum eligibility standards. To determine farms that are potentially eligible for preservation, a series of queries were made utilizing the ArcGIS 10.8.1 digital mapping software for soils and tillable land. These are described in further detail below and shown on target farm analysis maps, **Map A** (meeting tillable criteria), **Map B** (meeting soils), and **Map C** (farms meeting both criteria – target farms).

Farmland that meets the SADC Criteria for Tillable Land

Tillable acreage was determined using the NJDEP 2015 Land Use/Land Cover mapping for agricultural lands. The land categories that are defined as the “tillable land” based on the 2015 NJDEP Land Use/Land Cover, are as follows:

- Agricultural Wetlands (Modified)
- Confined Feeding Operations
- Cropland and Pastureland
- Former Agricultural Wetland
- Orchards/Vineyards/Nurseries/Horticultural Areas
- Other Agriculture

Farm parcels were sorted on size based upon the SADC Minimum Eligibility Criteria for tillable land: (**Map A**)

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% tillable
6.667-10 acres	5 acres tillable
10-50 acres	50% tillable
50+ acres	25 tillable acres

Farmland that meets the SADC Criteria for Agricultural Soils

Agricultural soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. The use of the NRCS Soil Survey identifying prime, statewide, and unique agricultural soils is the first and best indication of the farmland soils. The interpretation of the tillable land layer from the NJDEP Land Use/Land Cover data (including pastureland) is the second screen for soils capable of supporting agriculture with the following provisions:

- It is best to make determination of soils capable of supporting agriculture on a site-specific basis (that is for individual submitted applications);
- For farmland planning, on a municipal and county basis, the tillable land layer can also be used to show general areas of farmland potentially eligible for preservation if it is noted that this picture of farmland would need to be confirmed on an individual basis by studying:
 - ✓ Practices the individual farmer has made to farm the land
 - ✓ Amount and location of steep slopes on the farm
 - ✓ Number of stony/gravelly soils on the farm

The SADC has agreed that soils capable of supporting agricultural production are those classified as agricultural by the NRCS Soil Survey or identified as tillable by the NJDEP Land Cover/Land Use mapping.³⁴

Farm parcels are sorted on size based upon the SADC Minimum Eligibility Criteria for soils:

<u>Farm Size</u>	<u>Requirements</u>
0-6.667 acres	75% soils capable of supporting agricultural production
6.667-10 acres	5 acres of soils capable of supporting agricultural production
10-50 acres	50% soils capable of supporting agricultural production
50+ acres	25 acres of soils capable of supporting agricultural production

Farms in Blairstown that meet the NRCS minimum eligibility criteria for soils are shown on **Map B**.

Farmland that meets SADC Criteria for both Tillable Land and Soils

Utilizing the tillable acreage determined from the NJDEP 2015 Land Use/Land Cover mapping for agricultural lands and soil acreage determined using the Soil Survey as prepared by the NRCS for prime farmland soils, soils of statewide importance, and soils of unique importance, farm parcels were sorted on size based upon the SADC Minimum Eligibility Criteria for tillable land and soils.

Farms in Blairstown that meet the minimum eligibility criteria are shown on **Map C** and listed in **Inventory Table 2**. In Blairstown, this analysis was run on both an individual farm parcel basis and for units of farms (which include a collection of parcels):

- ✓ Farm Parcel: Individual tax lot
- ✓ Farm Unit: Collection of parcels comprising one farm
- ✓ >20 acres: Locally important farm

There are **1,920 acres** of farm assessed land which meet the minimum eligibility criteria for the state's farmland preservation program in Blairstown Township and are located within the County ADA. Of this, **21 farms, or 1,569 acres**, are greater than 20 acres. These are the "target farms" for Blairstown Township. (**Table 20**) More detailed information is in **Inventory Table 2**.

Based upon the available funding to purchase and preserve farmland, and the amount of farmland potentially eligible for preservation the town has identified the following goals:

One-year target: 38 acres, 1 farm
 Five-year target: 200 acres, 3 farms
 Ten-year target: 375 acres, 5 farms

Table 19. Target Farm Units and Parcels			
Owner	Block	Lot	Acres (GIS)
<i>Parcels:</i>			
BARAN, FRANK & IRENE	1701	13.01	156.6
SHOTWELL FAMILY PARTNERSHIP L.P.	1603	5.01	156.2
MT HERMON HILLS COMPANY LLC	1705	1	101.2
DEAN, IRVIN W & ADONIS A	1704	1.01	87.2
BASILE, CHARLES & CYNTHIA	1402	15	70.2
DEUTSCHE BANK %OCWEN LOAN SERV.	2101	4.01	59.3
JD AIR, INC	1502	6	41.7
CULLEN, MICHAEL E & LAURA J	2003	9.01	40.7
BLAIR ACADEMY	901	3.01	31.3
LOMBARDI, DIANE A	1701	10.12	25.6
ZUKOSKI, MICHAEL A & SUSAN WEBER	2203	1	23.7
WISNOWSKI, LB CARNOT & CARNOT, GALE	1701	2.01	20.0
Total Farm Parcels:			813.66
<i>Farm Units:</i>			
Owner	Block	Lot	Acres (GIS)
KENNEDY JOHN & PAT	702	6.02, 2, 4, 6.01	241.8
CAMPGAW CLUB, L.L.C. C/O SCHWARTZ	1701	18.01, 18.02	116.8
SCHEER, HENRY C 3RD & FLORENCE	1901	38.01, 41, 35.06	115.3
GINTER, WINFRED R & SUZANNE W	1402	25	85.4
WINTER, GEORGE R & JULIE	2102	7, 8, 5	54.3
CHRISTIAN, MARILYN & BRICE	1802	4, 4.04, 4.05	43.4
RANGE EDWARD A & GRACE, TRUSTEES	702	15.01, 15.17	43.0
STIRES, KEITH & MARIANNA	906; 905; 904	9.01; 6.01; 1.01	31.3
CULLEN, MICHAEL E & LAURA J	902	4.01, 4.02	24.4
Total Farm Units:			755.68
Total Target Farm Parcels and Units:			1,569.34

D. County and Municipal Ranking Criteria

The Warren CADB uses the SADC's ranking criteria as the basis for qualifying farms for preservation. The County would consider cost sharing with the Township on applications that do not meet the SADC minimum standards on applications that have compelling factors including (but not limited to) adjacency to other preserved farms or fit into the plan for the County for farmland preservation.³⁵ In these special cases the CADB may use its own ranking sheet to determine each of the following for individual applicant farms:

- the quality of the local soils
- total tillable acres available
- local buffers and boundaries
- zoning
- County growth and existing infrastructure
- municipal commitment to agriculture
- other financial commitment to agriculture

Points are received in each category relevant to the suitability of the local conditions for agriculture. The higher the score received, the higher the ranking. For the municipal PIG program, the Warren CADB uses the SADC Minimum Eligibility Criteria as the basis for participating with the local municipality.

Blairstown's Agricultural Advisory Committee and Township Committee are committed to preserving as much of the Township's agricultural land base as possible and supports innovative funding mechanisms and preservation tools. The focus of the Township's farmland preservation program is to preserve the productive agricultural landscape of the community. Blairstown's ranking criteria, in descending order of importance is:

- acreage
- proximity to other preserved farms
- income percentage derived from farming
- proximity to preserved Open Space
- imminence of sale or other extenuating circumstances.

E. Municipal and County Policies Related to Farmland Preservation Applications

Blairstown Township follows the policies established by Warren County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the *2017 Warren County Comprehensive Farmland Preservation Plan Update*. The Warren CADB follows the SADC's policies regarding these issues. Below is a summary of the state policies for each issue.

1. Approval of Housing Opportunities

Agricultural labor housing: Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey and the SADC has not, to date, adopted an official policy for agricultural labor housing.³⁶ However, the SADC recognizes the need for this type of housing and does have guidelines that a landowner must refer to construct labor housing on preserved farms for work on the preserved farm.

The guidelines are:

- Agricultural labor housing must be permitted with approval of easement holder and the SADC.
- Must verify need for “production” aspects of farm.
- Must be full time employed on the premises (seasonal labor is permitted).
- Structure must be sized appropriately based on labor needs.
- Cannot be used for owner or any lineal descendent of owner.³⁷

These applications are reviewed by the SADC and the CADB. The Township of Blairstown Code, Chapter 19, Land Development, allows housing for seasonal agricultural workers as a conditional accessory use in most of the Township and sets out detailed conditions and standards in Section 19-601. These conditions allow for seasonal/temporary housing on farms of at least seven acres that are qualified farms under the Farmland Assessment Act. The housing must be designed for temporary occupancy rather than year-round use, cannot include housing provided on a commercial basis to the public and must be used to house only those workers hired for the farmer’s own use.³⁸

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, to minimize the impact on the agricultural operation. This is supported by the CADB and AAC for Blairstown Township. In addition, the Township’s position is that replacement houses should retain the same overall footprint and overly expensive dwellings should be avoided.³⁹

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. The maximum RDSO density is one residence per 100 acres. The purpose of the building in question must be for “single-family residential housing and its appurtenant uses.”⁴⁰ 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.” This is supported by the Blairstown Township AAC and Warren CADB. RDSO units must be requested at the time of application and approved by the WCADB and SADC prior to closing according to SADC Policy P-31.

2. Division of the Premises

The goal of the SADC, supported by the Warren CADB and Blairstown Township AAC, is to preserve large tracts of farmland. The division of the premises by way of subdivision may significantly alter the potential use of the preserved land. Therefore, a division of the premises is not an encouraged practice; however, when division occurs it must be for agricultural purposes and must result in agriculturally viable land parcels. A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the State Agriculture Development Committee and the CADB.

3. Approval of Exception

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. The SADC discourages the preservation of farms that do not have at least one exception, and it is important to take the number, size, location, and purpose of the exception into consideration. Exceptions may be granted in some circumstances, especially in the case of non-severable exceptions, or where the exception might be justified (e.g., to allow for the expansion of pre-existing non-agricultural uses, for trail easements, etc.). It is critical to make decisions about exceptions at the time of application, as exceptions cannot be granted, expanded, or moved once the farm has been preserved. 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 that 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.”⁴¹ Typically, there is “no requirement to subdivide a severable exception prior to or after the deed of easement is executed.”

Non-severable: Non-severable exceptions are defined by the SADC as “area that is part of an existing Block and Lot owned by the applicant, which will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises.”⁴²

Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/after value of the property. The Warren CADB and Blairstown Township AAC follow the exception policies as identified by the SADC. The AAC will work with applicants to the municipal PIG program to minimize the impacts of exception requests on the agricultural operation to the greatest extent possible.

F. Funding Plan

The *Preserve New Jersey Act 2014* established that a portion of the Corporate Business Tax was to be dedicated to preservation efforts. Of this revenue, 60% is allotted to Green Acres, 4% goes to Blue Acres (administered by Green Acres), 31% is set aside for farmland preservation (SADC), and the remaining 5% goes to Historic Preservation (New Jersey Historic Trust).

1. Municipal and County Funding Sources

The Warren County Land Preservation Department is responsible for administering Warren County's Farmland, Historic, and Open Space Preservation Programs. In 1993, Warren County voters approved a non-binding public referendum by a margin of 2-1 which allowed for the collection of an additional tax of up to 2 cents per \$100 of assessed valuation. In November 1999 and again in November 2002, county voters approved non-binding open space referendums by large margins, each time recommending an increase in the open space tax of another 2 cents per \$100 of assessed property value.

The Open Space Trust Fund, which currently collects 4.5 cents per \$100 of assessed property value, has enabled Warren County to preserve over 20,000 acres of farmland, 1,700 acres of county parkland, and participate in numerous historical and open space preservation efforts with local non-profit and municipalities throughout the county.⁴³ The funds are allocated as follows:

- 55% to the CADB for farmland preservation.
- 25% to the Municipal and Charitable Conservancy Trust Fund Committee (MCCT) for non-profit and municipal sponsored open space and historic preservation projects.
- 20% to the Board of Recreation Commissioners (BORC) for acquisition of county parkland.

The Blairstown Township Municipal Open Space, Recreation and Farmland Preservation Trust Fund was approved in 2000 and has collected from \$0.02 to \$0.04 per \$100 of assessed valuation per year since 2001. The name of the Fund was changed in 2004 to the Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund. The rate currently stands at \$0.024, with the Fund generating approximately \$177,140 in 2020.

Allocations of funds from the Trust is under the purview of the Township Committee, which evaluates each initiative on merit. Historically, the Committee has tended to give priority to farmland, followed by open space, recreation development, then historic preservation.

Blairstown Township has also bonded to finance farmland preservation. This has accelerated the Township's ability to proactively preserve farmland. For each of the farms the municipality purchased through the bond, the Township also sought state and county cost share funding.

2. Financial Policies – Cost-Share Requirements

Blairstown Township works with Warren County according to its current cost-share requirements for preserving farms. The Warren CADB will fund one-half of the difference between the amount the SADC funds and the total cost for preserving a farm, based upon the Certified Market Value (CMV), through the municipal Planning Incentive Grant program. The remainder is funded by the municipality.

Blairstown Township is supportive of donation/bargain sales and installment purchases. Both tools serve to leverage limited funding resources.

Donation and Bargain Sale: This mechanism for preserving a farm involves 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 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 Warren CADB through a payment plan that provides payments to the landowner over time. Receiving the income from the sale in installments may provide the landowner with financial management and/or tax advantages.

3. Cost Projections and Funding Plan Associated with Preservation Goals

The Blairstown Township Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund generated \$177,140 in 2020. Since 2000, the average cost was \$5,153 per acre to purchase a development easement on farms in the municipality. However, the cost of land has risen since the earliest acquisitions were made, affecting the cost per acre for future acquisitions. The Township looks to leverage the municipal funds with county and state cost-share grants on farmland projects. It is anticipated that the municipal cost share will average 15% (at a minimum). The following assumptions can be made:

- The Trust Fund generates \$175,000 per year
- Average price per acre is \$7,500
- The average price per acre will increase 5% over the next five to ten years
- The Township is purchasing land in partnership with County and State (no direct purchase by Township)
- The municipal cost share is on average 15%

Based upon the above assumptions and the AAC's goal of preservation ten farms (750 acres) in the next ten years, it is anticipated that the Township will have a total project cost of \$5,250,000 and contribute \$787,500 over the same time period, if their percent contribution remains at 15%. If it increases to 30% the municipal share will be \$1,575,000. This will require nearly the entire amount generated by the municipal trust fund over the ten-year period.

Utilizing the SADC sliding scale for cost-sharing, and the estimated per acre value of the purchase of a farmland easement in Blairstown Township, it is likely that the state will contribute approximately 60% of the funding on a municipal PIG project with the County and Township contributing the remaining 40% (split equally, 20% and 20%).

G. Administrative Resources

1. Staff/Consultant resources

The Township of Blairstown has an Agricultural Advisory Committee (AAC) that meets as needed to discuss farmland projects and issues. With the Open Space Committee, the AAC developed the Township's initial Farmland Preservation Plan and administers the program for the municipality.

2. Legal support

Legal support for Blairstown Township's farmland preservation program is provided by the municipal attorney, up to the point of contract signature, after which the county attorney is used.

3. Database Development

The AAC maintains the database of farmland in the municipality and works with the Warren County Department of Land Preservation on projects and data issues, as needed.

4. Geographic Information System (GIS) Capacity

The Land Conservancy of New Jersey has provided Geographic Information System mapping services for Blairstown Township for the *Comprehensive Farmland Preservation Plan Update*.

H. Factors Limiting Farmland Preservation Implementation

Blairstown Township has a strong commitment to preserve its farmland. The high rate of farmland preservation in Blairstown Township has been attributable to the willingness and the ability of the Township to leverage its own funding to protect farmland. Blairstown Township strongly supports the municipal PIG program. Blairstown Township's program faces financial challenges as it moves forward in purchasing and preserving land during the next ten years.

Landowner interest in the farmland preservation program continues to be a challenge for the AAC in attracting new projects.



Chapter 6. Economic Development

A. Economic Development Plans and Initiatives

Blairstown continues to be mainly agricultural, with 7,846 acres of land for agricultural or horticultural use.⁴⁴ The primary crops are hay, corn, and soybeans. Throughout the state, the marketing and profitability of the agricultural industry has gained renewed focus. The farmland preservation program is a critical component of the farming industry, and the success of the farmland preservation program in Blairstown is measured not by acres preserved but also by the programs put in place to support the farmers and their businesses. To be a full partner in a successful farmland preservation program, agriculture as an industry must be vibrant, self-sustaining, and innovative.

The future of agriculture in Blairstown Township is being shaped by market forces and social trends that are occurring throughout New Jersey. Among the most substantial trends shaping local agriculture has been the decline in the dairy market. Dairy was the foundation of the region's agricultural industry, but the lack of support and demand, combined with the amount of labor involved, contributed to the closing of the last dairy farm in Blairstown. Corn, soybeans, and hay are the primary crops, and farms that supported the dairy industry have moved toward different agricultural activities, such as agritourism and produce crops.

Land prices in Warren County have remained relatively stable for the past 5 to 10 years, though there has been recent development pressure from warehouse and solar projects. Development continues for commercial and light industrial purposes, and can take land out of agricultural production.⁴⁵ Blairstown Township government is aware of this potential pressure and has established methods to limit development through its planning initiatives and zoning regulations.

The combination of declining traditional agricultural markets and increasing land pressure will likely promote innovation in the ways farmers supplement their incomes. Farmers in Warren County are meeting these challenges by producing goods with higher rates of return. As traditional farming practices become less economically feasible, these initiatives are going to be important for Blairstown farmers.

New Jersey offers Blairstown farmers a number of support agencies and programs ranging from technical advice to farm loans. The NJDA *Smart Growth Tool Kit* provides information to support municipal and county government, 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*.^{46, 47} The Tool Kit embraces the five linked components that have been identified by NJDA as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability, and Natural Resource Conservation. Additionally, the NJDA released a *2011 Economic Development Strategies* report to expand and strengthen various sectors of the agriculture industry in New Jersey, including strategies for produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, and agritourism.

The Warren CADB and its Department of Land Preservation are directly and administratively involved with the preservation and enhancement of farming in the County. This includes acquisition, monitoring, assisting with Right to Farm disputes, working with municipalities to create farm-friendly atmospheres where possible, and coordinating with the state, County, 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.⁴⁸

In 2017, 86 of Warren County's 918 farms, or 9% of all farms, had sales of more than \$100,000, accounting for 92% of the total revenue. This leaves 91% of farms accounting for 8% of the remaining total sales, indicating a wide disparity in revenue between a large majority of smaller farms and a small minority of larger farms. From a profitability standpoint Warren County farms had a net cash farm income of \$21,227 in 2017. The average farm market value of \$101,543, was lower than the statewide average of \$111,095.ⁱ (**Table 21**)

Table 20. Warren County Agricultural Economic Overview			
	2007	2017	% Change to 2017
Market Value/Products Sold (\$1,000)	\$75,477	\$93,217	24%
Average/Farm (\$)	\$80,897	\$101,543	26%
Production Expenses (\$1,000)	\$59,355	\$77,551	31%
Average/Farm (\$)	\$63,617	\$84,478	33%
Net Income (\$1,000)	\$20,843	\$21,227	2%
Average/Farm (\$)	\$22,340	\$26,650	19%
Farms with Net Gains	358	309	-14%
Average/Farms (\$)	76,983	101,820	32%
% of All of Farms	38%	34%	-11%

ⁱ Census of Agriculture data is available through the USDA NASS portal: <https://www.nass.usda.gov/AgCensus/index.php> or through specialized searches on the Quick Stats interface accessed here: <https://quickstats.nass.usda.gov/>. Citations throughout this document refer to information gathered from these sources for the indicated years.

Table 20. Warren County Agricultural Economic Overview			
	2007	2017	% Change to 2017
Farms with Net Losses	575	609	6%
Average/Farm (\$)	11,682	16,807	44%
% of All of Farms	62%	66%	6%
Total Acres	74,975	73,874	-1%
All Farms	933	918	-2%
Average Acres/Farm	80	80	0%
<i>Source: Census of Agriculture</i>			

Using the *Census of Agriculture*, crop sales climbed slowly from \$8.3 million in 1987 to \$18.4 million in 2002, before jumping to \$43.6 million in 2007 and continuing to climb to \$54.7 million in 2012 and to \$67.1 million in 2017. Within the crop sector, nursery/greenhouse was the largest sub-sector in 2017 with 61% of the market share, more than the 46% market share in 2012. The grains sub-sector came in second, with 21%, and vegetables, fruits, hay, and Christmas trees all lagged with 10%, 4%, 4%, and 1%, respectively. Over this same 30-year period (1987-2017), livestock sales went from \$27 million in sales in 1987 before slightly improving to \$31.9 million in 2007 then declining to \$26 million in 2017.

As part of this emphasis on the business of agriculture, the NJDA issued the *2011 Economic Development Strategies*, which identify and propose methods to expand and enhance various subsets of the agriculture industry in New Jersey, including produce, horticulture, aquaculture and seafood, dairy, field and forage crops, livestock and poultry, organic, 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 has become tougher. New Jersey...must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty.”⁴⁹

Using recommendations outlined in the *2011 Economic Development Strategies* report, Warren County municipalities, including Blainstown Township, can investigate ways to expand and/or diversify into more profitable sectors to ensure sustainable agriculture practices and profitability. For each of the sectors, the 2011 report encourages farmers to continually seek new local, state, and interstate markets to strengthen market share. Blainstown has 245 Farmland Assessment forms for 2017.^{50j}

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 *2011 Economic Development Strategies* include all these activities. NJDA is committed to promoting agritourism through the *Jersey Fresh* website, the distribution of printed materials, and other forms of advertisement and promotion including collaborating with Rutgers University through

^j Farmland Assessment data has been accessed from datasets shared by the SADC; data referenced as Farmland Assessment refers to data from the following reports: either Warren County data for the years 2000, 2005, 2015, and 2017, and/or for state data for 2017.

the New Jersey Agricultural Experiment Station (NJAES-RCE), and promotion of the work of other organizations such as the New Jersey Farmers Direct Marketing Association. Blairstown farms with appropriate activities benefit from such promotion.

The NJDA *2011 Economic Development Strategies* for produce focused on the *Jersey Fresh* program and food safety. NJDA's *Jersey Fresh* labels program is promoted throughout the state, to strengthen the appeal of the *Jersey Fresh* brand to supermarket chains and other retailers. This has been largely successful, with major retailers such as Wegmans, ShopRite, Trader Joe's, Target, ACME, and Foodtown (among others) carrying and promoting produce from the *Jersey Fresh* program.⁵¹

Produce, which includes vegetables and fruits, is a leading agricultural commodity in New Jersey. In 2017, Warren County vegetable growers on 94 farms harvested 1,671 acres, with resulting sales of \$6,388,000. Fruit, tree nut, and berry combined sales totaled \$2,601,000 in 2017, an increase of 16% from 2012. Total produce sales increased after 2002, from \$5,324,000 in 2002 to \$8,989,000 in 2017, a 69% increase.

Blairstown had a total of 136 acres which were harvested for fruits and vegetables in 2017, a slight decrease from 145 acres in 2015. Prominent crops in 2017 were apples (44 acres), other mixed vegetables (25 acres), sweet corn (14 acres), squash (12 acres), and peaches (12). Grapes, which only used 6 acres, is an exciting new crop to the area.⁵² Some of these crops do not require as much land as field and forage crops such as soybeans and hay, making them a positive match with the trend towards smaller farms over the years, especially those that follow organic or sustainable practices. However, these crops also have higher input costs than crops such as hay, and in that respect can benefit from economies of scale.

In Blairstown, many produce growers either market their products at their own roadside stands or at farmer's markets. Farmers with roadside stands or markets should have their own websites, and utilize other websites and regional events, to gain visibility. Opportunities for promoting produce (and, in many cases, numerous other agricultural products) include:^k

- NJDA *Jersey Fresh* website listings have recorded 6 Blairstown farms, including five on-farm markets and pick-your-own farms, and the Blairstown Farmers Market.⁵³
- *Jersey Fresh* also offers community-supported agriculture (CSA), where residents can pledge to support a farm in advance of the growing season, where they receive shares of the total harvest in return. Genesis Farms in Frelinghuysen is a community supported farm.⁵⁴
- *Rutgers New Jersey Agricultural Experiment Station Cooperative Extension (NJAES-RCE)* created an educational website dedicated to agritourism for the public, planning and policy professionals, farmers, and educators.⁵⁵
- A training website was also developed by the Rutgers Agritourism Team for farmers and can be found at <http://agritourism.rutgers.edu/training/>.

^k These websites are not meant to exclusively promote produce-centric farms, but rather to highlight various farms and events throughout Warren County, including Blairstown.

- *New Jersey Skylands* promotes agritourism throughout Warren County, offering descriptions of the Warren County Farmers Fair, wineries, farmers markets, and other attractions. The website offers a comprehensive list of different types of produce available and the best time to attend pick-your-own operations for each produce category.⁵⁶
- *Natural Jersey* is a site promoting local natural health products and sustainable living. They highlight producers, such as farms, farm stands, and farmers markets throughout New Jersey which align with their mission, including Southtown Farms in Blairstown, and nearby farms and vineyards.⁵⁷
- *Tour de Farm New Jersey* holds an annual cycling event in both Sussex and Warren Counties, with the goal of supporting local farmers. Farmers provide samples, as well as goods for sale along the route.⁵⁸
- *Warren County Farmers Fair* is a weeklong festival in nearby Hope featuring many local farms offering products for sale, as well as hot air balloons, artwork and other attractions.⁵⁹
- *Greenmarket* is a network of New York City farmers markets designed to promote small family farms within the region. Over 50 Greenmarket locations are found within all five boroughs, where Race Farms in Blairstown offers products for sale.⁶⁰
- Other resources listing direct marketing opportunities for produce in Blairstown include VisitNJfarms.org, NJ Farmers Direct Marketing Association (<http://njfarmmarkets.org/>), Northeast Organic Farming Association New Jersey (<http://nofanj.org>), LocalHarvest.org, and EdibleJersey.com (pick-your-own listings).

Specific recommendations include:

- Utilize consistent, inclusive, and up to date accurate information from the state, county, and regional/association websites.
- Establish or reestablish community farmers markets with help from the CADB, the NJAES-RCE, and the Warren County Economic Development Advisory Council.
- Explore expansion/diversification into value-added produce products, such as jams and jellies, in workshops and direct communications from the CADB in concert with the NJDA and Rutgers.
- Explore “Contract Growing,” that is, growing goods for specific customers on a contract basis (such as regional pharmaceutical or biotech companies).
- Explore diversifying into ultra-niche crops and produce crops that serve the needs of growing ethnic populations in the region, through NJAES-RCE workshops, videos, and resources: <https://njaes.rutgers.edu/ultra-niche-crops/>,⁶¹ <https://sustainable-farming.rutgers.edu/alternative-world-crops/>.⁶²
- Utilize state promotional campaigns, free signage, and other signage opportunities.
- Offer Community Supported Agriculture and other retail options to capture consumer dollars to garner increase from profitability, as well as raise community awareness of local agriculture.

Nursery, Greenhouses, Floriculture and Sod

The NJDA 2011 *Economic Development Strategies* focused on ensuring plant health, including inspections and research; increasing consumer awareness of the *Jersey Grown* brand; and

working with government agencies to use New Jersey-produced products wherever possible. This was the highest-ranking category of agricultural commodities in Warren County in both 2012 and 2017, bringing in \$25,248,000 and \$40,793,000, respectively. It accounted for 28% of total agricultural sales in 2012, and 44% in 2017, versus 40% and 45% statewide.⁶³ This sub-sector exhibited steady growth from \$1 million in countywide in 1987, to \$7.6 million in 2002, before jumping to \$25.2 million in 2012, and jumping again to \$40.8 million in 2017. The county experienced a 232% revenue increase from nursery/greenhouse products from 2002 to 2012, and a 62% increase from 2012 to 2017. The sales increase is attributed in part to businesses taking advantages of market niches and new technologies, supplying specialty products to customers throughout the region.

Blairstown had a total of 71 acres dedicated to nursery (including cultivated sod and floriculture) in 2017, down from 104 acres in 2015, and the 126 acres in 2005. The Blairstown Garden Center and Nursery in Blairstown is one of nine garden centers and nurseries certified to market the *Jersey Grown* branding in Warren County.⁶⁴ There are four other businesses in Blairstown (including landscape services and floral shops) listed in the NJDA's directory of current state certifications, indicating that their stock has been inspected and found to be free from dangerously injurious plant pests: Countryside Landscaping and Nursery, Glenview Farm, Race Farm, and Silver Lake Farm and Greenhouses.⁶⁵

In addition to those strategies listed above where nursery, greenhouse, floriculture, and sod products may be applicable, other strategies to follow may include:

- Increase consumer awareness of the *Jersey Grown* brand; utilize the resources of the NJDA for advertisement and marketing purposes;
- Seek and/or expand contracts with large box store operations such as Home Depot, Lowe's, and Walmart; contact Warren County for opportunities;
- Promote "drive up" operations where consumers can buy directly from the nursery or greenhouse.

Field and Forage Crops

The NJDA *2011 Economic Development Strategies* for field and forage crops provide strategies to improve production, yield per acre, and management practices; and support organic crop production plans for a green energy initiative involving biofuel production that could provide a new local market for New Jersey agricultural products. The three prominent crops in Blairstown are corn, hay, and soybeans. A total of 1,927 acres are dedicated to field crops, with a heavy focus on corn, hay, and soybeans.

In 2017, the County reported total sales of grains, oilseeds, dry beans, and dry peas to be \$13.9 million, a -28% change since 2012 (\$19.2 million) with hay and other crops totaling \$2.7 million, a 47% change since 2012 (\$1.8 million), together representing approximately 23% of total agricultural sales in Warren County.

Corn In 2017, Warren County ranked second in the county for corn, with a total of 18,431 harvested acres (17,701 acres of corn for grain, and 730 acres of corn for silage), which brought in a total of \$9.9 million in sales. In 2012, Warren County harvested 20,883 acres of corn

(19,575 acres of corn for grain, and 1,308 acres of corn for silage), resulting in sales of \$15.4 million. Though the total monetary amount for corn sales is not released on a municipal level, Blairstown farmers harvested a total of 607 acres of corn (575 acres of corn for grain, and 32 acres of corn for silage) in 2017, an increase from 2015 when a total of 557 acres of corn was harvested (497 acres of corn for grain, and 60 acres of corn for silage).

Hay Blairstown harvested 860 acres of hay, including alfalfa in 2017, an increase from 826 acres harvested in 2015. Warren County farmers harvested 10,340 acres of hay (including alfalfa and excluding haylage) in 2017, bringing in a total of 24,669 tons, an increase from 10,155 acres harvesting 18,836 tons in 2012.

Soybeans Warren County ranked fifth in the state for soybeans in 2017, with 63 farms harvesting 8,285 acres of soybeans, bringing in a total of \$3.7 million in sales. The 2017 numbers show a strong increase from 5,661 acres harvested in 2012 totaling \$3.4 million in sales, and the 5,382 acres harvested in 2007 bringing in a total of only \$1.7 million. While the acres of soybeans harvested and the total yield both increased from 2007-2017 by 54% and 56% respectively, the increase in total sales grew by 118%. Blairstown farmers harvested a total of 412 acres of soybeans in 2017, an increase from the 343 acres in 2015. Field and forage crop strategies to consider include:

- Utilize improved management practices and ways to boost yield per acre.
- Capitalize on any available workshops on cropland and pasture management from the county or state.
- Diversify to row crops that meet newly emerging markets or markets with increasing demand (such as spelt as a dietary substitute for wheat or switchgrass for pelletized energy) and pursue 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).
- According to NJAES-RCE “there are a number of profitable alternative world crops that can be grown in New Jersey to satisfy the demand for fresh produce by immigrant populations. These crops are suited to diversified small to mid-size farms where high returns per acre is required.”⁶⁶
- Transition to certified organic or naturally grown bean and grain crops to increase their value.
- Investigate and possibly invest in crop insurance to mitigate market risk.
- Utilize county assistance to investigate alternative crops for local production and new markets (such as hops, specialty small fruits, small-scale animal products).

Dairy

Dairy has historically been one of the dominant agricultural sectors throughout Warren County but is now almost completely gone. In 2017, Warren County only had 22 farms with milk cows, and only 16 farms that sold milk from cows, bringing in a total of \$3.3 million. As of 2017, Blairstown had 109 head of dairy cattle compared to approximately 401 head in 2006, and approximately 1,832 head in 1983. This decrease in dairy production reflects the larger trend seen throughout Warren County. There are no active dairy farms in Blairstown and all remaining cattle are beef cattle. ⁶⁷

The NJDA *2011 Economic Development Strategies* for dairy included establishing a premium price for New Jersey-produced milk and ensuring stable pricing; increasing the demand for milk through sale and promotion of *Jersey Fresh* milk and milk products at community and retail markets; promoting FIN-PAK and risk-management software programs to producers; implementing dairy-quality benchmarks; and establishing a health and safety standard for sale of raw milk directly to consumers.

Strategies for reviving the Blairstown dairy industry include:

- If applicable, license under the Jersey Fresh Quality Grading Program, which allows raw milk to be used in goods bearing the logo *Made With Jersey Fresh Milk*.
- Take advantage of the services offered by the Garden State Dairy Alliance, including disease control, milk quality, marketing and promotion, and technical assistance.
- Explore various additional products, such as cheeses and markets for dairy, including local restaurants and grocery markets.
- Aggressively market value-added dairy products, especially those that can carry the *Made With Jersey Fresh Milk* logo.
- Consider and encourage the NJDA's campaign to establish a process to allow sales of raw milk direct from the farmer to the producer and the positive effects it might have for dairy farmers in Warren County.
- Encourage passage of proposed raw milk legislation that would permit sale of raw milk under certain conditions and establishes a raw milk permit program (A585, re-introduced in the 2020-2021 State Legislative session).⁶⁸

Livestock and Poultry

The NJDA *2011 Economic Development Strategies* for livestock focused on animal health, ensuring safe and legal sales of poultry and eggs at community farmers markets; and supporting youth programs involving livestock. Operations in Blairstown include cattle and calves, sheep and goats, hogs, bees, fur, and poultry and eggs, (**Table 22**)

Table 21. Livestock and Poultry in Blairstown									
	Cattle and Calves	Sheep and Goats	Swine	Bees	Fur Animals	Ducks	Meat Chickens	Egg Chickens	Turkeys
2005	570	227	27	33	43	157	96	920	25
2010	341	379	13	2	53	31	124	615	130
2015	243	263	9	44	15	97	98	825	16
2017	260	214	43	39	17	30	320	1,008	5
% change (2005-2017)	-54%	-6%	59%	18%	-60%	-81%	233%	10%	-80%
<i>Source: Farmland Assessment Data (SADC)</i>									

Between the years 2005 and 2017, the cattle stock dropped by 54%, reflective of the end of dairy, and a corresponding reduction in beef cattle.

Other livestock that shows downward trends in Blairstown are ducks (-81%), turkeys (-80%), and fur animals (-60%), following national and state dietary and cultural shifts. The fastest growing animal industry is meat chickens, with 233% growth between 2005 and 2017. Other growing animal herds are swine (59% growth), egg chickens (10% growth), and bees (18%). These specialized and easy products to sell directly to consumers.

While sheep and goat numbers fell by 6% over this twelve-year time, these might still be a niche sector for farmers to explore to provide specialty meat and value-added, such as milk, cheeses, soaps, and mohair products to nearby markets. The national price for wool in 2019 was \$1.89 per pound and the average yield per fleece was 7.2 pounds. *Grown in Warren* highlights the growing demand for sheep and goats due to growing ethnic food market.⁶⁹

To strengthen and expand its place in the Blairstown economy, some cattle, sheep, hog, goat, poultry, and specialty livestock strategies may include:

- Ensure animal health.
- Encourage USDA inspections in area farms to permit more direct sales of cuts of beef to consumers.
- Explore various additional markets, including local hospitals and assisted-living operations, restaurants and grocery markets, and increased outlets for meat sales at regional community markets (such as the Hackettstown Livestock Auction) and special events (such as the Warren County Farm Fair).
- Seek opportunities for production contracts with poultry and livestock processors.
- Investigate outlets for dairy products for goats and sheep and educate farmers about the benefits of diversifying into these value-added opportunities.
- Explore increased marketing opportunities for goat meat to meet the preferences of growing ethnic populations in the state.
- Encourage passage of proposed raw milk legislation that would permit sale of raw milk under certain conditions and establishes a raw milk permit program.
- Assist farmers with farming techniques, including continued and additional cooperation with the NJAES-RCE, NJDA, and NRCS.
- Promote the agritourism potential of livestock and livestock products in concentrated agricultural areas including exotic animals and poultry, such as “looking” or “petting” zoos, on-farm sales of value-added products such as wool and cheeses, and educational school tours.

Organic Farming

The NJDA *2011 Economic Development Strategies* for organic farming included promoting federal cost-sharing funds for certification reimbursement; integrating marketing of *Jersey Organic* brand alongside *Jersey Fresh*; and working with NOFA-NJ towards research and technical assistance for organic growers.

Organic crops and animals have the potential to be an important market for the Township of Blairstown and Warren County. With an increasing population, potential markets in Pennsylvania and New York State (including Philadelphia and New York City), 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 USDA via the Organic Food Production Act of 1990 (OFPA) through a National Organic Program (NOP), 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. Another alternative, for farmers transitioning to organic production, is the ability to market their products under the NJDA’s newly introduced “Transitional Sustainable” label, eliminating the need to wait 36-months to profit from this niche market. With its strong produce sector, Warren County is in an excellent position to facilitate the market growth of organic and natural agriculture products. Certified Naturally Grown (CNG) is a non-profit organization that offers certification “tailored for small-scale, direct-market farmers and beekeepers using natural methods.” Its standards are based on the NOP standards, but CNG uses a peer-review process, as it is more affordable for small operations than certifying through the state program. The Caristi Farm in Blairstown is certified naturally grown for produce.⁷⁰

Small organic operations (growers or processors), those with gross sales of less than \$5,000 per year of unprocessed organic product and/or less than \$5,000 of processed organic products (such as jam), can be exempted from the NOP certification process. They can market their products as organic as long as they follow the national organic standards for production, labeling and recordkeeping, but they cannot use the USDA Organic seal, which can only be used on certified products. They can also sell their products to the retail market, which can sell them as organic if the retailer does not re-package or process the product.⁷¹

In 2017, the Census reported two Warren County farms with the USDA NOP certification, one farm making the transition to NOP certification, and one farm which was listed as exempt from certification. On the state level in 2017, 102 farms reported \$13 million in sales of NOP certified or exempt organically produced commodities. There is an opportunity for other farms to invest in this practice to satisfy the continually growing trend.

Warren County and Blairstown can:

- Improve marketing of organic and natural produce.
- Explore various additional markets, including local restaurants and grocery markets.
- Promote agritourism for organic and natural farms stands.
- Educate growers about organic and natural regulatory and certification requirements.
- Explore ways to support organic food growing and processing.

Equine

The NJDA *2011 Economic Development Strategies* for the equine industry focused on horse health and promotion of the industry through the *Jersey Bred* brand, hosted events, the equine website, and including youth programs. The *2017 Census of Agriculture* indicates that New Jersey produced over \$28 million in equine sales. Sales and farm sizes have varied since the category was created in 2002, where 39 farms averaged \$9,380 in sales. 2007 saw a much higher average sales figure, in part to a low of 35 farms, but largely due to a huge spike in total equine revenues, resulting in a \$22,770 sales average per farm. 2012 saw the lowest average sales, dropping to \$5,188 per farm.

Many equine farms in Warren County consist of pasture and stable horses. Part of the value of this small but viable sector comes from services offered, which are not included in total sales figures. The New Jersey Equine Advisory Board reports one equine facility in Blairstown, Silver Fox Farm, offering such services including training, rehabilitation, sales, English boarding, turnouts, thoroughbred lessons/instructions.⁷² Farms which have breeding services can make use of the *Jersey Bred* logo when marketing their animals.

On the state level, equine rules adopted August 4, 2008, established Agricultural Management Practices (AMP) for Equine Activities on Commercial Farms (N.J.A.C. 2:76-2A.10) and expanded the list of equine activities eligible for Right to Farm protections (N.J.A.C. 2:76-2B.3). While breeding, raising, pasture, and hay production had always been eligible, the following were newly added: boarding, keeping, training, rehabilitation of horses and complementary activities including but not limited to clinics, open houses, demonstrations, educational camps, farm events, competitions, and rodeos, as long as these activities are related to the marketing of horses that are raised, bred, kept, boarded, trained, or rehabilitated on the farm, and are in compliance with municipal requirements. This state level support is important to the sustainability and viability of the equine sector in Warren County.

To retain and grow its market share in the state and regional equine industry, Blairstown can:

- Ensure the health of equine animals.
- Educate farmers about the benefits of equine rules and seek guidance from Warren County about the rights of equine farmers.
- Promote the industry at shows and festivals, such as the Warren County Farm Fair.
- Promote the industry through enhanced listings of Warren County and Blairstown equine events in state, regional, and County website and print listings.
- Promote the agritourism aspect of the equine industry through farm tours, horse and pony rides, and boarding and riding lessons.

Wine

According to the *2011 Economic Development Strategies*, the state's grape production has not kept pace with its wine production. Strategies focused on expanding the locally grown content of New Jersey wine; supporting licenses to distill fruit-based spirits; expanding the number of eligible retail outlets supporting the ability to sell wines at farmers markets; and promoting New Jersey's wine trails.

In January 2012, Governor Christie signed into law a bill permitting direct shipping by New Jersey wineries,⁷³ and on July 2, 2014, the Governor signed into law another bill that establishes a pilot program through March 1, 2018, to allow wineries on preserved farms to conduct special occasion events under certain conditions as defined by the appropriate CADB.⁷⁴ In February of 2020, A2773 was introduced which would “allow preserved farms to hold 14 special events per year,”⁷⁵ essentially establishing the pilot program in law. The legislation was voted out of Assembly Committee.

A portion of western Warren County, along the Delaware and Musconetcong Rivers and their tributaries, has also been designated by the federal government as a wine grape-growing region.⁷⁶ In 2017, Blairstown had two acres dedicated to growing grapes, an increase from one acre in 2005. Warren County had a total of 141 acres growing grapes in 2017, an increase of 117% from the 65 acres in 2005.

Blairstown may consider:

- Exploring the feasibility for additional Warren County and Blairstown farmers to diversify into grape production (or other fruits suitable for wine making).
- Coordinating with wineries from other New Jersey counties, and New York and Pennsylvania, to grow a regional wine industry.
- Market through state tourism and marketing apparatuses, including the *Jersey Fresh* site (<https://findjerseyfresh.com/explore/#findfresh>), and the Official Tourism Website of New Jersey, visitnj.org.
- Encouraging promotion of Warren County and future Blairstown wineries and wines, as they develop, through publicity, expanding a County-wide wine trail or wine tour to multiple vineyards, and encouraging expanded distribution of local wines to local outlets such as retail outlets and restaurants, and at other special events.

Aquaculture

The NJDA *2011 Economic Development Strategies* lists New Jersey as one of the country’s largest and most culturally diverse consumer seafood markets. Warren County aquaculture operations rank third in the state in 2017 and include catfish, trout, baitfish, sport or game fish, and other food fish. To support a growing aquaculture and seafood economy, Warren County and Blairstown may consider:

- Working with the State Division of Animal Health to identify revenue streams to develop testing and certification for finfish species to allow transportation and sale of live farm-raised fish to markets in other states.
- Assist in crafting a supportive policy and regulatory path to allow aquaculture to grow in New Jersey, including revising the aquaculture rule providing for the Aquatic Farmer License Program, developing land-use permitting specifically for aquaculture, and assisting the industry and NJDEP in utilizing Aquaculture Development Zones.

Agritourism

Agritourism is one potential link in the long-term sustainability of the agriculture industry in Blairstown and Warren County. Blairstown currently supports agritourism through its weekly

farmers market; several roadside farm stands, including Race's Farm Market, a seasonal roadside stand on Route 94, with fruits, vegetables, annuals and perennials; pick-your-own operations; and direct sales of Christmas trees and nursery products. A highly successful example of agritourism is the seven-day Warren County Farmers Fair held annually. The Farmers Fair, which highlights the past and present agriculture heritage of Warren County, has been operating since 1937, and is extremely popular, drawing thousands of visitors each year.

One advantage for Blairstown farmers is the proximity to New York City and Pennsylvania's metropolitan areas, providing millions of potential customers to target. The NJDA *2011 Economic Development Strategies* for agritourism focused on expanding roadside programs, including signage and eligibility for signage, consumer promotion through an agritourism brochure, press releases and promotion of agricultural fairs, along with continued development of njfarms.org.

The strategy to expand roadside promotion included expanding participation of agritourism operations in the Tourist Oriented Destination Signage (TODS) program through the NJDOT, gaining a discounted agritourism rate and increasing the maximum distance (set at three miles) an operation can be from a state road to be eligible for the signage promotion. At least two of these goals have been achieved: in 2014, the maximum distance for an agritourism operation is 10 miles, and the annual cost per sign is \$400 versus \$800 for other businesses. To be eligible, businesses must be open at least six hours a day, five days a week during its growing or operating season.⁷⁷

Visitnjfarms.org, mentioned in the *2011 Strategies*, is a website sponsored by Rutgers, the New Jersey Farmers Direct Marketing Association, and the New Jersey Farm Bureau (NJFB). Its focus is on agritourism activities provided on commercial farms in New Jersey, and farmers must self-register. It includes a "find farms" option, event listings and a chart showing what is in season, and a map of various agritourism destinations. In 2011, the Rutgers New Jersey Agricultural Experiment State reported that "...census data shows our state ranks first nationally in the percentage of farm revenue earned from agritourism" and that 1 in 5 New Jersey farms offer agritourism activities.⁷⁸

In April 2014, the state gave further support to agritourism as a recognized sector of the agricultural industry by adopting an Agricultural Management Practices (AMP) for On-Farm Direct Marketing Facilities, Activities and Events into the New Jersey Register (N.J.A.C. 2:76-2A.13). The AMP "establishes performance-based standards for commercial farms seeking to qualify for right-to-farm protection for on-farm direct marketing facilities, activities and events that are used to facilitate and provide for direct farmer-to-consumer sales, such as farm stands, farm stores, community-supported agriculture and pick-your-own operations, and associated activities and events that fit within the scope of the Right to Farm Act. The intent of the AMP is to provide statewide standards on which farmers, municipalities, CADBs and the public can rely, while also providing flexibility to commercial farm owners and operators."⁷⁹

The *2017 Census* reports that Warren County had \$4.4 million in direct sales, representing 5% of total agricultural sales for the County. This is an increase of 245% over 1997, even while the total number of farms increased by only 4%. **(Table 23)**⁸⁰

Table 22. Direct Sales in Warren County: 1997-2017						
	1997	2002	2007	2012	2017	% Change '97- '17
Farms	162	174	221	161	169	4%
Sales (\$1,000)	\$1,277	\$1,545	\$1,952	\$2,150	\$4,403	245%
<i>Source: Census of Agriculture</i>						

The wine sector has introduced not only tasting rooms and tours, but innovative programs such as music nights and weekend runs through the vineyards in neighboring towns. With continued support from the state, as well as county and local municipal efforts, this sector can benefit local agriculture both for farming as an industry and for the individual farmer as additional income. Agritourism helps change the perspective of the non-farming community and increases visibility, understanding, and appreciation of farming by County residents and visitors. Agritourism can be an important contributor toward the long-term sustainability of Blirstown's agricultural industry. Visibility is given to agritourism opportunities through the many websites and publications available. **(Table 24)** For every dollar in agritourism sales, \$0.58 of additional sales are generated in other businesses (e.g., restaurants, construction companies, insurance providers, etc.).⁸¹

Table 23. Agritourism Websites and Publications	
Source	Description
<i>State</i>	
NJDA <i>Jersey Fresh</i> Website ⁸²	Roadside markets On-farm activities Wineries
NJAES-RCE	Agritourism education ⁸³
NJDA <i>Jersey Equine</i> Website	Equine events ⁸⁴ Equine facilities ⁸⁵
<i>Visit New Jersey Farms</i> Website ⁸⁶	Farms, farm products, activities and events Ability for website visitor to build itinerary of farms to visit
Visitnj.org (Office Tourism Website of New Jersey)	Farms & orchards ⁸⁷ Wineries & vineyards ⁸⁸ Fairs ⁸⁹
<i>Regional</i>	
New Jersey Skylands Website ⁹⁰	Calendar of events Farms, Gardens, Wineries section Family Attractions section, where several regional farms and wineries are listed
Warren County Website ⁹¹	Tourism page includes links to countrywide and regional attractions
Explore Warren ⁹²	Farm markets, and pick-your-own

Table 23. Agritourism Websites and Publications	
Source	Description
<i>Organizations</i>	
NJ Farmers Direct Marketing Association, Inc. (www.njfarmmarkets.org) ⁹³	Farms and farm markets
New Jersey Christmas Tree Growers' Association ⁹⁴	Christmas Tree farms

Among the series of recommendations included in this report are:

- Marketing and promotion – centralized promotion system; agritourism marketing website; better inclusion and integration of agritourism on the New Jersey Division of Travel and Tourism marketing materials; stronger links between farmers and Women, Infants and Children (WIC), Senior, and school lunch nutritional programs; and assisting counties with funding for agritourism promotion.
- Liability protection and insurance – support the development of a New Jersey Agritourism Limited Liability act modeled after laws in Virginia and North Carolina and explore ways to reduce costs of liability insurance; encourage farmers and operations to protect their livelihoods with insurance.
- Regulatory guidance for operators – includes proactive communication about relevant regulations, and education about requirements and protections under the Right to Farm Act; address impediments to signage.
- Training and information workshops for farmers – include hospitality training, marketing strategies, and other issue-specific workshops such as liability, grants, traffic, signage; offer a forum for farmers getting into agritourism to interact with those who already are involved.
- 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.
- Resources – “how-to” website; innovation fund providing grants or low interest loans; technical assistance for farmers in identifying and obtaining grant funding.
- School tours – identify and compile farm-related curriculum for different grade levels.

Blairstown can work with the state, the CADB, state agencies, organizations, and County farmers to affect a strong agritourism presence in the County. Strategies may include:

- Establishing additional permanent, three season community markets, which may assist local farmers in selling farm and value-added products, strengthening the business of agriculture within the County.

- Establishing event-specific cooperative farm stands at community events in the County, which would promote and benefit the Blairstown farming industry and offer additional opportunities for product sales.
- Creating a regional harvest festival in the fall, a horticultural festival in the spring, or a farm itinerary tour of participating farms that could be listed on the Warren County Tourism page.
- Establishing a working farm devoted to public education, similar to The Farm Institute⁹⁵ on Martha's Vineyard, a working farm on preserved land that offers innovative programs that involve children, families and others, such as local chefs who come in to demonstrate recipes that can be prepared using local produce.
- 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.
- Expanding participation in WIC & Seniors Farmers Market Nutrition Program as Certified Farmer Vendors. Four \$5 vouchers are available for each eligible WIC/Senior participant to use June through November to redeem for fresh fruits, vegetables, and herbs grown by local farmers.⁹⁶
- Implementing a permanent signage program on a municipal or county level to supplement the NJDOT Tourist Oriented Destination Signage (TODS) program that alerts and directs tourists and local residents to agritourism destinations to help increase business and income for these farming establishments, informing farmers of the availability of these programs and encouraging participation.
- Exploring growth in other sections of agritourism such as hunting, fishing, and trapping. Often farmers do not charge for these privileges, if they offer them, perhaps, in part because of liability issues. Liability has also 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.

Potential challenges to successful expansion of agritourism in Blairstown and Warren County include:

- Impediments to farmers making long-term investments in crop diversification (such as the unavailability of long-term leases for farmers who rent rather than own the land).
- Market saturation (too many farmers engaged in any given type of agritourism could cause profitability for individual farmers to fall, even as it contributed more dollars to the overall agricultural sector).
- Lack of recognition for agriculture in regulations and master plans, including municipal, federal, or state regulations that make it difficult or expensive for farmers to participate, such as requiring food products to be processed in federally licensed kitchens or slaughterhouses.

Farmers with direct sales or agritourism activities can post their listings in the following online resources: localharvest.org (CSAs), [NOFA-NJ](http://NOFA-NJ.org) (organic and sustainable), visitnjfarms.org, [NJDA](http://NJDA.org)

websites (Jersey Fresh, Jersey Grown, Made with Jersey Fresh), and Warren County's tourism page. Farmers who want to learn more about running an agritourism operation can start with the resources available from the Rutgers Sustainable Farming on the Urban Fringe website. Agritourism resources include information on selecting a venture, writing business, marketing and risk management plans, and information on the Right to Farm Act and Agricultural Management Practices.⁹⁷ Additionally, the NJAES-RCE has publications available on its website on specific agritourism topics, such as how to budget for a corn maze.⁹⁸

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 *2011 Economic Development Strategies*. "Strengthened communication and coordination between agencies and programs can result in multiple benefits for the agricultural community." Two areas of focus were called out: Farmland Assessment and Crop Insurance and Technical Assistance; and Export Development:

- Farmland Assessment –Updating documentation, supporting farmers in filling out applications, and supporting tax assessors in determining farmer eligibility.
- Crop Insurance – Implementing an education initiative in partnership with the USDA Risk Management Agency and Rutgers Cooperative Extension to increase knowledge and skills among farmers and improve their financial health.
- Technical Assistance –Offering assistance concerning the New Jersey Uniform Construction Code as it relates to farm buildings and the Real Property Appraisal Manual, Farm Building Section.
- Recycling and Food – Increasing participation in agricultural plastics recycling programs and assisting food processing industry in finding markets for soon-to expire and expired foods.
- Motor Vehicle Requirements – Providing information about regulations, license plates for farm vehicles, and other vehicle related provisions through a user-friendly website.
- Financing – Providing information on federal, state, and commercial lending institutions financing for agricultural loans.

Grown In Warren (2019)

Blairstown farmers continue to look for ways to explore new markets, promote their products, and increase the profitability of their agricultural operations. In 2019, Warren County released a report titled, *Grown in Warren, A Strategic Growth & Planning Report*, which outlines strategies for both Warren County and local farmers to "promote the sustainable growth of farming and related business." The report includes an analysis of the opportunities, challenges, trends, and recommendations for the agricultural community in Warren County.⁹⁹ As this report mentions, Warren County is "ideally located within a two-hour drive of over 20 million potential customers in the New York-New Jersey-Philadelphia region...who are interested in the locally grown, locally sourced agricultural products that Warren County farmers can provide."

Strategies include increasing direct marketing operations and promoting visibility through attendance at farmers markets, Community Supported Agriculture (CSA), on-farm sales and agritourism, promoting organically grown produce, sustainably and humane meat and animal

products, value-added products, specialty crops, and ethnic products. The report also stresses the importance of internet promotion and direct customer engagement, as well as the promotion of regional initiatives such as “Grown in Warren” and regional bike tours.

The branding and execution of “Grown in Warren” is essential to the marketing and promotion of high-quality produce grown locally for a market invested in sourcing from and supporting local farmers. The four parts to this integral strategy are: 1.) establish the brand, 2.) increase the market share for Warren County’s agricultural producers, 3.) bringing added value to products that are associated with the “Grown in Warren” brand, and 4.) gaining acceptance and use of the “Grown in Warren” brand among the county’s agricultural community, with re-sellers of those products. and with consumers.

Specific recommendations for farmers to take include:

- Bring Warren County’s agricultural products to the consumer through direct sales.
- Utilize the brand identity of “Grown in Warren” to market products as fresh and locally grown.
- Bring consumers to Warren County with on-farm activities and other agritourism practices.
- Participate in high volume urban farmers markets
- Establish a CSA operation.
- Adopt practices that will result in multiple complimentary income opportunities.
- Process crops into high margin value-added products such as soups, jams & jellies, personal care products, and other consumer items.
- Create an internet presence to connect with potential customers, bring visitors to the farm, and to sell products direct to consumers.
- Forge relationships with restaurant owners, chefs, brewers, and other institutional consumers looking to source ingredients locally.
- Grow specialty and ethnic produce that includes fruits, vegetables, meats, and poultry.
- Plan for generational succession and transition to the next generation of Warren County farmers.
- Engage in cooperative regional marketing of Warren County’s agricultural products.



The report conducted an in-depth analysis on the strengths, weaknesses, opportunities, and threats (SWOT) to the Warren County agricultural community. (**Table 25**)

Table 24. Grown in Warren – SWOT Analysis	
Strengths include:	Weaknesses include:
<ul style="list-style-type: none"> • Large productive land base • Experienced population of farmers • Proximity to markets • Access to high-income/high-profit activities • Excellent soils • Supportive local communities • Beautiful natural environment 	<ul style="list-style-type: none"> • Aging population of farmers • Very high cost of land • Difficult for new farmers to access land • Difficult access to capital • No established distribution networks • Lack of facilities for overnight visitation • Limited public transportation
Opportunities include:	Threats include:
<ul style="list-style-type: none"> • Growing New types of crops • Selling to new markets • Taking advantage of consumer preferences • Developing regional branding • Demand for ethnic products • Demand for organic produce • Expanding opportunities for agritourism 	<ul style="list-style-type: none"> • Volatile commodity prices • High cost of business • Complex & restrictive regulatory environment • Encroaching development • Uncertain impacts of climate change • Changing labor market
<i>Source: Grown in Warren Report</i>	

There is a strong link between outdoor recreation activities (hiking trails, roads conducive to bicyclist), farming and farm stand locations, and economic prosperity. “Warren County has a great deal to offer visitors interested in agritourism and ecotourism. The county features a beautiful natural environment with a myriad of opportunities for outdoor activities that include hiking, fishing, kayaking and bicycling in addition to on-farm visitation.”

Planning for both agritourism and outdoor recreation is important because, “while the county is well-situated to take advantage of this consumer market in term of geographic location and suitable attractions, there is a decided lack of facilities to support this potentially lucrative source of business. There are few hotels in the county. Municipalities generally do not permit the creation of Bed & Breakfast facilities in the residential zones that predominate in the county’s rural communities. Public transit access is extremely limited.”¹⁰⁰ Specific recommendations on increasing agritourism and ecotourism in Warren County include:

- Extend marketing efforts to surrounding areas.
- Create and promote themed driving and biking tours.
- Support visitor transportation and accommodation options.
- Encourage multipurpose extended visitation.
- Actively market Warren County as a destination.



One of the benchmarks for a successful campaign was to have 175 farms registered on the “Grown in Warren” portal.¹⁰¹ It is an additional opportunity for farmers to gain visibility and connect the market with the larger community.

B. Agricultural Industry Retention, Expansion, and Recruitment Strategies

Diversity of agricultural commodities to broaden the agricultural base now dominated by hay, corn, and soybeans would help to ameliorate any economic downswing in either the general economy or a specific sector of the county’s agriculture industry. The AAC and the Township stand behind the local agricultural industry. The AAC is supportive of agriculture initiatives, but the volunteer nature of the organization and the existing obligations hinder any increased efforts.¹⁰²

1. Institutional

Minimum wage impact on farm businesses – The State minimum wage was raised to \$8.85 for agricultural employees effective January 2019, followed by an increase to \$10.30 on January 1, 2020. There are further wage increases every year from 2022 until 2027, when the minimum wage reaches \$15.00 per hour.¹⁰³ This minimum wage applies to farm workers and exceeds the federal minimum wage of \$7.25, as does that of neighboring New York State, raised to \$12.50 on January 31, 2020.¹⁰⁴ Pennsylvania, however, still has an exception for farm workers, particularly seasonal workers, giving it a competitive advantage in operations that are hired-labor intensive. Generally, the production of vegetables and fruits (produce) requires the highest amount of hired farm labor, mainly at harvest time, to pick and process the vegetables and fruits. Blairstown farms, specifically orchards, employ some farm labor to assist with their operations. Other products that are prevalent in Blairstown such as hay and corn require little or no hired farm labor (most labor is done by farm families). As such, farm labor costs are not as large a problem for Blairstown farmers as they are for farmers in parts of the County or State that have major produce agriculture industries.

Farmer Support—Farmers at all levels can benefit from support. A variety of resources exist at the state level, published on the SADC website.¹⁰⁵ These include:

- Agriculture credit and finance.
- Business development for agriculture, food manufacturing, and related industries.
- Farm building construction.
- Motor vehicle regulations for agriculture.
- Real property appraisal manual, farm building section.
- Recycling for agriculture.
- Risk management and crop insurance.
- Sales and use tax on farmer’s purchases.
- Trespass, vandalism, and liability on farms.

One 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.¹⁰⁶ In 2015, the SADC launched “NJ Land Link,” an interactive website connecting farmers seeking land or farming opportunities with those who have existing farmland or farming opportunities. Farmers interested in land or partnership/job opportunities, as well as those wanting to advertise available land and opportunities, sign up and create and manage their own listings. In FY2018, “NJ land Link had more than 845 registered users and more than 200 active listings.”¹⁰⁷

Resources specific to estate planning and retirement planning are available through the *Farm Link* Program’s Farm Transfer, Succession, and Retirement Planning section.¹⁰⁸ Resources include workshops, Farm Succession Guidebook,¹⁰⁹ plans and planning information, workbooks and worksheets, and informational documents. Farm Link can also be used to facilitate succession when there is no next generation to take over the farm. Information is also available for the incoming generation of farmers through this Farm Link Program.

Two resources available to farmers through the SADC are the New Jersey Farmland Leasing Guidebook,¹¹⁰ created as part of a Beginning Farmer grant project,¹¹¹ and a New Jersey Agricultural Mediation Program Handbook, subtitled “A Guide for Farmers, Neighbors and Municipalities.”¹¹² In addition, the state, NJAES-RCE and supply companies, such as fertilizer and pesticide merchandisers, provide other often-seasonal workshops for farmers, keeping them up-to-date on various issues related to the agricultural community.

Another opportunity is the New Jersey Agricultural Society’s New Jersey Agricultural Leadership Development Program (NJALDP), administrated by Burlington County College.¹¹³ NJALDP is “a two-year professional development opportunity, which is designed specifically for individuals in farming and agribusiness to become informed, articulate leaders.” Through a series of seminars and domestic learning experiences, NJALDP participants explore various agricultural topics, debate key issues, sharpen communications skills, particularly through public speaking, and establish and cultivate an extensive agricultural network throughout the state.

One program which could be expanded to Warren County is the School Gardens initiative, funded by Team Nutrition Training mini-grants provided by the USDA, the NJDA of Agriculture, and Grow Healthy – a program of the NJAES-RCE. This is a hands-on way to educate children about the importance of farming. Expanding this program to schools in Blairstown would be a great way to increase the awareness of both students and their parents about the benefits and value of the agricultural industry in the Township.

According to the NJAES-RCE, the Grow Healthy program is a way to:

- Help children eat more fruits and vegetables.
- Offer nutrition education, physical activity, gardening and agriculture programs.
- Connect with local farms.
- Serve more local foods.
- Offer farm-to-school and nutrition trainings for foodservice staff.¹¹⁴

The Grow Healthy Initiative in Warren County is run by Sherri Cirignano, Family & Community Health Sciences Educator II (phone: 908-475-6504; email: cirignano@njaes.rutgers.edu).

Marketing, Advertising, Public Relations Support

Marketing and advertising are critical to profitability. Some farmers do opt to use paid advertising in local newspapers, but many, particularly those with smaller farms, hesitate to consider advertising, believing that the costs outweigh the benefits. They prefer to take advantage of free or less costly opportunities to market their products, such as state, regional, and County public and promotional websites that will “advertise” the products. Several embrace the opportunities of direct marketing, from roadside stands and from their own websites.

The CADB, the NJAES-RCE, and the state are great resources for farmers to learn about the availability of various free promotional channels such as the *Jersey Fresh*, *Jersey Bred*, *Jersey Grown* and *Jersey Equine* websites, Visit NJ Farms website, and the Warren County “Tourism” web page. For those farmers who want to consider paid advertising or garner free media coverage, web resources can help with the planning. For example, the New Jersey State Horticultural Society website publishes ad rates for its quarterly newsletter, *Horticultural News*.¹¹⁵ Another website for Community Involved in Sustaining Agriculture (CISA),¹¹⁶ a non-profit organization in Western Massachusetts, offers a Basic Marketing Practices manual.

Signage

Signage promotes visibility and awareness of agriculture in general, as well as benefitting the individual farmers. Municipal considerations of farming needs when drafting their sign ordinances can be helpful in supporting farmer’ efforts to promote their products. Farm stands are often seasonal businesses that need to capture potential sales at harvest time. Signs that give directions to the farm stand and let customers know what is available are important. Having farm-friendly ordinances in place can make it easier for farmers to promote their products and can minimize right-to-farm complaints in cases where farmers run up against opposition to their signage, whether from neighboring residents or municipal officials. Farm signage can also benefit the municipality by drawing more visitors and dollars to the area, benefitting other businesses in the community as well as the farmer. Signs should conform to local, county, or state right-of-way and sight standards.

For farmers who qualify for the *Jersey* series of marketing programs, signage is available. This ranges from free price cards to banners and stickers, hats, and T-shirts. *Jersey Fresh* point-of-sale signs and other materials, both free and fee-based, can be ordered using the point-of-purchase application on the NJDA’s Marketing and Development Jersey Fresh page. Information on how to participate in the *Jersey Fresh* program is also included.¹¹⁷

Farmers Markets

In 2020, three community farmers markets were operating in Warren County. It is suggested that the County consider establishing a three-season market:

- Blairstown Farmers Market, across from Blairstown Elementary School, 5 Stillwater Road, Saturdays 9:30 am – 1 pm, June 6–October 31.

- Washington Borough Weekly Farmers Market, Washington Borough Main Street (Route 57), near the Downtown Pocket Park (40 East Washington Avenue), Saturdays 10 am – 2 pm, June 20 – September 26.
- Warren County Farmers Market, 565 County Route 519, Belvidere (White Township School), Sundays 10 am – 2 pm, June 2 – September 29.

Community Supported Agriculture (CSA)

Economic support of the Blairstown agricultural community also comes from local grass roots groups. This support is embodied in CSA, which consists of:

- A community of individuals who pledge support to a farm operation so that the farmland becomes the community's farm. In such an arrangement, the growers and consumers provide mutual support, and share the risks and benefits of agriculture.
- Members or "share-holders" of the farm pledge in advance to cover the anticipated costs of the farm operation and farmer's salary.
- Members receive shares in the farm's products throughout the growing season.
- Members also receive the satisfaction gained from reconnecting to the land and participating directly in food production.
- Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests.
- Generally, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.¹¹⁸

Genesis Farms offers a CSA of single and farm shares of its produce output. It is located on Silver Lake Road immediately outside the Blairstown Township border in Frelinghuysen, but with a Blairstown mailing address.

The Foodshed Alliance is a grassroots group that is in Hope Township. This group sponsors the Blairstown Farmers Market and supports community agriculture in the greater Warren County area. The Foodshed Alliance seeks to "*promote a robust farm economy in northwest New Jersey through local efforts and regional collaborations.*" The Alliance promotes local efforts by assisting individual farmers with sustainable farming methods, making preserved farmland accessible to farmers at affordable long-term leases through the Sustainable Agriculture Enterprise (SAgE) program, protecting rivers through the voluntary River Friendly Farm Program, working towards establishing a food hub in New Jersey, connecting farmers with consumers through farmers markets and buyers clubs, and gathering information about how much land is being farmed in the Ridge and Valley region. In addition, the Alliance has published the Food Hub Feasibility Study For Northern New Jersey, the Northern New Jersey Regional Foodshed Resiliency Plan, and the Sustainable Agriculture Enterprise Information and Application for Sustainable Farm Businesses.¹¹⁹

Agricultural Education and Market Research Coordination--Blairstown may want to consider coordinating with Warren County and the Rutgers Cooperative Extension (RCE) of Warren County to identify and integrate market research on agriculture and economic trends. The NJAES website offers additional 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 Warren County NJAES-RCE traditionally has been a sponsor of workshops, often funded through grants secured by the NJAES-RCE, and a helpful resource for local farmers in many other ways.

Rutgers School of Environmental and Biological Sciences (SEBS) is “committed to the study of how human and environmental health can intersect to support a healthy and sustainable future.”¹²⁰ Programs and activities include on-campus living labs, research laboratories, farms, greenhouses, gardens, living-learning communities, a historic herbarium, and an entomology museum.

Strategies Blairstown can use to support agricultural education and market research coordination include:

- Coordinate with NJAES-RCE and NJDA to research and market agricultural education.
- Seek grants to fund farmer education.

2. Businesses

Input Suppliers and Services

Very few, if any, large scale agriculture suppliers, which supply medium to large size agriculture operations, exist in Warren County. The several suppliers in the area operate on smaller, more local scales. Many such suppliers are farmers themselves (for instance, selling feed from their corn crops to other local farmers raising animals), without any formal business practices such as advertising.¹²¹ Without an adequate number of suppliers within reasonable driving distances of farms, the business of farming can become so expensive and time consuming as to not be profitable. The Township welcomes agriculture-related businesses within the confines of its existing zoning.

With the decline of local suppliers, and the ease of access through the internet, mail orders from supply stores further away might work for small equipment or shipments. It is not ideal for large orders. Equipment and supply stores in Warren County include:

- Tractor Supply in Blairstown and Washington Townships, Warren County.
- Warren County Service Center in Columbia.
- Frank Rymon and Sons in Washington Township, Warren County.
- Tickner’s in Hackettstown.
- Smith’s Tractor in Washington Township, Warren County.
- Mayberry in Port Murray.
- S&L Kubota in Belvidere.

Seed and chemical supplies in the area include:

- Ace Hardware in Blairstown.
- Penwell Mills Feed in Port Murray.
- Ise Feed in Stewartsville.

Product Distributors and Processors

Processing facilities such as creameries, slaughterhouses, and lumber mills have become absent from Warren County, and therefore Blairstown as well, forcing local farmers to ship their products out of town to be processed.¹²²

Field and forage crops are generally sold locally to cattle and equine operations, landscapers, nurseries, and farm stands as baled straw, or kept for the farmer's own livestock and other uses. Small volumes are also sold at the Hackettstown Livestock Cooperative Auction Market. Corn products¹ are almost entirely sold wholesale and fluctuate depending on the national market. Small amounts of corn are sold as retail to hunters for bait.

Produce products are sold through a variety of channels. The majority is sold through retail markets to maximize profits, and some are sold either directly to consumers or through roadside stands. Some farmers may travel to metropolitan areas, including New York City, to sell produce at farmers markets and/or greenmarkets. Additionally, some produce is wholesaled to local supermarkets.

Livestock products can be quite varied. Some animals are sold in their entirety directly to consumers (whether still alive or previously slaughtered). Other animals are sold at the Hackettstown Livestock Cooperative Auction Market. Farmers, as well as wholesalers, butchers, and private individuals sell, buy, and trade livestock, eggs, and crops at the Market. Blairstown farmers use the Livestock Cooperative Auction for the purchase and sale of agricultural livestock and products.¹²³ The Auction is located on West Stiger Street in Hackettstown and is open every Tuesday throughout the year. It is the only remaining livestock auction in the state and is a staple of the Warren County agriculture industry.

3. Anticipated Agricultural Trends

Product Demand

From a county historical perspective, total agricultural sales have increased sharply from \$39.7 million in 2002, to \$75.5 million in 2007, \$91.2 million in 2012, and \$93.2 million in 2017. Much of this growth has been fueled by increased grain, nursery, and greenhouse sales, in part due to the consolidation of several large farms and cost-savings through economies of scale. The nursery, greenhouse, grain, and vegetables sectors of the agricultural industry should continue to be healthy and viable sectors since they often serve the needs of increasing livestock practices such as sheep, goats, and poultry in the face of a declining cattle industry, as well as a burgeoning population of homes and businesses within the County and the region.

¹ This does not include sweet corn, which falls into the produce section below.

The livestock sector has seen changes to its non-dairy and dairy subsectors, both of which have experienced lengthy declines in cattle stocks but have held constant since the early 2000s. Milk production follows this trend as well, with the commercial dairy industry completely gone now. The cattle industry is believed to be trending towards smaller and smaller farming operations, many of which will raise a small amount of cattle as part-time jobs to qualify for farmland assessment.¹²⁴

Value-added products can bring additional income to farms involved in direct marketing through farm stands and websites. Direct marketers can capitalize on the advantages of selling at retail rather than wholesale, selling from their own location rather than having to pay transport costs, and of generating additional income by developing value-added products such as pies, cheeses, jams, honey, and other products that serve the increasing numbers of customers who want the advantages of ready-made and the appeal of items “home-made” by someone else.

An 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” farming methods for food crops and for livestock, such as grass-fed beef raised without hormones or antibiotics.

One emerging trend is the emerging resurgence of hemp (*cannabis sativa*). The growing support for hemp products, and the recent legislative actions which removed it from the Schedule I list of Controlled Substances Act, have created a new market. The “New Jersey Industrial Hemp Pilot Program” was signed in 2018, for hemp that is cultivated and tested to ensure that THC content does not exceed 0.3 percent.¹²⁵

Other avenues to explore include:

- Changing the farm operation’s mix of products.
- Consider new crop opportunities being researched/promoted by the NJDA, the NJAES-RCE, and the NJFB: hops, tree nut crops, organic or low input produce or meat products, aquaculture, biotechnical and pharmaceutical use of farm products or animals, and hemp.
- Marketing livestock as dressed meat on a retail basis.
- Fresh herbs, sold at retail, in bunches or as potted plants.
- Economic development through preservation.
- Agricultural Enterprise District (AED) as a potential preservation mechanism. Modeled after Urban Enterprise Zones, the AED would provide economic development advantages, particularly to preserved farms, and use taxes from farmland assessed land to seed the formation of an economic development corporation and development of a program.

Market Location Blairstown is located near the large population centers of New York City and Philadelphia, with a direct route to New York City via Interstate Route 80. Maximizing the use of nearby highways can increase the number and type of consumer markets to be reached by Blairstown farmers. At least one local farm, Race Farm, takes advantage of these connections to bring produce as far as New York City on a weekly basis year-round and to community farmers markets in northeastern New Jersey.

The agriculture community in Blairstown can seek contracts with area schools, such as Blair Academy and North Warren Regional High School, to supply healthy, fresh farm products for use in their cafeterias. Area hospitals and senior/nursing homes are also possible customers. Since all of these are permanent institutions, once established these markets can be considered as “permanent customers” and revenue sources for the Blairstown agriculture community.

Future of Agriculture

Among the most substantial trends reshaping the Township’s agriculture base is the rapid rise of the crops sector. Since the 2002 Census, crop, nursery, and greenhouse products have outpaced livestock and poultry sales. Niche products such as packaged and organic goods that generate “value added” revenue streams are likely to increase.

Challenges facing Blairstown’s farmers are land prices and property taxes. Higher land prices threaten to replace many of the County and Township’s farmlands and open space areas with residential and commercial developments that are less compatible with agricultural production.

The average age of farmers in Warren County is increasing. Young farmers are attracted by higher paying opportunities in other employment sectors, and fewer are becoming farmers. Consequently, the average age of farmers in Warren County has increased from 50 years old in 1982, to 56 years old in 2002, 59 years old in 2012, and to an interval between 55 and 64 in 2017.

4. Agricultural Support Needs

Agricultural Facilities and Infrastructure

The County lacks permanent suppliers of items such as seeds, feed, and chemicals required to keep farms productive. The majority of such services involve local farmers selling these items to one another, hampering the stability of these support services. An increase in permanent agricultural suppliers would work to guarantee the stability of these services, and in turn, the agricultural industry.

Ultimately, it comes down to whether there are enough opportunities to make money in supporting the County and region’s agricultural industry. If those outside the farming community see ways to make profits doing so, then they will feel much more confident in setting up operations, whether they be cattle and equine veterinarians, feed and fertilizer suppliers, or machinery sales and repairs,¹²⁶

The Foodshed Alliance released a report in 2018 titled, “*The Foodhub Feasibility Study*,” which analyzes the benefit of having a food-hub (an aggregation and distribution facility). The report found that a food hub “could help strengthen the farm industry in New Jersey by giving farmers easy access to institutional buyers to fill the need for locally grown, fresh healthy food.”¹²⁷

Flexible Land Use Regulations

State Level – Examples where regulatory flexibility is important are the NJDEP’s “Freshwater Wetlands Protection Act Rules” (N.J.A.C. 7:13-et. seq.), which grants exemptions for agricultural activities, and the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). The latter was adopted in 2007 and amended last in June 2019, with amendments for agriculture effective June 2016, including numerous agricultural permits.¹²⁸

Municipal level – Building an awareness of and provisions supportive of agriculture into municipal master plans and zoning ordinances can go a long way towards the kind of support agriculture needs to be an economically viable sector. Blairstown farmers benefit from having a Right to Farm ordinance enacted in their township.

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

- Setting specific buffer standards for non-farm development adjacent to working farms that help to limit trespassing and littering and protect the residential landowner from dust and spray materials spread during farm activities, thus minimizing potential Right to Farm conflicts.
- Code or ordinance provisions requiring developers to notify purchasers of the proximate existence of active agriculture.
- Exemptions for certain farm structures from building height restrictions.
- Allowing additional principal dwelling units on farms to meet the needs of farmers for additional housing for their children or for farm managers.
- Exemptions from setback requirements when farmers seek to expand an existing nonconforming structure.
- 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.
- Construction fee reduction for agricultural buildings.

Incorporating agriculture into local planning and zoning documents will help the Township protect its farmlands and rural character in the face of development pressure. As an example of its support of local agriculture, Blairstown passed a Right to Farm ordinance in 2000 to ensure farmers can practice accepted agricultural operations. In addition, Blairstown supports farms, farm stands, agricultural support services, and housing for seasonal agricultural workers as principal, accessory, or conditional uses in a variety of its zoning districts. As such, the Township’s zoning is supportive of agriculture.

Agriculture Representation in Economic Development

The Warren County Economic Development Committee (EDC) was created in January 2016 to serve in an advisory capacity to the Board of Commissioners, to assist the County in promoting economic development, including an increased focus on tourism and agritourism. An established framework will be used in coordinating local, state, and federal efforts towards this end, including a major emphasis in laying the basic groundwork necessary for attracting and

encouraging sound economic growth within the County.¹²⁹ A list of business resources within Warren County is available on the EDC website at <http://warrenecdev.com/business-resources>.

5. Agricultural Support Implementation

The NJAES-RCE of Warren County has always been a source of support to local farmers, helping them adapt to new technologies, introducing new farming practices to improve efficiency, and keeping farmers up to date with market trends. With the rise of online shopping, more and more people are choosing to order products, including agricultural products, from the comfort of their own homes. The NJAES-RCE can work with local farmers in expanding their presence to the web in addition to traditional advertising such as signage and roadside stands.

The average age of farmers is increasing as well, with a large need for new generations of farmers to come in and take over agricultural operations in the years to come; the NJAES-RCE can reach out to those interested in or just beginning their own farming operations, assisting them in reaching the point where their operations become profitable.

The Township, as well as the County and other relevant parties, can also continue to promote agritourism, helping to boost farm revenues and raise local awareness of, and support for, farming operations. This can be done in conjunction with the non-farming community, such as local artists, who can help in attracting people who may primarily be more interested in artwork or music than agriculture and end up gaining exposure to farming activities and products when visiting art exhibits or concerts.

Federal agriculture support can be found through the USDA's Grants and Loans webpage¹³⁰ including grant and loan programs ranging from farm loans, housing assistance, rural development loan and grant assistance, beginning farmers and ranchers, livestock insurance, specialty crop block grant program, the farmers market promotion program, and the organic cost share program.

Sustainable Agriculture Research and Education (SARE) is a USDA competitive grants program that helps build the future economic viability of agriculture in the United States.¹³¹ SARE funds are used for:

- *Farmer & Rancher Grants*: These grants have the goal of helping farmers shift to practices that are environmentally sound, profitable, and beneficial to the wider farm community.
- *Partnership grants*: These grants are for RCE and NRCS personnel, non-profits, and agricultural consultants who work directly with farmers. Grants are used for on-farm research and demonstration projects that address sustainability.
- *Sustainable Community Grants*: These grants allow for key issues to be addressed which connect farming with community prosperity and revitalization.
- *Professional Development Grants*: These grants fund professional development projects that help RCE educators and other agricultural professionals learn and transmit the knowledge needed to help farmers move toward greater sustainability.

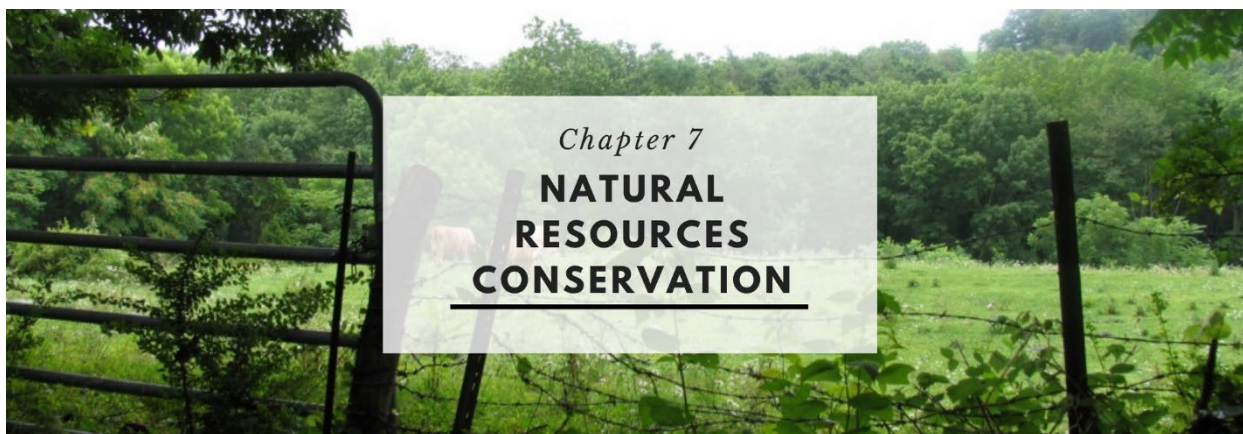
- *Research and Education Grants:* These grants fund research and education projects that lead to farmers adopting sustainable practices. The emphasis is on improved farming practices and an enhanced quality of life for farmers and rural communities.

State agriculture support includes the 2020 Specialty Crop Block Grants, New Jersey Wine Industry Project Grants, Soil and Water Conservation Grants, New Jersey Risk Management and Crop Insurance Education, New Jersey Junior Breeder Loan Fund, Organic Cost Share, and Farm to School Mini Grants. More information can be found on the NJDA Grants webpage,¹³² accessed through the following link: <https://www.nj.gov/agriculture/grants/>.

Farmland Preservation Programs support include State Acquisition, County Planning Incentive Grants, Municipal Planning Incentive Grants, and Grants to Non-Profits. More information can be found through the SADC webpage,¹³³ accessed through the following link: <https://www.nj.gov/agriculture/sadc/farmpreserve/programs/>.

New Jersey Farm Bureau

The NJFB is a private, non-profit membership organization that represents the agricultural producers and enterprises in New Jersey at all levels of government. The NJFB advocates for farmland preservation, environmental regulations, wildlife and water issues, and legislation relating to agricultural labor and the Right to Farm. Through grants, initiatives, and partnerships, the NJFB educates the public about the agricultural industry and participates in farmer training and education programs.¹³⁴



Chapter 7. Natural Resources Conservation

A. Natural Resource Protection Coordination

1. Natural Resources Conservation Service

There are numerous public and private entities, which administer, fund, and provide technical guidance for Blairstown farmers relative to natural resource conservation. An important partner in support of natural resource conservation for the agricultural community is the USDA NRCS. The NRCS “*provides assistance to private landowners [including farmers] in the conservation and management of their soil, water, and other natural resources.*” The NRCS provides technical assistance suited to the natural resource issues that are specific to a farmer’s needs, with opportunities for cost-shares and financial incentives.¹³⁵

Blairstown farmers may utilize this local NRCS office for assistance. NRCS also will reach out directly to landowners if they know of a farmer who needs technical assistance or could use the guidance of the NRCS staff. The local NRCS office serving Blairstown Township:

Address: Building 1, 101 Bilby Road, in Hackettstown Commerce Park.

Phone and Website: 908-852-2576, www.nj.nrcs.usda.gov

Staff: Dan Mull, District Conservationist, 908-441-7518, dan.mull@nj.usda.gov¹³⁶

Within one year of selling their development easement, owners of preserved farms are required to develop a Conservation Plan. A Conservation Plan is also required to apply for Wildlife Habitat Incentive Program (WHIP) and the Environmental Quality Incentive Program (EQIP). The following strategies would strengthen natural resource conservation efforts for farms in Warren County and its municipalities, including Blairstown:

- 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.
- While NRCS services are voluntary, farmers can benefit from conservation and the plans can help make farmers eligible for NRCS and USDA funding.¹³⁷

The NRCS “Field Office Technical Guide” contains technical information about the development and implementation of soil, water, air, flora, and fauna resource conservation practices, and is used to develop conservation and resource management plans.¹³⁸ Conservation practices discussed in the Guide that are pertinent for Blainstown include, but are not limited to:

- Riparian buffers, including necessary buffer widths and plant species.
- No till and minimum till practices.
- Prescribed grazing and pasture management.
- Nutrient management, including manure and fertilizers.

In November of 2020, the USDA NRCS completed an update to its National Conservation Practice standards. The 2018 Farm Bill required the NRCS to review these practices. They provide guidance for planning, designing, installing, operating, and maintaining conservation practices. Some of the main areas of interest they cover are:

- Irrigation water management.
- Heavy use area protection.
- Composting facilities.

Two new conservation practices which deal with wastewater treatment and wildlife habitat planning will be added and an additional 18 conservation standards are being tested to establish and document natural resources benefits. This update addresses changes in technology and added criterion for soil health, water conservation, drought tolerance, and resiliency.¹³⁹

2. Upper Delaware Soil Conservation District

The NJDA Division of Agricultural and Natural Resources includes the State Soil Conservation Committee (SSCC). Among its objectives are the protection of agricultural lands through farmland retention and productivity improvements, control and prevention of soil erosion and sedimentation on agricultural land, protection of water quality and control, and prevention of storm and flood water damages.¹⁴⁰

The SSCC coordinates and supports the work of the state’s 14 local soil conservation districts (SCDs), including the Upper Delaware SCD. The SSCC are part of the New Jersey Conservation Partnership, which also includes the USDA NRCS and NJAES-RCE. The Upper Delaware SCD is charged with implementing natural resource conservation and assistance programs and services, which include 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 Upper Delaware SCD works with the NRCS in providing survey assistance, engineering designs, and plans. For development easements which require a conservation plan for the farm to be obtained within one year, the NRCS will prepare a conservation plan at no cost to the farmer. It also provides administrative support to Conservation Assistance Program (CAP) in support of Federal Farm Bill Conservation programs and the New Jersey Farmland Preservation Program,

including the preparation and implementation of Conservation Plans. Its goal is to promote best management practices (BMPs) for soil erosion and sediment control, animal wastes, nutrient management, water quality improvement, and other natural resource management concerns.

Blairstown 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 the State Conservation Cost Share program and federal programs such as EQIP. If approved, the RFA is forwarded to the local NRCS office in Hackettstown for processing. The administration of the RFA includes preparation of a Conservation Plan and program contract. The Upper Delaware SCD is involved in review of Conservation Plans and program contracts and must give final approval to both.

The Upper Delaware SCD office serving Blairstown farms is: ¹⁴¹

Address: 51 Main Street, Suite B in Blairstown

Phone: 908-852-2579

District Manager: Sandra Myers, smyers@upperdelawarescd-nj.com

Staff: Tim Matthews, District Forester, Eileen Greason, SESC Inspector Warren County

Rutgers New Jersey Agricultural Experiment Station, Cooperative Extension of Warren County (NJAES-RCE)

The NJAES-RCE of Warren County provides field and technical research on BMPs for farmers to ensure the long-term viability of the agricultural economy and the natural resources upon which it is based.

The NJAES-RCE of Warren County offers the Agriculture and Natural Resource Management program to provide educational programs and services including soil testing, insect identification, plant disease diagnosis, and pest management recommendations for agricultural operations. ¹⁴² The NJAES-RCE of Warren County is: ¹⁴³

Address: Warren County Administration Building, Suite 102, 165 County Route 519 South in White Township (mailing address of Belvidere)

County Extension Department Head:

Alayne Torretta, 908-475-6502, torretta@njaes.rutgers.edu

Agricultural and Natural Resources Senior Program Coordinator:

Henry Bignell Jr., hdbignell@njaes.rutgers.edu

New Jersey Department of Environmental Protection

The NJDEP Division of Parks and Forestry oversees the Private Lands Management Program for the stewardship and retention of privately owned productive forest lands. ¹⁴⁴ This includes the private woodlands currently under Farmland Assessment, which totaled 228,000 acres statewide in 2020. ¹⁴⁵ Many properties in Blairstown that are farmland assessed include woodland tracts, especially in the northern portion of the Township. Such tracts were added as “farm products” in the 1970s. There are two classifications of woodlands: appurtenant (or attached) and non-appurtenant (or unattached). Requirements for non-appurtenant woodland tracts are listed in N.J.A.C. 18:15-2.7. These tracts must be utilized by the farmer as a sustainable “product,” and

require Woodland Management Plans (WMPs) to receive reduced local property taxes accorded properties in the farmland tax assessment program.¹⁴⁶

The Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews farmland assessment applications that include WMPs prepared for farmers by private consultants. The BFM maintains a list of foresters approved for this purpose.¹⁴⁷ Once a WMP is in place, a Woodland Data Form (WD-1) must be submitted with the farmland assessment application yearly to certify compliance with the WMP.

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). In Blairstown for 2019, there were 3,677 acres of non-appurtenant (or unattached) woodland acres in farmland assessment.¹⁴⁸ The amount of non-appurtenant woodlands in the municipality has increased steadily since 1990. (**Table 26**)

Table 25. Woodlands in Blairstown Township		
Year	Non-Appurtenant Woodlands (acres)	Appurtenant Woodlands (acres)
2019	3,677	896
2007	3,058	882
2000	3,076	1,011
1990	1,690	994
<i>Source: Farmland Assessment (SADC)</i>		

Appurtenant woodlands are woodland acreage on a farm, less than or equal to, farmed acreage. In the preceding example, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP to qualify for farmland assessment. In Blairstown for 2019, there were 896 acres of appurtenant (or attached) woodland acres in farmland assessment, up from 2007 when there were 882 acres. This number is lower than the high of 1,011 acres in 2000.

The NJDEP's Nongame and Endangered Species Program administers the Landowner Incentive Program (LIP). This program worked to improve habitat management and protection for threatened and endangered species on private lands, some of which were agricultural lands. In 2010 no farm acres in Blairstown were enrolled in LIP. Since 2014, there is no expectation of congressional reapproval of LIP. While LIP is no longer available, other incentive programs through NJDEP are listed on the NJDEP, Division of Fish and Wildlife website.¹⁴⁹

USDA, Forest Service's Forest Stewardship Program

The United States Forest Service (USFS) sponsors the Forest Stewardship Program (FSP), administered locally by the BFM. In the summer of 2017, the Forest Stewardship Program transitioned to a new program that eliminated income requirements to qualify for the program and enhanced monitoring and management of enrolled acres.¹⁵⁰ This program supports landowners whose property has a FSP 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 of up to 75% of the cost of a new or revised FSP to allow the landowners to follow the guidelines in their plan.¹⁵¹

As of 2020, 184 properties covering 9,891 acres in Warren County are enrolled in FSP and Blairstown contained 565 acres of farmland on 17 different properties.¹⁵² The New Jersey Forest Service Northern Region office is:¹⁵³

Address: 204 Main Street (Route 206 N), Andover, NJ 07821

Phone: 973-786-5035

Website: https://www.state.nj.us/dep/parksandforests/forest/stw_inc_prog.html

North Jersey Resource Conservation and Development

The Resource Conservation and Development Program (RC&D) began in 1962 to “help people care for and protect their natural resources to improve an area’s economy, environment, and living standards.”¹⁵⁴ Among other programs, the NJRC&D offers a River-Friendly Farm Certification, which is a voluntary certification program designed to provide technical assistance and recognize farms that protect natural resources through responsible management. In more recent years, the program has expanded into Warren County with the certification of two farms in the past five years. The Paulins Kill flows through the Township past agricultural lands, and the AAC may consider taking advantage of the River Friendly Certification Program.¹⁵⁵

The NJRC&D offers no-till drill rental for cover cropping and pasture reseeding, rain garden design and rebates, and a small grant funding program to assist farmers in implementing BMPs through a Water Quality Restoration Grant from the NJDEP. NJRC&D is located at

Address: 10 Maple Avenue in Asbury, Warren County

Phone: 908-574-5368

Executive Director: Laura Tessieri, ltessieri@northjerseyrcd.org

Private non-profit groups and private citizens

The preservation of agriculture and agricultural resources requires not only the broad support of state, county, and local governments but also the help of private non-profit groups and citizens. The Blairstown agriculture community has the support of a variety of committees and organizations, including the Blairstown Township AAC.

Other committees and organizations include the Blairstown Township Open Space Committee (which makes recommendations concerning expenditures from the Open Space, Recreation and Farmland Preservation Trust Fund), Warren County Board of Agriculture, Warren CADB, NJFB, 4-H, Future Farmers of America, and the Warren County Farmers Fair.

Local and regional non-profit organizations include the Ridge and Valley Conservancy, The Land Conservancy of New Jersey, The Nature Conservancy, New Jersey Conservation Foundation, and New Jersey Audubon Society.

B. Natural Resource Protection Programs

1. SADC Soil and Water Conservation Grants

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 agricultural 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) while conserving natural resources.¹⁵⁶

These grants fund soil and water conservation projects approved by the Upper Delaware Soil Conservation District (UDSCD), with the program administered by both the UDSCD and the local NRCS office in Hackettstown. Once the District deems the conservation project necessary and feasible, applications are forwarded to the SSCC, which recommends projects to the SADC for funding approvals. A permanent source of funding needs to be put in place to ensure that farmers can continue to participate in these beneficial programs.

2. SADC Deer Fencing Grant Program

Farmers can apply to the SADC for cost-sharing grants for the installation of high-tensile woven wire deer fencing on permanently preserved farms. Farmers who are successful in their applications can cover up to 50% of the cost of materials and installation. Assistance for this program is capped at \$200/acre or a total grant amount of \$20,000. Program contact: ¹⁵⁷

SADC: David Clapp or David Kimmel
Phone, Email: 609-984-2504, sadc@ag.nj.gov

3. Federal Conservation Programs

Farm Bill Programs

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) was landmark legislation, with much of its focus on conservation funding and environmental issues. Since 2002, the legislature has drafted and instituted new Farm Bill programs in 2008, 2014, and 2018. Voluntary programs relevant to New Jersey, and Warren 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).¹⁵⁸ These programs were continued under the Food, Conservation and Energy Act of 2008 (2008 Farm Bill). These programs were renewed in 2014 and 2018, with the most recent legislation being The Agricultural Improvement Act of 2018 (2018 Farm Bill).¹⁵⁹ The 2018 Farm Bill will be active until 2023. As in the past, these programs are administered by the local NRCS office in Hackettstown, and the Upper Delaware SCD.

In 2014, the Farm Bill repealed the 2008 Average Crop Revenue Election (ACRE) program. This voluntary program provided payments when revenues fell below established levels. In 2014, the USDA Farm Service Agency (FSA) replaced the ACRE program with two new programs, Price Loss Coverage (PLC) and Agricultural Risk Coverage (ARC). These are continued through the 2018 Farm Bill.¹⁶⁰ These programs, “*pay producers who have eligible historical base acres when prices and/or yields of covered commodities fall below a certain amount, regardless of their current planting decisions.*”¹⁶¹ Since a significant acreage of field crops such as corn and soybeans are grown in Blaiirstown, and are also covered commodities under these programs, such a revenue support system may well have a positive effect since it would help specialty crops and niche markets receive their fair share of payment support.

The 2018 Farm Bill, in effect since December 2018, made minor changes regarding conservation programs administered by the NRCS and the FSA. Some highlights include:

- Increases mandatory funding for conservation programs by about 2% from 2019-2023.
- Increases Conservation Reserve Program (CRP) acreage cap from 24 million acres to 27 million acres by 2023.
- Continues the Conservation Stewardship Program (CSP), but at a reduced funding level, and replaces an acreage cap with a funding cap.
- Increases funding for EQIP, the Agricultural Conservation Easement Program (ACEP), and direct funding for the Regional Conservation Partnership Program (RCPP).¹⁶²

Conservation Reserve Program (CRP)

CRP is a land conservation program where farmers enroll on a volunteer basis to remove environmentally sensitive land from agricultural production. In exchange, participating farmers plant species that improve the environmental health of the land and receive a yearly rental payment. The contract period is between 10-15 years.¹⁶³

Conservation Reserve Enhancement Program (CREP)

The NJ CREP program is an offshoot of the CRP and establishes a partnership between the USDA and the state to address environmental impacts related to agricultural practices. The program’s goals are, “*to maintain and improve water quality by reducing agricultural pollutants into steams, enhance farm viability, and to contribute to the State’s open space goals.*” In exchange for removing environmentally sensitive lands from production, and introducing conservation practices, agricultural landowners are paid an annual rental rate. Like CRP, farmers enter in a voluntary contract for 10-15 years. This program targets 30,000 acres of agricultural lands throughout the state, requesting \$100 million in federal funds and a state match of \$23 million over the life of the program. 100% of the cost is paid to establish the conservation practices and annual rental and incentive payments to the landowner.¹⁶⁴

Environmental Quality Incentive Program (EQIP)

EQIP is a voluntary conservation program that offers financial and technical assistance to implement conservation practices on eligible agricultural land.¹⁶⁵ Opportunities include:

- Funding opportunities for beginning farmers.

- Financial assistance to help agricultural producers and forest owners address specific natural resource concerns.
- Financial assistance to install high tunnels to protect high-value crops.
- Soil health initiative to provide technical and financial assistance for soil conservation practices.¹⁶⁶

As of 2014, portions of the Wildlife Habitat Incentives Program (WHIP), which was not reauthorized in the 2014 Farm Bill, have been folded into the EQIP program; anyone interested in applying for wildlife projects should apply through the Working Lands for Wildlife (WLFW) initiative through EQIP.

EQIP is the most popular and widely used conservation program in Warren County. There were 1,286 contracted acres, with 16 contracts in 2019. These contracts totaled \$141,206 (amount available, not paid out). While some farms in Blairstown may be assisted through EQIP, the number of farms enrolled is not tracked on a municipal level.¹⁶⁷

Conservation Innovation Grants (CIG)

Funded by EQIP, the aim of the CIG is to stimulate the development and adoption of innovative conservation approaches and technologies in conjunction with agricultural production. Funds are awarded as competitive 50-50 matching grants to non-governmental organizations, tribes, or individuals for projects with a one- to three-year duration. Each year, the NRCS announces a new round of competitive grants; NJRC&D was the most recent Warren County recipient of such a grant in 2019 worth \$74,995 to assess the use of short season variety corn and soybeans to facilitate adoption of multi-species cover crop.¹⁶⁸

Conservation Stewardship Program (CSP)

The CSP, initiated in 2007, is a voluntary conservation program that provides technical and financial assistance to manage and maintain existing conservation systems, implementing additional conservation activities on land currently under production. CSP provides two types of payments through five-year contracts: annual payments for installing new conservation activities and maintaining existing practices; and supplemental payments for adopting a resource-conserving crop rotation. Participants earn payments for conservation performance – the higher the performance, the higher the payment. Minimum payments annual payments amount to \$1,500. Participants can apply for renewal at the end of the five-year contract. The local NRCS administers this program.¹⁶⁹

Working Lands for Wildlife (WLFW) Program

Administered by the local NRCS, WLFW provides technical and financial assistance to agricultural producers to assist the implementation of conservation practices that benefit target species and priority landscapes. Blairstown is situated in focal areas for two out of three target species in New Jersey, the Golden Winged Warbler, and the American Black Duck.¹⁷⁰

Agricultural Conservation Easement Program (ACEP)

In 2014, the Farm and Ranch Land Protection Program (FRPP) was repealed and consolidated into the ACEP. Administered by the local NRCS, ACEP merges three former programs:

Wetlands Reserve Program (WRP), Grassland Reserve Program (GRP), and Farm and Ranch Land Protection Program (FRPP). It has two components:

- Agricultural Land Easements – prevents the loss of working agricultural lands to non-agricultural uses. NRCS may contribute up to 50% of the fair market value of the easement.
- Wetland Reserve Easements – provides habitat for fish and wildlife and improves water quality through restoration and enhancement and may provide opportunities for limited recreational activities. There are two types available in New Jersey: permanent (100% of the value and 50-75% of restoration costs) and 30-year easements (50-75% of the value).¹⁷¹

In February 2021, the USDA released a final rule to update ACEP as directed by the 2018 Farm Bill. This update incorporates public comments and makes minor changes improving the processes in place to protect ecologically important lands.¹⁷²

Regional Conservation Partnership Program (RCPP)

RCPP was introduced in the 2014 Farm Bill, and significant changes were made in the 2018 Farm Bill. This program encourages partnerships to implement solutions to conservation challenges. Partnerships can be formed by agricultural producer associations, farmer cooperatives, municipal entities, and non-government organizations. Significant changes that were made in 2018 to RCPP are:

- RCPP is now a standalone program with its own funding of \$300 million annually. Moving forward, landowners and ag producers will enter RCPP contracts and RCPP easements.
- Enhanced Alternative Funding Arrangement provision – NRCS may award up to 15 AFA projects, which are more grant-like and rely more on partner capacity to implement conservation activities.
- Three funding pools reduced to two – the national pool was eliminated. Partners must apply to either the Critical Conservation Area (CCA) or state/multistate funding pool.
- Emphasis on project outcomes – all RCPP projects must now develop and report on their environmental outcomes.¹⁷³

Partnerships must apply for a project grant on a competitive basis during the grant applications period. There are two funding categories: critical conservation areas (CCA) (New Jersey does not fall within one of these eight areas), and state/multi-state. To apply for state funding, the project must address at least one of the national or state priorities of soil erosion, soil quality, water quality, and wildlife habitat. In April 2020, the NRCS announced investment in 48 projects totaling \$206 million; none of these projects reside in New Jersey. The most recent New Jersey projects that were awarded funding were in 2018:

- Columbia Dam Removal and Restoration on Paulins Kill (\$567,000) – Plan to remove the Columbia Dam and a downstream remnant dam to restore and reconnect habitat for diadromous fish species.

- Black River Gateway Soil and Water Protection (\$922,000) – Plan to preserve farms in the Black River.¹⁷⁴

C. Water Resources

1. Supply Characteristics^m

The Township is one of several rural municipalities in New Jersey that fall within the Valley and Ridge Physiographic Province. The Valley and Ridge Province contains a series of northeast-to-southwest running sandstone ridgelines with limestone valleys in-between. In Blairstown, the land undulates, with numerous steep ridgelines both south and north of the Paulins Kill Valley.

Blairstown has commercial and recreation areas edging out farmland along the Route 94/Paulins Kill corridor, where the Township's concentration of agricultural soils identified as prime or of statewide importance is located. Soils of unique importance, the third category of identified agricultural soils in Blairstown, are found throughout the Township in pockets near ponds and the headwaters of streams. However, many farms in Blairstown have been successfully tilled in areas outside the belt of agricultural soils identified by the current official soil survey and only one acre of unique soils, which come from the Catden series of mucky peat, is currently in agricultural use.

While the Township predominantly relies on individual wells and septic, the Village area at the eastern end of the Township along Route 94 and adjacent to Blair Academy depends on public water supply from two wells. This area also has a subsurface stormwater system that appears substandard according to the Township's *Environmental Resource Inventory*, as well as septic systems and cesspools, some of which have failed over time, potentially jeopardizing water quality.

The Martinsburg Formation, which underlies 70% of the Township, has been rated by the New Jersey Geological Survey as a poor aquifer. Despite this rating, the two public water supply wells in the village area tap this formation and have reported yields of 70 and 135 gpm. The Allentown Dolomite and Beekmantown Group (members of the Kittatinny Supergroup) and the Jacksonburg Limestone formations have greater permeability and are considered fair aquifers. The bedrock aquifers of the Martinsburg Formation are generally situated in the northern and southern reaches of the Township, with the Jacksonburg Limestone, Kittatinny Supergroup and Hardyston Quartzite bedrock aquifers flanking the Paulins Kill and Route 94. Surface aquifers consisting of sand and gravel are found south of Route 94 and north of the Paulins Kill, and surface aquifers formed from belts of till can be found in the north of the Township.

Surface aquifers are more prone to contamination since they do not benefit from the percolation that filters water reaching bedrock aquifers. This puts the aquifers along the Paulins Kill at risk. Those to the north of town would be less affected since much of the area is forested, rather than

^m The information for this section of the *Plan Update* is taken from the 2006 *Environmental Resource Inventory* for Blairstown Township.

cropland or commercial development, so is less apt to suffer contamination from runoff carrying agricultural waste and pesticides.

The northern glacial till aquifers are considered unimportant as aquifers in the area, while the sand and gravel along the Paulins Kill are sufficiently thick and permeable to form a significant potential aquifer.

The 2018 *Warren County Open Space Plan* indicates the importance of agriculture to the water resource by stating,

“Sixty percent of Warren County is deep, non-stony soil, well suited for farming and community development etc. These areas also provide scenic vistas and watershed protection. Agricultural landowners should be encouraged to participate in the Farmland Preservation Program, to help ensure the viability of agriculture as a land use and economic activity while preserving them as open or undeveloped land areas. The remaining 40 percent is soil so stony, steep, shallow or wet that it is not suited for development.” The Plan also states that *“Areas designated for open space can protect many natural resources, such as the quality and quantity of surface and groundwater, cultural and historic areas, and view sheds associated with ridge tops.”*¹⁷⁵

2. Agricultural Demand & Supply Limitations

Agricultural lands are identified as cropland harvested, cropland pastured, woodland, equine, and permanent pasture. The most recent farmland assessment data in 2019 listed Blairstown’s total agricultural acreage at 7,846. About 26% of this total is harvested cropland, land that requires the most amount of water for production. This comprises about 5% of Warren County’s total harvested acres.

Blairstown’s water demand for agricultural use stems primarily from the production of water-intensive crops such as alfalfa, corn, and soybeans, which comprise over 90% of the field crops grown in the Township. However, because of the region’s climate, only 115 acres, or about 5% of the township’s field crops are irrigated.

Both population increases and agricultural irrigation can affect Blairstown’s water supply. From 2015 to 2017, Blairstown experienced a decline of about 15% in total irrigated acres.¹⁷⁶ This suggests that climate conditions or shifts in production contributed to the decline in irrigation, reducing the pressures on water sources caused by this activity. In terms of population pressures, data indicates that the rate of permits, while slowing, are still increasing in Blairstown. Increased pressure from development and the concomitant demands on water supplies are being felt by Blairstown farmers. Increased development exacerbates water supply concerns, not only by increased water usage from occupants of the units, but also by creating more impervious surface, causing more stormwater runoff (which often washes pollutants into waterways) and less opportunity for aquifer recharge. Lack of sufficient water recharge areas can compromise soil conditions and means less water stays in the area and flows away to other areas, adversely impacting the region due to the fluctuations in natural water distribution.

3. Water Conservation and Allocation Strategies

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. Historically, from 2008 to 2018, dry conditions occurred with greater frequencies than in years prior.¹⁷⁷ The dominant crops in Blairstown are hay, corn, and soybeans. These crops rely on rain and some groundwater for water needs, making water conservation strategies difficult to implement. For the more water intensive nursery, greenhouse, and produce farming, it is possible to implement conservation strategies such as drip irrigation, water reuse, or watering crops in the cooler parts of the day. At least one farm in the Township employs drip irrigation. Total irrigated acres in Blairstown increased about 62% from 55 acres in 2006, to 144 acres in 2017. In the same 11-year period, irrigated field crops rose from 11 acres in 2006 to 115 acres in 2017. Field-crop irrigation comprises of almost 80% of all irrigated acres in the township.¹⁷⁸ As such, water conservation strategies may become more important, and should be maximized where possible.

The NJDA encourages farmers to implement water-management practices as a routine part of their conservationist approach. The faculty of NJAES-RCE publishes annual crop production recommendation guides for multiple crop groups that include irrigation guidelines and recommendations. These guides include tips for maximizing irrigation efficiency, such as optimizing irrigation scheduling, selecting appropriate growing mediums, planning, and installing irrigation systems that provide efficient water use, managing stormwater runoff, and collecting and recycling irrigation water.¹⁷⁹ Farmers can use floats and timers to eliminate the needs for constantly running water to keep troughs full for livestock.

The Office of the New Jersey Climatologist at Rutgers University operates the Weather and Climate Network of weather monitoring stations. Farmers can use the information from stations near them to assist with irrigation scheduling, as well as pest management and other conservation issues, temperature, precipitation, wind speed and gusts. Other stations measure barometric pressure and New Brunswick measures soil temperatures as well. Farmers can set favorite locales and view charts and tabular data.¹⁸⁰

D. Waste Management Planning

Livestock farmers in Blairstown may opt to participate in SCD/NRCS conservation programs that cost share the creation of animal waste facilities on their farms. By building these temporary holding tanks, usually concrete, the farmer accomplishes two purposes: preventing the waste from mixing with runoff and polluting streams and other water bodies and providing a ready source of manure or fertilizer for farm fields. When convenient, farmers can remove the waste from the temporary storage facilities and apply it to the fields, following BMPs.¹⁸¹

Animal Waste

Waste production from horses and cows is a continuous focal point of conservation practice in the Township.¹⁸² Horse waste on farms can be a problem due in part to the relatively small land area of horse farms, making the manure more difficult to distribute on fields effectively and safely. This can contribute to the spread of disease from the manure if not controlled. For dairy farms, however, manure concentration and distribution are less of a concern because of the

relatively large land area dedicated to those operations assuming that manure is managed and applied in an appropriate manner and in accordance with New Jersey state regulations.¹⁸³

Many farmers have “Nutrient Management Plans” to manage the manure generated on their farms.¹⁸⁴ For livestock waste disposal services, Ag Choice LLC in Andover, Sussex County, picks up, accepts, and composts food and livestock waste on a commercial scale. It is then available as bulk pickup, sold to landscapers and garden centers, or bagged and sold at retail outlets. This type of operation not only helps control the problem of livestock waste on farms but is also a good revenue source for the owners.¹⁸⁵

Animal feeding operations (AFOs) have the potential to cause water pollution since mismanagement of the animal waste can lead to soil and groundwater contamination via introduction of organic matter, nitrogen, phosphorus, and bacterial pathogens into nearby surface waters.¹⁸⁶ The Criteria and Standards for Animal Waste Management (N.J.A.C. 2:91), which went into effect on March 16, 2009, set forth requirements for the development and implementation of self-certified Animal Waste Management Plans (AWMPs), high-density AWMPs, and Comprehensive Nutrient Management Plans (CNMPs) for farms that generate, handle, or receive animal waste.

In general, self-certified waste management plans are coordinated through the NJAES-RCE, which continues to aid farmers who have not yet completed AWMPs or implemented environmental BMPs on their farms. Farmers can apply for funding through Environmental Quality Incentive Program (EQIP) to obtain a CNMP for their operation. Any livestock operation receiving EQIP funds for waste management practices such as a Heavy Use Area Protection (HUAP) site or waste storage facility must have a Comprehensive Nutrient Management Plan (CNMP). NRCS can assist producers with the development of a CNMP which in turn can be used as guide for implementing waste management practices in the future. These plans are developed with the assistance of a Technical Service Provider (TSP).¹⁸⁷

Recycling

Recycling is an important part of natural resource conservation for the agriculture industry. Hay, corn, and soybeans, the dominant farm products by acreage in Blairstown, use limited products that can be recycled, and as such limit recycling opportunities. Although nursery and produce make up a small part of Blairstown’s agricultural operations, there still is a need to provide outlets for recyclable waste from these operations. The following are the recycling facilities available to Blairstown farmers:

- Warren County Recycling Center – 500 Mt. Pisgah Avenue, Oxford, 908-453-2174. This facility is open to all Warren County residents and accepts #1-#7 plastics in addition to glass bottles, jars, and aluminum, tin, steel, and bimetal cans.¹⁸⁸
- The Recycling Center of North Jersey – 48 Hope Road, Blairstown, 908-362-1255. This facility accepts comingled glass and plastics, all types of metal, aluminum, and more.¹⁸⁹
- Warren County District Landfill – 500 Mt. Pisgah Avenue, Oxford, 908-453-2174. This facility accepts tires daily between 8:00 am – 3:30 pm. Proof of Warren County residency is required. Charges range from \$2.50 for each automobile tire up to 22” to \$10.00 for each farm equipment tire up to 50”.¹⁹⁰

In the past, Warren County has organized “Tire Amnesty Day,” which provided opportunities for farmers to dispose of their used tractor tires for free.¹⁹¹ For other farm-oriented recyclables, the NJDA website lists resources for agricultural recycling. Programs listed include options for nursery and greenhouse film, pesticide containers, nursery pots, plug trays, flats, mulch film, and irrigation tape. Some of these services are free, and others come at a cost to the farmer.¹⁹²

E. Energy Conservation Planning

In January 2010 (P.L. 2009, c.213) allows for the construction, installation, and operation of biomass, solar, or wind energy generation facilities, structures, and equipment on commercial farms, including preserved farms, with certain caveats regarding interference with agricultural productivity, valuation for farmland assessment, and amount of farm acreage that can be devoted to such facilities, with local and State approvals.¹⁹³

In 2019, Governor Phil Murphy signed the Updated Global Warming Response Act seeking to reduce greenhouse emissions 80% by 2050. Green energy policy is also echoed in Governor Murphy’s *Energy Master Plan*, in which, the state seeks to transition to 100% clean energy by 2050.¹⁹⁴ Blairstown farmers can take advantage of this initiative by applying for the financial incentives to implement energy efficient improvements to their farms and operations. The Rural Energy for America Program (REAP) funds grant and loan guarantees to agricultural producers for assistance in purchasing renewable energy systems. Renewable energy systems include generation from: biomass, geothermal, hydropower, hydrogen, wind, and solar.¹⁹⁵

The NRCS also has the authority to use EQIP to implement Agricultural Energy Management Plans (AgEMP) to address concerns of energy conservation. As a part of the EQIP On-Farm Energy Initiative, these plans are designed to evaluate energy use and efficiency within farming operations. These energy audits can qualify a farmer for financial assistance to implement recommendations of the process if the audit meets the proper time and standard requirements. This plan is implemented to assist the landowner’s goals of achieving cheaper and more efficient energy consumption.¹⁹⁶

The EQIP natural resource conservation program pays for some energy production programs, such as replacement of older, dirty polluting working diesel engines, with newer, more efficient, cleaner burning diesel engines that will meet EPA Tier requirements for the program year.¹⁹⁷ The New Jersey Board of Public Utilities offers rebates for solar electric, wind, and sustainable biomass systems if funding is available.

Solar Energy

The SADC does allow solar generating facilities on preserved farms, and rules for these installations are contained in Subchapter 24 of Chapter 76.¹⁹⁸ Solar generating facilities are also allowed on unpreserved farms and the SADC has provided AMP (agricultural management practices) for these facilities.¹⁹⁹ A summary of the policies aligned by both the subchapter and the AMP is given below:

- Solar panels (solar energy general facilities) are allowed on commercial farms (preserved and unpreserved).
- Panels cannot be constructed/installed on prime farmlands (to the maximum extent practicable).
- The SADC prefers they be constructed on buildings or facilities; if on the ground, they are to be installed without concrete footing or permanent mounting.
- Facilities cannot exceed more than 1% of the total farm area.
- Purpose of the facilities must be to provide energy for the farm, with an allowance for income opportunity for farmers.
- System cannot exceed height of 20 feet.
- Must minimize views from public roadways and neighboring residences.
- Facilities must use existing roadways to provide access to facilities to avoid construction of new roadways.

EQUIP provides cost-share funding for solar livestock watering facility as part of a grazing system. Special rates are available to qualified farmers. In 2018, two contracts were planned and applied, but in 2019 no contracts were developed.²⁰⁰

Wind Energy

According to the NJDA, the northwest part of New Jersey, which includes Warren County, has ample and consistent enough wind power to make turbine energy feasible. Blairstown does not currently include wind energy in its zoning ordinance; however, the local solar energy requirements already included in the Township's regulations indicates Blairstown's willingness to consider alternative energy source.

Biopower

Starting in 2017, biopower projects are incentivized through the Combined Heat and Power Program (CHP). Program participants are eligible to receive financial incentives for CHP installations to further enhance energy efficiency in their buildings through on-site power generation and using distributed generation to provide reliability solutions for New Jersey while supporting the state's Energy Master Plan. Blairstown farmers can find the program eligibility requirements and the program's financial incentives in the CHP-FC Program Guide.²⁰¹

Ethanol and Pelletized Switchgrass

Corn, the second most dominant field crop in Blairstown, could position the Township's farmers to financially capitalize on the spreading movement towards ethanol-blended fuels. In addition, interest has been shown in utilizing switchgrass to make energy producing pellets. This could add an additional market for Blairstown farmers, and another source of clean energy.²⁰²

Biodiesel

Biodiesel, made from the oils of soybeans, is an alternative to petroleum diesel. The Environmental Protection Agency reported a record 2.1 billion gallons of biofuel were consumed in 2015. Countywide, soybean production has nearly doubled since 2011, from 221,000 bushels to 430,000 bushels in 2015. Warren County leads northern New Jersey in soybean production. Blairstown can utilize its soybean production to maximize the benefits of its second largest field

crop. While no bio-diesel producers are available nearby, several retailers operate within the region, including:

- Dixon Energy – 99 Cobb Street, Rockaway, 973-334-1000
- Wooley Fuel Company – 12 Burnett Avenue, Maplewood, 973-762-7400
- Quarles – 1046 North Godfrey Street, Allentown, PA, 877-444-3835²⁰³

Biogas

In 2020, New Jersey ranked 30th nationwide in biogas production. Out of 59 operational systems, down from 62 in 2015, 22 are landfill systems and 32 are wastewater systems, and five are food waste systems. Increasing biogas operations can lead to economic opportunity through job creation and environmental benefits through reducing greenhouse gasses.²⁰⁴

Renewable Energy Grant Programs

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, energy certificates and loans.

Renewable Energy Incentive Program (REIP): This program previously offered funding assistance for solar, wind, and sustainable biomass installations. Currently, this program is on hold for wind systems. Solar projects are no longer eligible for REIP incentives. Those who sought assistance for solar projects used to register for Solar Renewable Energy Certificates (SREC) through the SREC Registration program (SRP).²⁰⁵ Since the Spring of 2020, those who seek to register solar projects through the Transition Incentive Program (TI).²⁰⁶

Anemometer Loan Program: administered by five New Jersey universities, provides a way for prospective locations to test the potential for wind power production and assess its economic feasibility.²⁰⁷

New Jersey Smart Start Buildings: Operated by the New Jersey Board of Public Utilities, this program is a statewide energy efficiency program available to qualified commercial, industrial, institutional, governmental, or agricultural customers that seek to change their electric or gas equipment.²⁰⁸

USDA Rural Energy for America Program (REAP): Reauthorized under the Agricultural Improvement Act of 2018 (2018 Farm Bill), the REAP program provides guaranteed loan financing to agricultural producers and rural small businesses for renewable energy systems or to make energy efficiency improvements.²⁰⁹ For agricultural producers, a guaranteed loan and grant program can provide financial assistance with the installation of renewable energy systems.

Advanced Biofuel Payment Program: This program is to increase the production of advance biofuels. Quarterly payments are distributed to participants for actual quantity of eligible advance biofuel production. An advanced biofuel is a fuel that is derived from renewable biomass, other than corn kernel starch. Biofuels that may be specific to Blainstown farmers are those derived from waste material such as crop and animal wastes.²¹⁰

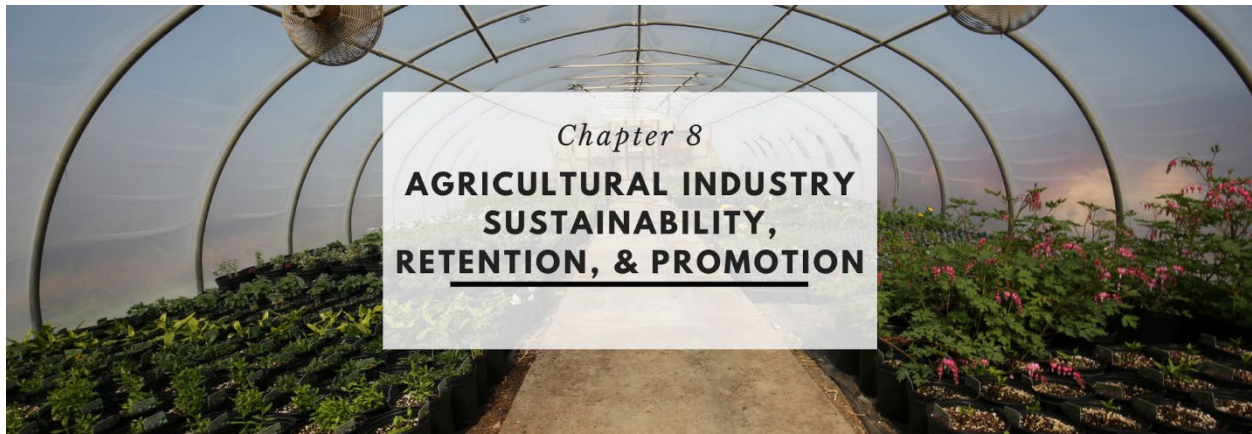
Biorefinery, Renewable Chemical, and Biobased Product Manufacturing Assistance Program: This program provides loan guarantees up to \$250 million to assist the development of new and emerging technologies. These technologies include advanced biofuels, renewable chemicals, and biobased products.²¹¹

F. Outreach and Incentives

The AAC is committed to working with the Warren CADB, the State, and regional agencies to assist in outreach and education to farmers and landowners regarding natural resource conservation and agricultural productivity. The Blairstown AAC will continue to work with the CADB to implement programs to aid in natural resource conservation on farms in the Township.

If the Township's many remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware of the continuing financial, cultural, scenic and agricultural contributions made by Blairstown farm operations. Blairstown advertises its weekly farmers market with banners placed on-site and along major roads including State Route 94, and County Route 521. At the farmer's request and cost, the Township mounts wooden signs at intersections, alerting drivers to the presence of a farm in the vicinity, such as the signs for Sunset Christmas Tree Farm (preserved) and Baran Brook Farms on the corner of Mt. Hermon and Frontage roads.

As competing uses impact farmers in Warren County and in Blairstown, education, outreach, and regional coordination will become more integral to the success of farming operations.



Chapter 8
**AGRICULTURAL INDUSTRY
SUSTAINABILITY,
RETENTION, & PROMOTION**

Chapter 8. Agricultural Industry, Sustainability, Retention, & Promotion

A. Existing Agricultural Industry Support

1. Right to Farm

In 1983 the State Legislature enacted the Right to Farm Act (RFA) and amended it in 1998, ensuring that farmers can continue accepted agricultural operations. Another critical piece of legislation in support of agriculture was the 1983 Agriculture Retention and Development Act. This Act created the SADC, and authorized counties to create CADB. ²¹²

The SADC works to maximize protection for commercial farmers under the RFA by developing 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. To qualify for right-to-farm protection a farm must meet the definition of a “commercial farm” in the RFA; be operated in conformance with federal and state law; and comply with AMPs recommended by the SADC, or site-specific AMPs developed by the Warren County CADB at the request of a commercial farmer. ²¹³

As of 2020, the SADC had 12 AMPs in place, the latest, an AMP for On-Farm Direct Marketing Facilities, Activities and Events, adopted April 7, 2014. The SADC lists 15 site-specific AMPs for Warren County, all of which the Warren CADB resolved. ²¹⁴

All right to farm complaints or issues that are brought before the Warren 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 Warren CADB, it is sent to the SADC for a determination as to whether the farm qualifies as a commercial farm (N.J.S.A. 4:1C-3) and whether the operation or activity is eligible for right-to-farm protection. The CADB and/or SADC typically conducts a site visit for additional fact finding, sometimes consulting with agricultural experts and municipalities (in cases where municipal regulations are involved in right-to-farm disputes. Depending on the nature of the issues, either the CADB or SADC (or both in some cases) holds a public hearing at

the county level. Decisions made by the Warren CADB may be appealed to the SADC, and final SADC determinations may be appealed to the New Jersey Superior Court, Appellate Division.²¹⁵

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

- Working to better understand the Right to Farm process to adopt or update comprehensive Right to Farm ordinances as outlined by the SADC.
- Making agriculture a permitted use in all appropriate zones.
- Requiring buffers between new non-agricultural development and adjacent existing farmlands.
- Requiring notification to homeowners purchasing a home in a new subdivision where active agriculture occurs on adjacent property.

Right to Farm ordinances are a necessary item for municipalities that enter the Farmland Preservation Program. A strong Right to Farm Ordinance exists in Blairstown Township, showing its commitment to safeguarding and strengthening agricultural activities. Blairstown adopted its Right-to-Farm Ordinance (Ord. No. 2000-11) on October 11, 2000. (**Appendix C**)

The Ordinance states that its intent is to “*assure the continuation and expansion of commercial and home agricultural pursuits by encouraging a positive agricultural business climate and protecting the farmer against inappropriate municipal regulations where best management practices are applied and are consistent with relevant federal and state law and nonthreatening to the public health and safety.*”²¹⁶

To protect its farmers, the Blairstown Township Right to Farm Ordinance requires for all zoning districts where agriculture is a permitted principal use:

- That all purchasers of real estate be provided with a copy of the Township Code’s Right to Farm chapter;
- That the following language to be included in the deed of any newly subdivided lot: “Grantee is hereby given notice that there is, or may in the future be, farm use near the premises described in this deed, from which may emanate noise, odors, dust and fumes associated with agricultural practices permitted under the ‘Blairstown Township Right-to-Farm Ordinance’”; and
- That reasonable steps will be taken to make it possible for real estate salespersons to provide similar notification to prospective purchasers of land.²¹⁷

The Ordinance recognizes the right to engage in agriculture “as permitted by zoning and other land use regulations and as permitted by state law” and that such uses “shall not constitute a public or private nuisance, provided that the operation conforms to agricultural management practices recommended by the State Agricultural Development Committee and adopted to the provisions of the Administrative Procedures Act (N.J.S.A. 52:14B-1 et seq.) or whose specific operation or practice has been determined by the Warren County Agricultural Development Board to constitute a generally accepted agricultural operation or practice.” It allows commercial farm owners or operators to engage in “all agricultural activities permitted by N.J.S.A. 4:1C-9.”

Chapter 19-607 of Blairstown's code enumerates certain specific rights dealing with equipment; methods; acceptable practices; times (including holidays, Sundays, weekends and at night); noise, odors, dust and fumes; and the recognition that any inconveniences to the public from any of the above are "more than compensated by the inherent benefits of farming," such as wholesome, fresh food; income and employment; and preservation of open space.²¹⁸

Blairstown's Right to Farm Ordinance does not specifically list some of the suggested activity rights in the SADC Model Right to Farm Ordinance. These include housing and employment of farm laborers; erection of essential agricultural buildings; construction of fences; conduction of education and recreation activities related to farming; and operation and transportation of large, slow moving farm equipment over municipal roads. Nor does it include mention of the Agricultural Mediation Program. However, in other parts of the Land Development Chapter of its municipal code, Blairstown does provide exceptions for agricultural uses in the areas of height restrictions, fences and walls, signage, and off-street parking. It also allows housing for seasonal agricultural workers as a conditional use in its Single-Family Residential and Village Residential zones, which account for more than 95% of the Township. Blairstown may wish to consider addressing transportation of large, slow moving farm equipment as an amendment to its Right to Farm ordinance.

2. Farmland Assessment

The Farmland Assessment program is a tax incentive that reduces property taxes on active commercial farmed land. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. Its provisions were recently updated by legislation that was signed into law in 2013, becoming effective in tax year 2015. 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, and effective as of tax year 2015, must submit proof of sales or clear evidence of anticipated gross sales along with the FA-1 application form.
- 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.
- Effective as of tax year 2015, gross sales of products from the land must average at least \$1,000 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 \$500 for the first five acres and \$0.50 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.
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.²¹⁹

The Farmland Assessment program does not apply to farm structures, such as barns and storage facilities.

There are 7,846 acres in Blairstown devoted to agricultural or horticultural use. Within these 7,846 acres, 3,208 are in agricultural use as either cropland or pasture. The remaining 4,638 acres are woodland/wetland or equine boarding/rehabilitation or training operations.²²⁰ According to the New Jersey Farmland Assessment data from 2009 to 2019, general trends indicate:

- From 2009 to 2019 total assessed acreage remained a constant 19,648 acres.
- Harvested cropland decreased 10% from 2009 (2,268 acres) to 2019 (2,049 acres).
- Pastured cropland increased 43% from 2009 (294 acres) to 2019 (420 acres).
- Permanent pasture decreased 26% from 2009 (998 acres) to 2019 (739 acres).
- Total acreage in active agricultural use (cropland harvested, cropland pastured, and permanent pasture): decreased 10% from 2009 (3,560 acres) to 2019 (3,208 acres).
- Woodland acreage increased 13% from 2009 (4,053 acres) to 2019 (4,573 acres).
- Equine acreage decreased 43% from 2009 (116 acres) to 2019 (66 acres)²²¹

By making agriculture more profitable and viable, tax incentives will help to ensure a steady, permanent source of agricultural lands for the Township's farmland preservation efforts. The Township considers the assessment procedure as essential to continued agricultural success and supports the law in its current form.

B. Additional Strategies to Sustain, Retain, and Promote Agriculture

1. Permit Streamlining

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. 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 Blairstown's strong agricultural base requires support on many fronts, one of which is flexibility in government regulation.²²²

- *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).
- *Flexibility:* State agencies should consider the *NJDA Agricultural Smart Growth Plan* when making decisions regarding existing and proposed infrastructure, developing and amending regulations and programs, and protecting environmental and historical resources. These agencies should coordinate with NJDA to ensure that regulations and programs are attuned to the needs of Warren County and Blairstown Township farmers.

- *Agriculture-Friendly Zoning*: This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way which encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues.

2. Agriculture Vehicle Movement

Blairstown farmers need to move heavy, slow-moving agricultural equipment over local, county, and sometimes state roads to access unconnected fields and barns. The township'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 transportation paces can, and do, cause conflict between Blairstown's farmers and suburban dwellers, while creating 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 farm equipment over roads. The Blairstown Right to Farm Ordinance does not specifically protect the right to transport tractors and other slow-moving equipment on local roads. The township should consider changing their ordinance to join the other 15 Warren County municipalities that protect the movement of farm equipment on local roads.

Signage alerting fast-moving cars 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 Blairstown life. Where absent or inadequate, appropriate signage can be posted. Township officials may consult with farmers as to what adequate signage is, and where it should be posted.²²³

3. Agricultural Labor Housing/Training

An adequate labor supply is integral to harvesting vegetables, fruits, and berries. Measured in farmed acreage, Blairstown has a relatively small industry for these products compared with field crops such as hay, corn, and soybean. Harvesting of the latter farm products is more mechanized, and/or not as labor intensive as produce, with most work being done by farm family members.²²⁴ As of 2017, 134 acres were devoted to fruits, berries, and vegetables, while 1,998 acres were devoted to field crops and nursery products. Since the overall acreage devoted to labor intensive farming is small in Blairstown, farm labor housing, a large issue in towns and counties with high farm labor populations is, for the most part, not of high concern in the Township.

In recent years, problems that face New Jersey Employers persist as the wage (\$10.30/hour) for agricultural employers as of January 1, 2020. It is expected to increase to \$15.00/hour by 2027.²²⁵ The cost of labor in New Jersey is a significant issue for some farming sectors such as produce, and one that needs further consideration for its effect on agriculture in New Jersey, Warren County, and Blairstown.

Agricultural Labor Housing

Since the overall acreage in Blairstown dedicated to the intensive labor is few, likewise, the demand for agricultural labor housing is scarce. There is one seasonal labor housing structure in the Township, one of the three in Warren County.

Farmer Education and Training

To sustain a modern, diverse, and stable food and agricultural industry, education and progressive ongoing training for farmers promotes a more efficient and productive business environment.

The **NJAES-RCE** of Warren County provides one-on-one, in-site consultations with farmers to assist with control of insect infestations and plant diseases for fruits. NJAES of Warren County also provides practical assistance to farmers, such as assistance with obtaining pesticide application licenses and water certification and registration permits from the NJDEP.

The **Warren County Community College** teaches crop monitoring for precision agriculture techniques in their photogrammetry class. The College would be willing to explore the possibility of setting up college-level or continuing education courses if requested to so by the Warren CADB, or the wider agriculture community.²²⁶

NOFA-NJ offers educational programs for farmers of all ages and skill sets, including a Beginning Farmer Program. Other educational programming includes organic gardening, permaculture design certification, business courses, technical assistance, and farm-to-table workshops.²²⁷

Through its **Division of Agriculture and Natural Resources**, Natural Resource Conservation Program, the NJDA offers technical, financial, and regulatory assistance, and provides educational outreach to landowners throughout the state.²²⁸

Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development Programs. These programs can help assist in upgrading the skills and productivity of the agricultural workforce.²²⁹ The NJDA hosts a web page with links and information on Agricultural Education, geared mostly toward teachers but also listing conferences and other information of potential education interest to farmers.²³⁰

The NJFB also hosts educational meetings and provides educational information for farmers on its website about legislative issues, farmland preservation, and labor resources.²³¹

Youth Farmer Education Programs

According to the *Census of Agriculture*, the farmer population in Warren County is getting older, with an increase of 2.2 years of an average age of 59.4 in 2017 versus 57.2 in 2007.²³² The nationwide average age of operators in 2017 was 58.6, less than a one-year difference compared to Warren County.²³³ In 2017, there were 83 farmers (5.5%) out of 1,516 farmers in Warren County who were under the age of 35.²³⁴

Due to the aging farmer population, the next generation of the county's farmers needs to become interested in, and exposed to the business of agriculture, and prepared to enter the industry. At the post-secondary level, neither Centenary University nor Warren County Community College offer agriculture education courses, but Centenary University does offer programs in Equine Sciences and Equine Studies.²³⁵ Typically, students who enter programs in natural sciences (biology, chemistry, etc.) at these schools can also adapt their degree plan to include elements of business, economics, and resource management to receive a well-rounded education that can translate to practical use on Blairstown farms.²³⁶

The closest post-secondary institutions to Blairstown Township that offer programs relating to agriculture and horticulture are:

- 14 miles – Sussex County Community College, One College Hill Road, Newton.
- 28 miles – County College of Morris, 214 Center Grove Road, Randolph.
- 60 miles - Bergen County Community College, 400 Paramus Road, Paramus.
- 69 miles – Mercer County Community College, 1200 Old Trenton Road, West Windsor.

Changes in the cost of attendance/financial assistance for college education in New Jersey may offer incentives for young farmers to seek enrollment in higher education. In the Spring of 2019, the state piloted the New Jersey Community College Opportunity Grant, where students may be eligible for tuition-free college.²³⁷

Future Farmers of America (FFA) is a national educational organization that helps prepare youth for careers and leadership in agriculture by aiding students in the development of agricultural skills.²³⁸ The National FFA has 8,612 chapters and 700,170 members aged 12-21 in all 50 states.²³⁹ In 2020, there were 36 chapters in New Jersey with more than 2,400 members.²⁴⁰ North Warren Regional High School in Blairstown offers Applied Horticulture/Horticultural Operations²⁴¹ and has a local FFA Chapter. North Warren Regional High School in Blairstown also offers courses in animal science/wildlife management. Based on student interest, the school could consider offering other related courses such as environmental science or agriculture business management.²⁴²

4-H is an informal, practical educational program for youth, which assists young people interested in farm animals through livestock projects. The 4-H Youth Development Program is overseen by the Warren County NJAES-RCE.²⁴³ The 4-H program is led by volunteers that teach about different areas of interest varying from animals, plants, agriculture, and leadership. Within Warren County, all 4-H club members are active in County events such as the Warren County Farmers Fair.²⁴⁴

There are two local non-profit groups that focus on agricultural issues, the **Foodshed Alliance** in Hope and **Genesis Farm** in Frelinghuysen. These organizations are concerned with supporting and promoting sustainable agricultural practices and connecting farming with the community at-large. They also work to foster and train the next generation of farmers in the county.

NJ Farm Link is a program for farmers, new and established, and assists:

- New farmers looking for opportunities to gain experience
- New farmers looking for land to get started
- Established farmers looking for land to expand
- Farm owners looking to lease, sell, or make land available for farming
- Retiring farmers who would like to ensure their land stays in agricultural production but have no family members who want to continue to farm
- Farmers looking to hire farm managers, fill apprenticeship positions, or mentor a new farmer
- Non-profits, municipalities, and counties looking for farmers for farmland they own or manage
- Farmers and landowners working on farm transfer plans.²⁴⁵

Farmers interested in land or partnership/job opportunities, as well as those wanting to advertise available land and opportunities, can sign up and create and manage their own listings through the interactive NJ Land Link website. In 2020 there are 14 farmland listings in Warren County.²⁴⁶

4. Wildlife Management Strategies

Crop damage from wildlife leads to economic loss for the farmer and is a serious problem throughout Warren County. At present, hunting is about the only effective method available to farmers. Although many farmers are avid hunters and do apply for depredation permits that allow them to hunt out of season, even hunting is becoming a less viable solution. Encroaching development that takes away territory from these animals also limits the farmers ability to hunt. As farms become smaller and more developments are built adjacent to farms, areas can no longer be hunted, even by the farmers who own the land, because they would be hunting too close to a neighborhood dwelling. In many instances, this is the only short-term solution to control crop damage. Special hunting options include:

- License exemptions for farm families.
- Special farmer black bear permit.
- Farmer Depredation Permit.
- Deer Management Assistance Program.

Insects are also causing crop damage. The pesticides used to control them can cause other kinds of damage, possible health concerns for the end user of the product, and pollution of the County's water supply. At the county level, studies undertaken by the NJAES-RCE, such as the perimeter trap study on insects and pumpkins undertaken several years ago and the integrated

pest management resources available through the NJAES-RCE, are attempts to help solve these problems in ways that work for both the farmer and the environment.²⁴⁷

Warren County has also been placed on quarantine by the NJDA, due to an outbreak of the spotted lanternfly. This insect has the potential to damage crop output and has been a concern since at least 2018.²⁴⁸

The NJDA's Division of Plant Industry works to safeguard the state'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.²⁴⁹ 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. Areal spray treatments of *Bacillus thuringiensis* are utilized when gypsy moth cycles are at a peak and natural controls are not sufficient to control defoliation. The gypsy moth, responsible for defoliation, which causes environmental and economic damage to woodlands, has not been reported to be a severe problem in Blairstown since 2017, but has been reported as present in 2018.²⁵⁰ As a result, a portion of the Township received aerial spraying to control the moth's caterpillar stage in the spring of 2018.²⁵¹

5. Agricultural Education and Promotion

The USDA has an array of loans and grants, known as the **Rural Development Program**, 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. The Agricultural Act of 2018 (Farm Bill) updates the Rural Development Program in several ways, including:

- Amends the definition of rural to exclude from population thresholds individuals incarcerated on a long-term or regional basis and excludes the first 1,500 individuals residing in on-base military housing.
- Increases annual appropriated funding for broadband deployment from \$25 million in FY2019 to \$350 million in FY2023.
- The 2018 farm bill redirects program funds of existing rural development programs to target a range of rural health issues.
- The 2018 farm bill also includes other provisions to reauthorize and/or amend loan and grant programs that help with rural water and wastewater infrastructure, business development and retention, and community and regional development.²⁵²

Grants and loans are available in three key areas: Business-Cooperative, Housing and Community Facilities (including farm labor housing), and Utilities (including Broadband).²⁵³ To qualify for some of the program's loans and grants, municipalities must have less than 10,000 residents, other program thresholds have increased. At a population of approximately 5,691 as of July 2019,²⁵⁴ Blairstown may qualify for these loans and grants.

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.²⁵⁵

The New Jersey Legislature has considered bills that would provide income averaging similar to the federal program. In the 2018-2019 Regular Session, Bill NJ A236 was introduced and has since been referred to the Assembly Agriculture and Natural Resource Committee. The NJDA, SADC, Warren County Commissioners, and Warren County CADB can work with, and encourage, the New Jersey Legislature to continue to introduce bills that would assist Warren County and Blairstown farmers to remain economically viable.

The New Jersey FSA has both **Direct and Guaranteed Farm Ownership** loans available for farmers, including those in Warren County. Direct Farm Ownership Loans are available up to \$600,000, and guaranteed loans can go up to \$1,776,000. Down Payment loan funds may be used to partially finance the purchase of a family farm. Loan applicants must contribute a minimum down payment of 5% of the purchase price of the farm and the Agency will finance 45% to a maximum loan amount of \$300,015.²⁵⁶ The Hackettstown Service Center handles loans for Warren County.²⁵⁷

FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and for construction of buildings, or to make farm improvements.²⁵⁸

Maps

Map 1. Farmland

Map 2. Preserved and Public Lands

Map 3. Agricultural Soil Categories

Map 4. Agricultural Development Area

Map 5. Project Area Map

Target Farm Analysis Maps:

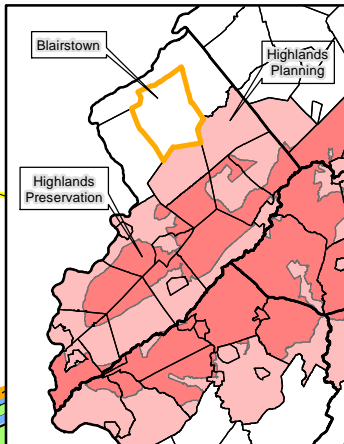
Map A. Farm Parcels & Units that meet the SADC Minimum Eligibility Criteria for Tillable Land

Map B. Farm Parcels & Units that meet the SADC Minimum Eligibility Criteria for Agricultural Soils

Map C. Target Farms: Potentially Eligible Farm Parcels & Units over 20 acres that meet SADC criteria for Agricultural Soils and Tillable Land

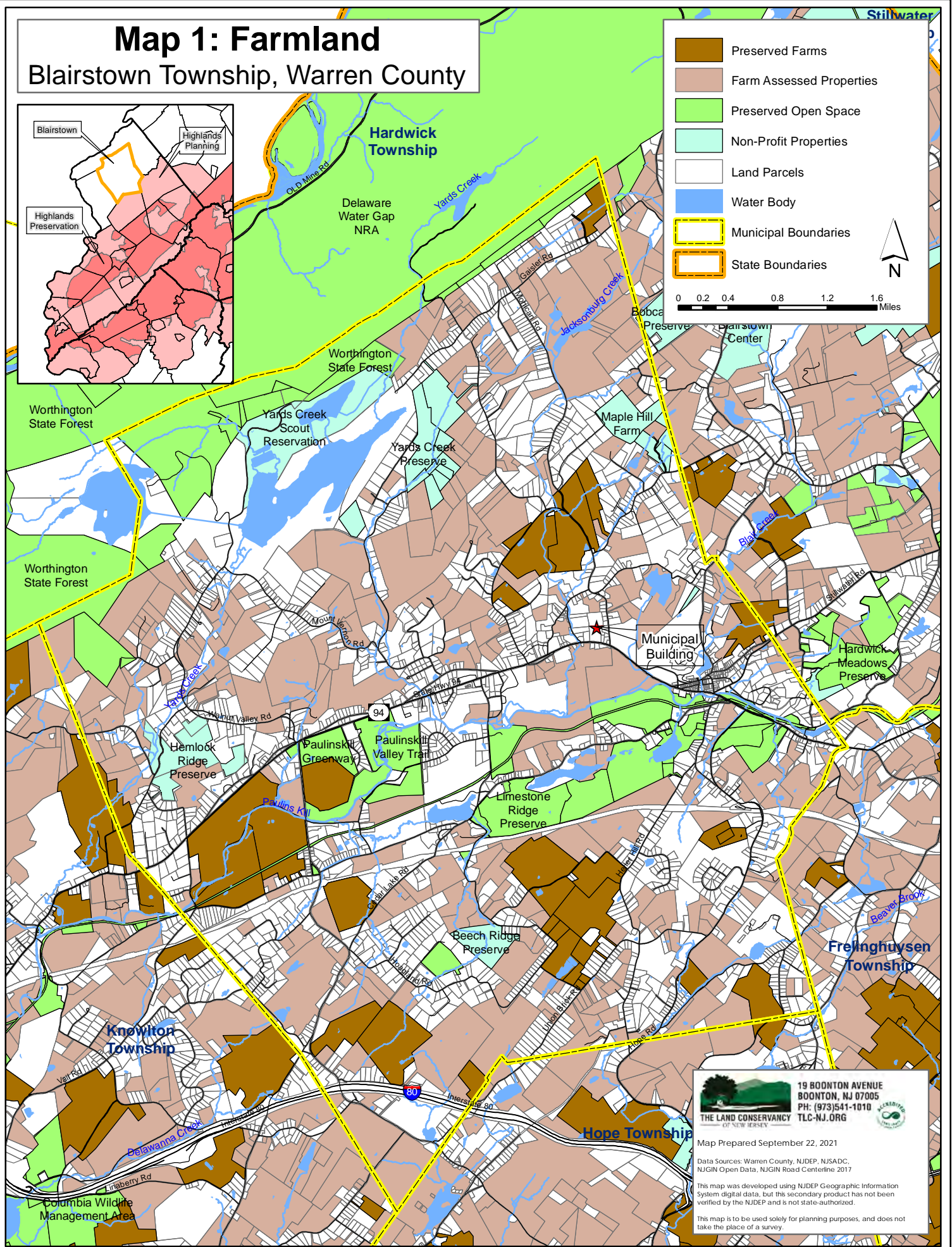
Map 1: Farmland

Blairstown Township, Warren County



- Preserved Farms
- Farm Assessed Properties
- Preserved Open Space
- Non-Profit Properties
- Land Parcels
- Water Body
- Municipal Boundaries
- State Boundaries

0 0.2 0.4 0.8 1.2 1.6 Miles



19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared September 22, 2021

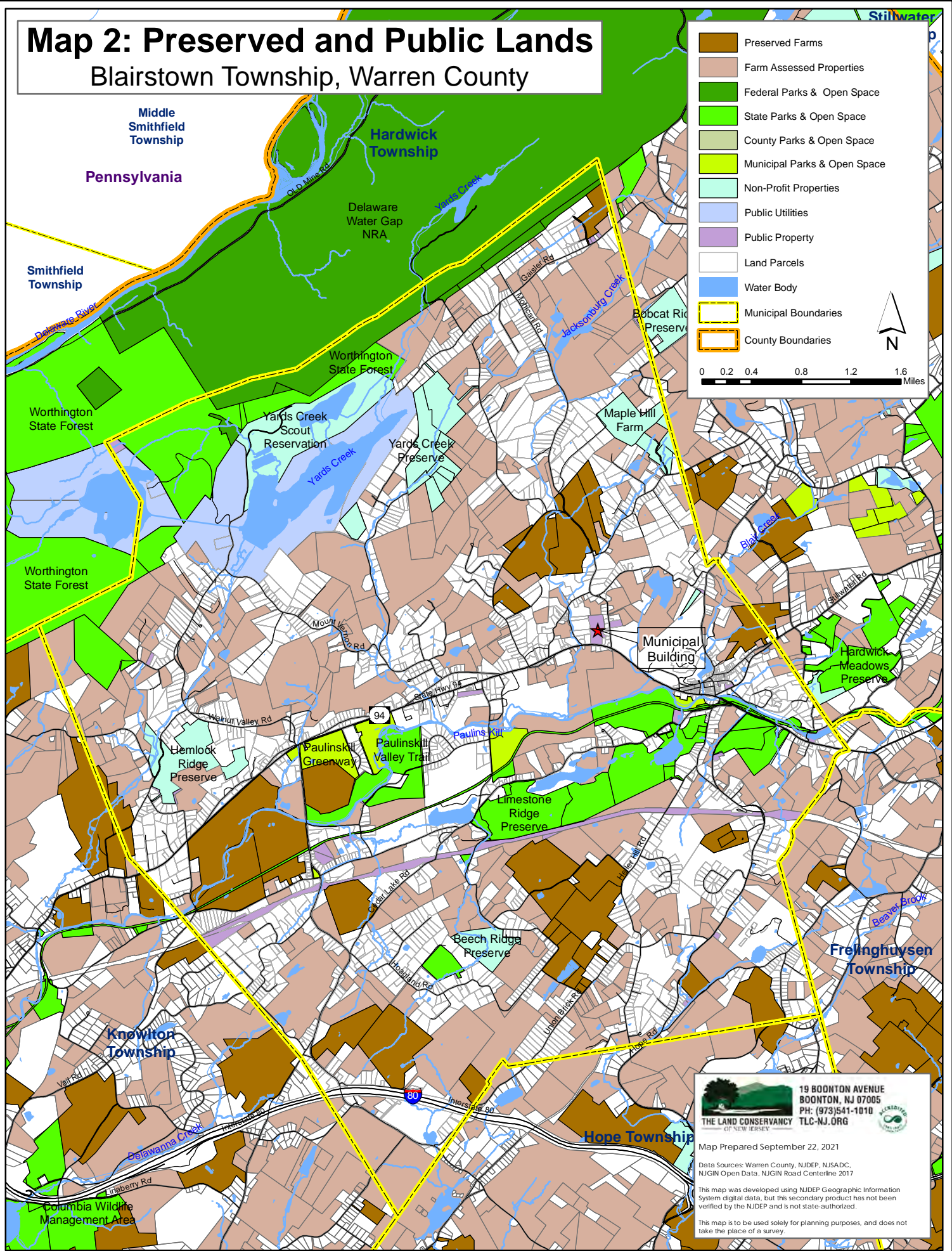
Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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

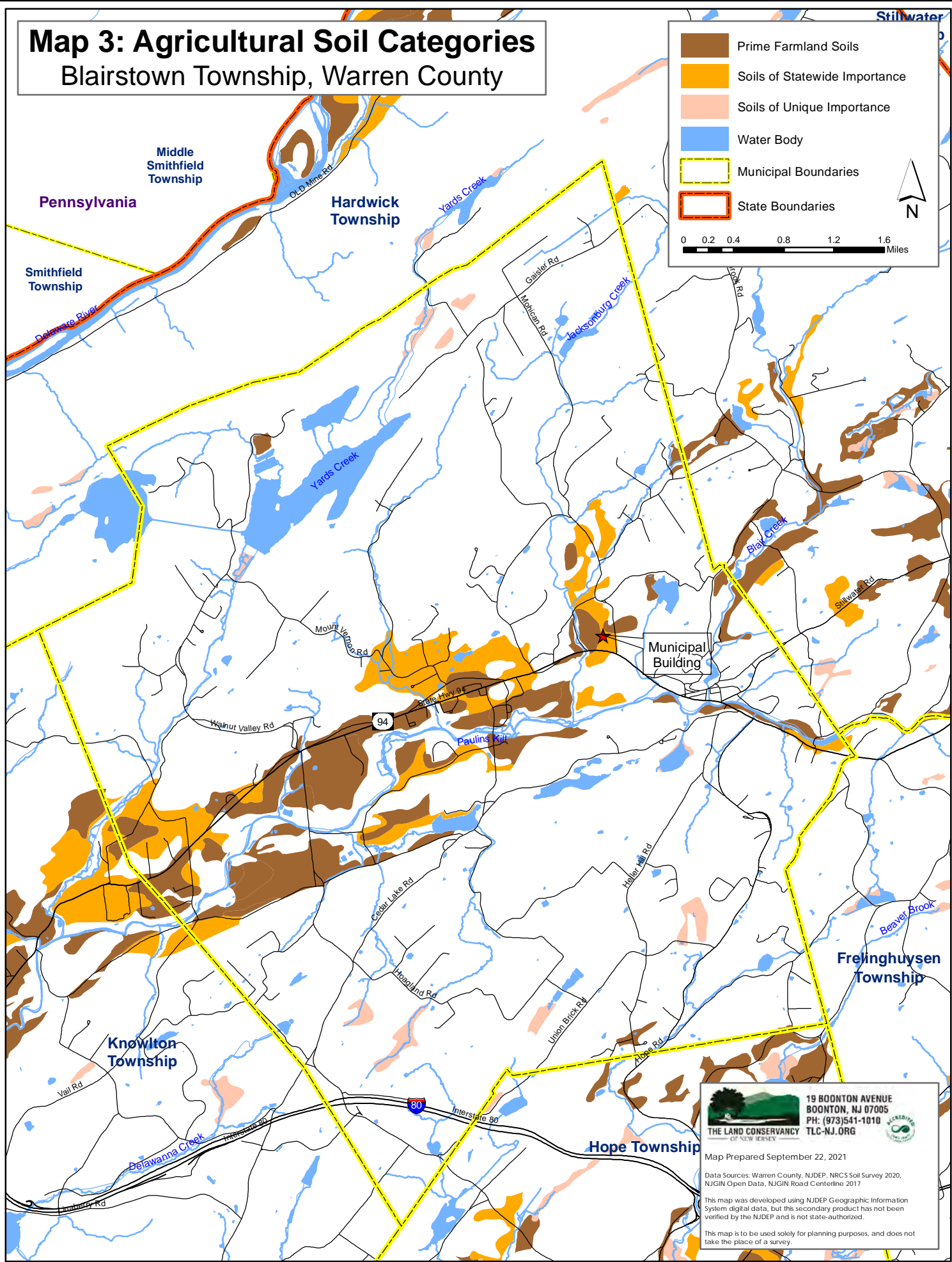
Map 2: Preserved and Public Lands

Blairstown Township, Warren County

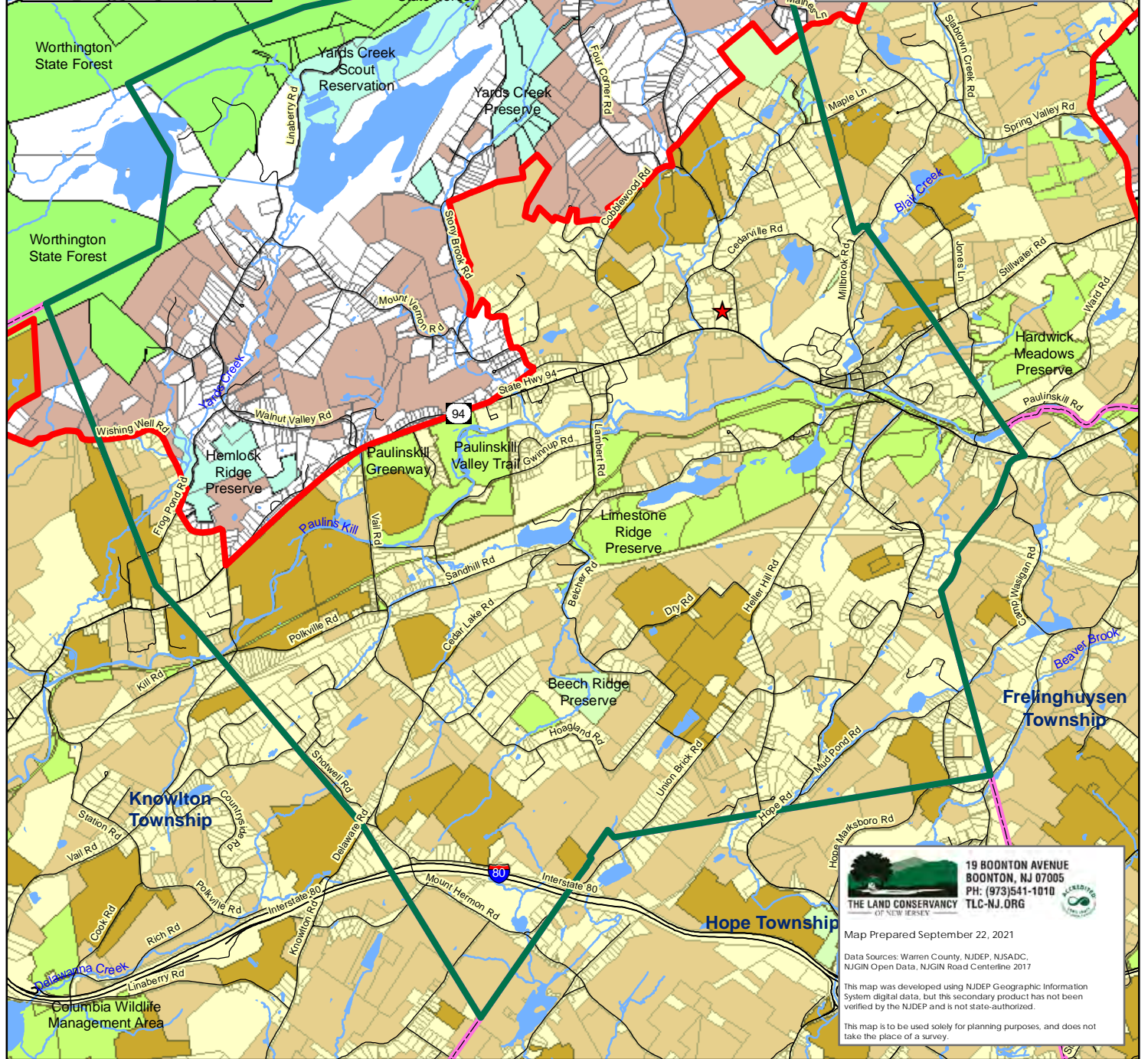
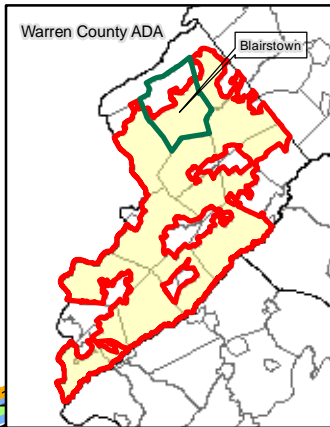


Map 3: Agricultural Soil Categories

Blairstown Township, Warren County



Map 4: Agricultural Development Area Blairstown Township, Warren County



19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

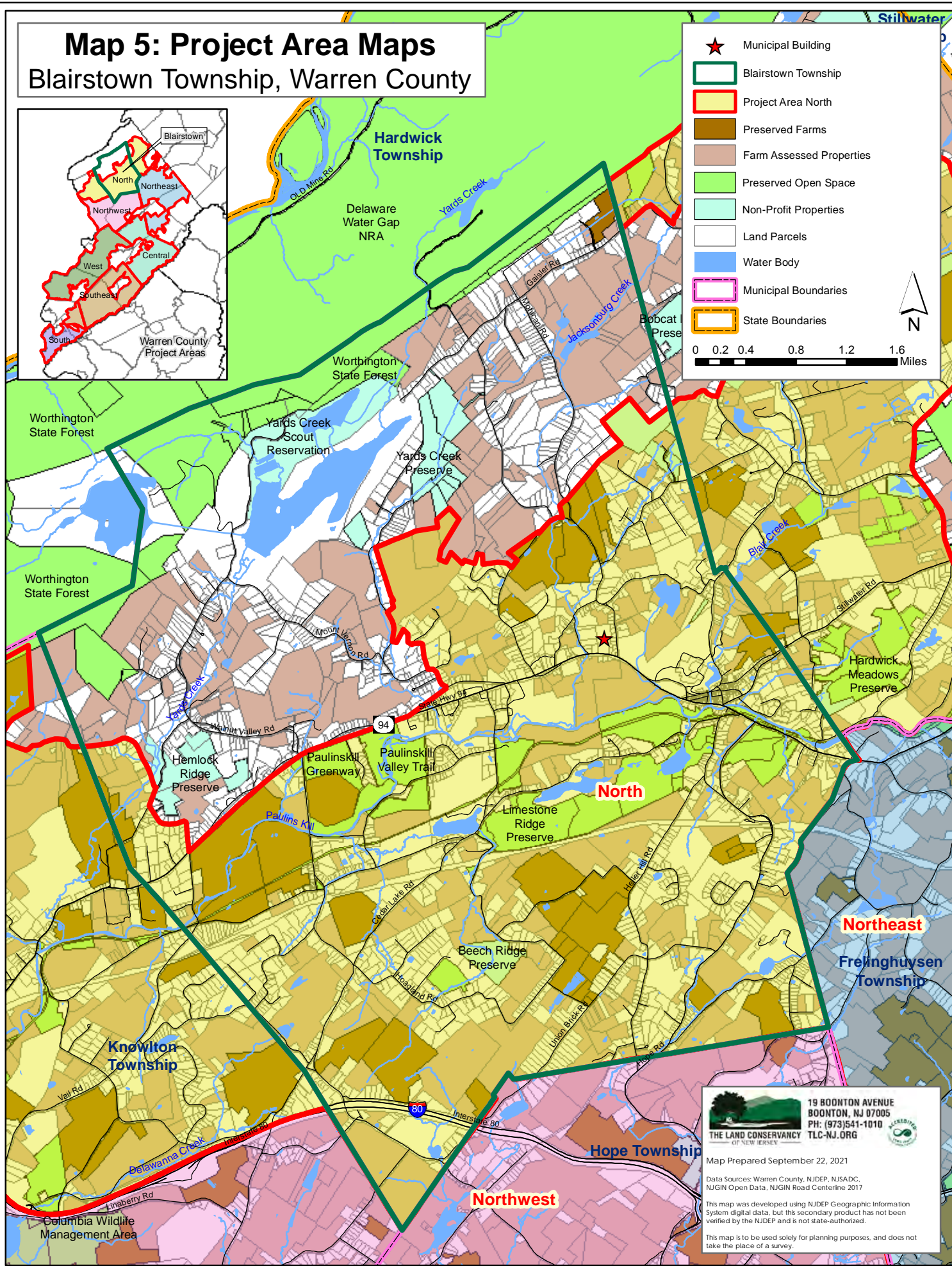
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Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

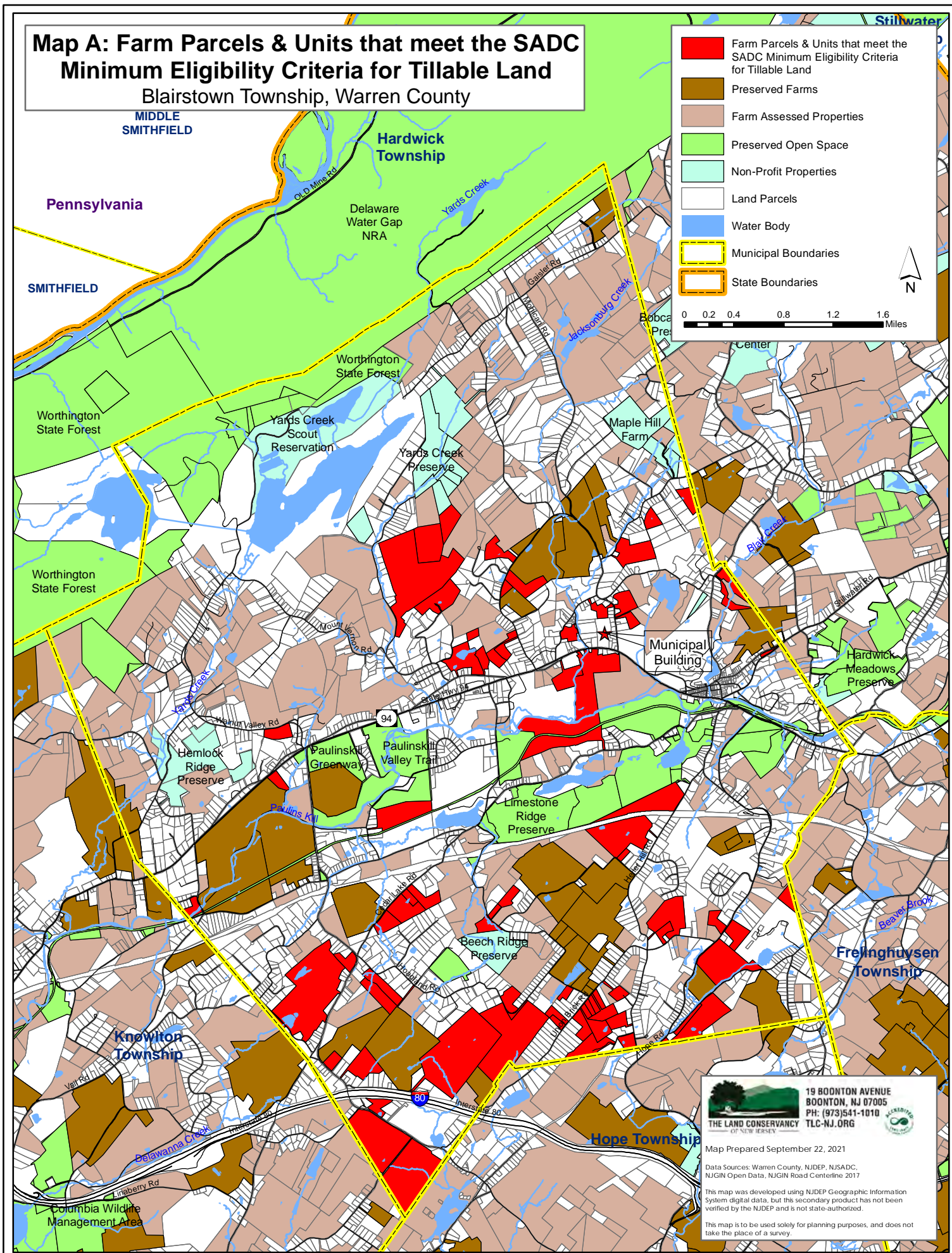
This map is to be used solely for planning purposes, and does not take the place of a survey.

A map of Warren County, Pennsylvania, divided into seven project areas. The areas are color-coded and labeled: North (yellow), Northeast (light blue), Northwest (pink), Central (light green), West (dark green), Southeast (tan), and South (light blue). Blairstown is marked with a box and a line pointing to it in the North region. The map is titled 'Warren County Project Areas' at the bottom right.



Map A: Farm Parcels & Units that meet the SADC Minimum Eligibility Criteria for Tillable Land

Blairstown Township, Warren County



Map B: Farm Parcels & Units that meets the SADC Minimum Eligibility Criteria for Agricultural Soils*

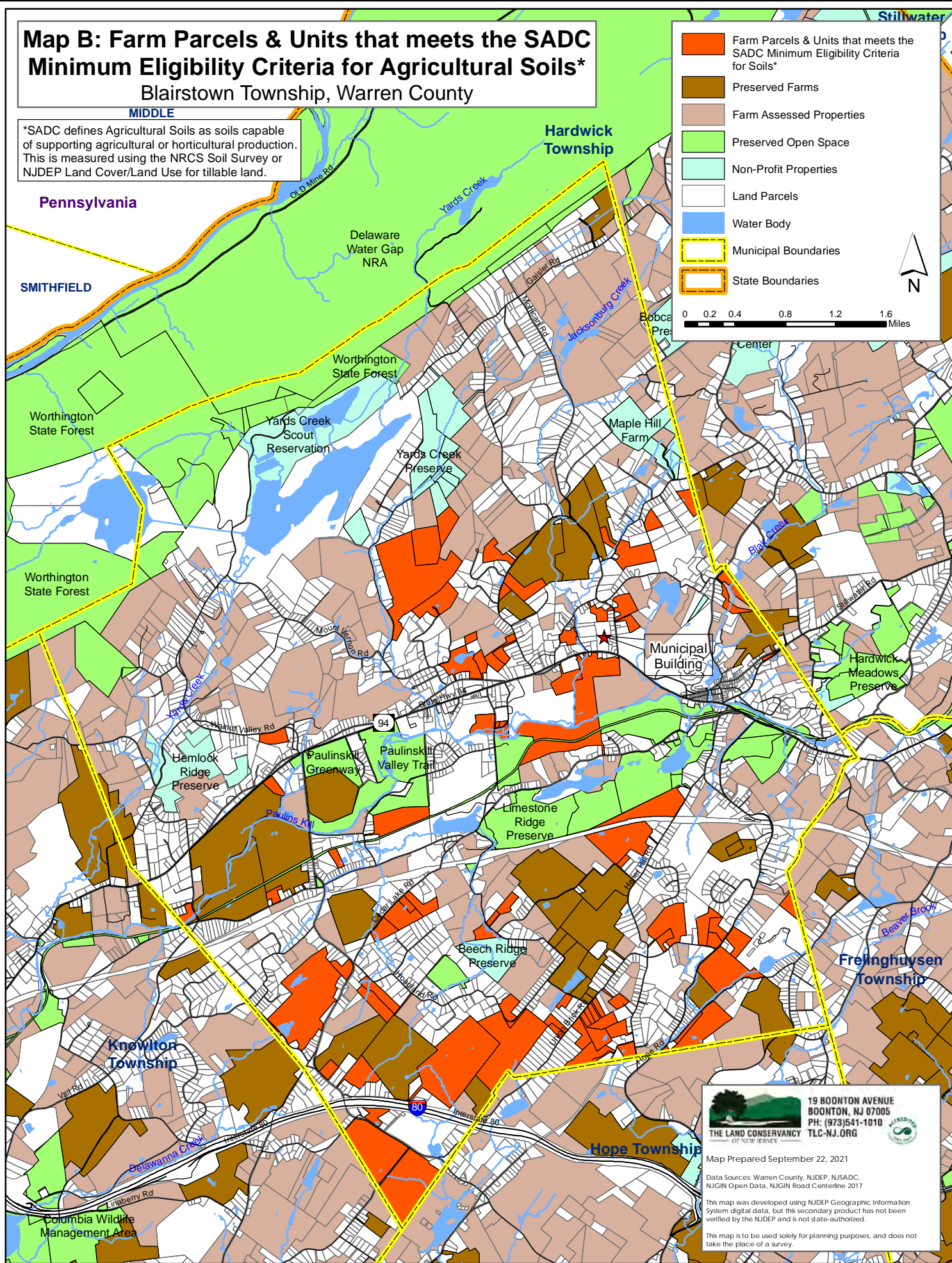
Blairstown Township, Warren County

MIDDLE

*SADC defines Agricultural Soils as soils capable of supporting agricultural or horticultural production. This is measured using the NRCS Soil Survey or NJDEP Land Cover/Land Use for tillable land.

- Farm Parcels & Units that meets the SADC Minimum Eligibility Criteria for Soils*
- Preserved Farms
- Farm Assessed Properties
- Preserved Open Space
- Non-Profit Properties
- Land Parcels
- Water Body
- Municipal Boundaries
- State Boundaries

0 0.2 0.4 0.8 1.2 1.6 Miles

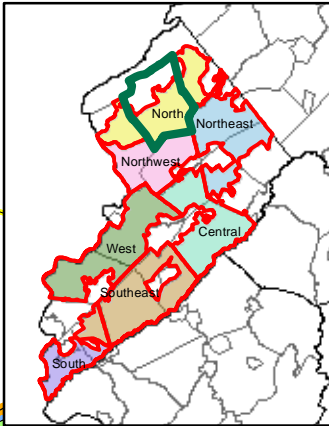


19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared September 22, 2021
Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
This map is to be used solely for planning purposes, and does not take the place of a survey.

Map C: Target Farms

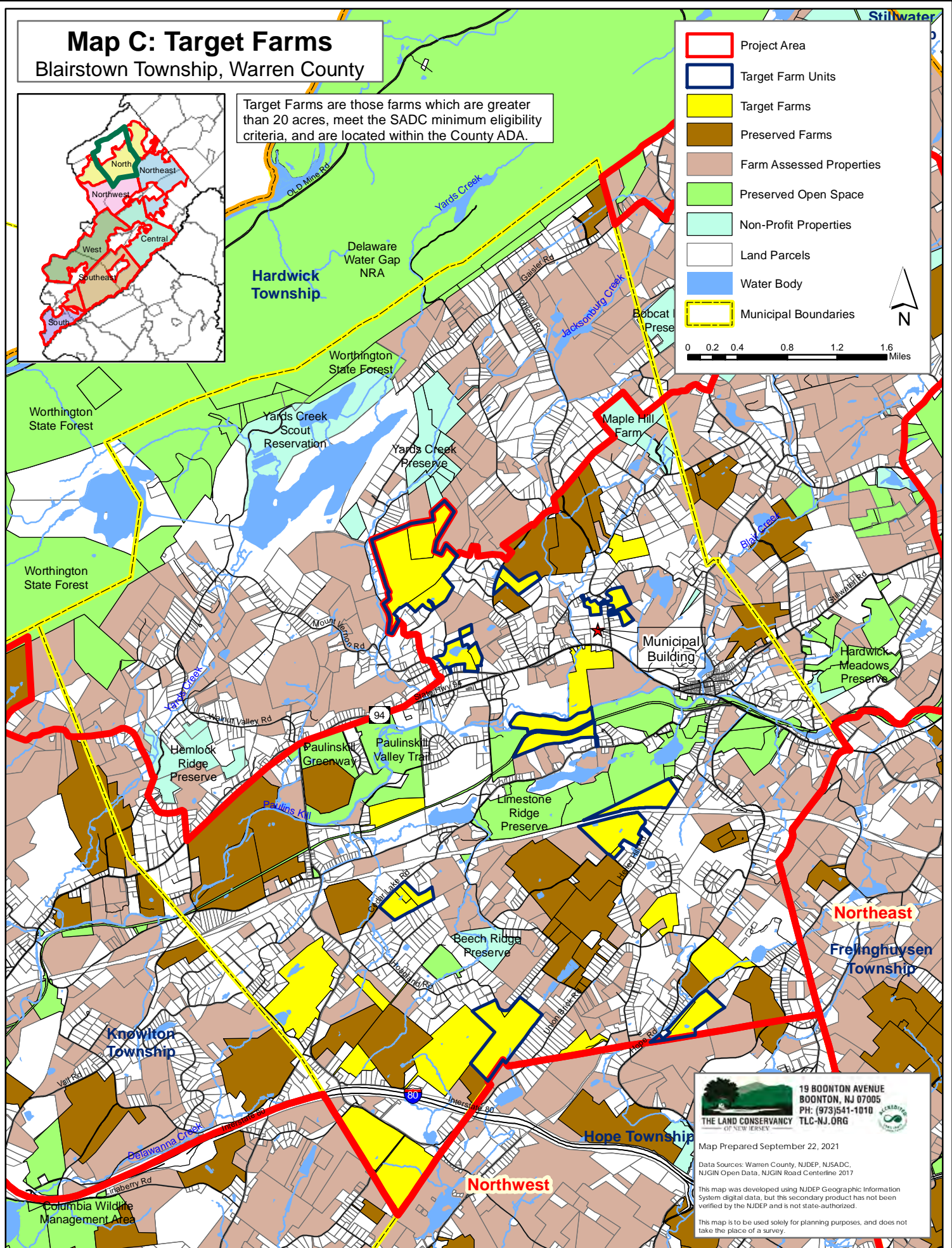
Blairstown Township, Warren County



Target Farms are those farms which are greater than 20 acres, meet the SADC minimum eligibility criteria, and are located within the County ADA.

- Project Area
- Target Farm Units
- Target Farms
- Preserved Farms
- Farm Assessed Properties
- Preserved Open Space
- Non-Profit Properties
- Land Parcels
- Water Body
- Municipal Boundaries

0 0.2 0.4 0.8 1.2 1.6 Miles



19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973) 541-1010
THE LAND CONSERVANCY OF NEW JERSEY
TLC-NJ.ORG

Map Prepared September 22, 2021

Data Sources: Warren County, NJDEP, NJSADC, NJGIN Open Data, NJGIN Road Centerline 2017

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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

Appendix

Appendix A. Public Meeting Materials


Appendix B. Agricultural Support Services

Appendix C. Blairstown Right to Farm Ordinance (2000)

**Comprehensive Farmland Preservation Plan
2020 Update**

Township of Blairstown

Public Meeting:
Township Committee
August 12, 2020



1

SADC Guidelines For Developing and Updating Municipal Comprehensive Farmland Preservation Plans

SADC Rules Adopted May 24, 2007
Amended July 25, 2019:

- Provides uniform standards for municipal farmland preservation plans
- Requires the latest data: agricultural statistics, economic development, land use and resource conservation

SADC providing 50% grant to Blairstown Township to complete Plan Update

2

2002 Farmland Preservation Plan Element



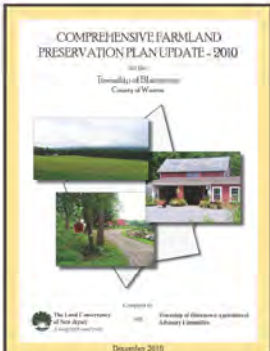
- Township of Blairstown. Master Plan Farmland Preservation Plan Element. December 2002.
- Prepared by Coppola & Coppola Associates.

Purpose:

- Identify existing farmland and areas of significant agricultural value.
- Assess which of these identified areas have the greatest worth for preservation.
- Formulate a strategy for preserving identified areas to the greatest extent possible.
- Consider the various options and mechanisms to effectuate the Plan.

Nonnemacher Farm

3

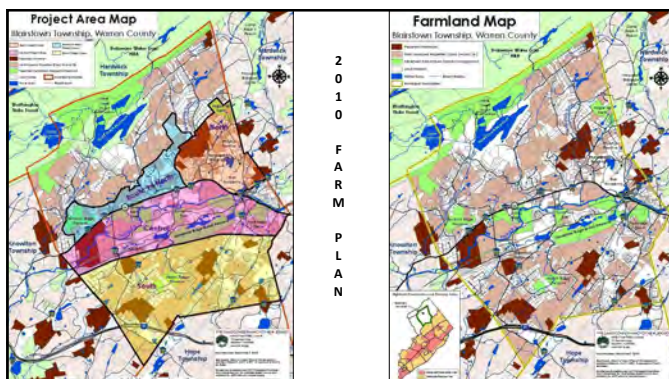


2010 Farmland Plan Update

2010 Farmland Preservation Plan Update:

- Restates the Township's support of farmland preservation.
- Identifies four Project Areas that form the basis of the farmland preservation program:
 - Project Area North
 - Project Area Route 94 North
 - Project Area Central
 - Project Area South
- As of 2010, Blairstown had **1,258 acres** of preserved farmland.
- This plan established the goal of preserving an additional **2,200 acres** of farmland by 2020.


4



5

I. Agricultural Land Base

- Inventory and map farm properties
- Document and map agricultural soils
- Number of irrigated acres and available water sources.
- Assessment by average farm size and agricultural use (cropland, pasture, equine)



Rice Farm

6

II. Agricultural Industry

- Historical crop trends
- Market value of agricultural products over the last 20 years
- Support services within the market region
- Regional agricultural trends



Race Farm

7

III. Land Use Planning

- Master Plan and municipal development regulations
- Transfer of Development Rights (TDR), mandatory clustering, non-contiguous clustering and lot size averaging
- Buffer requirements between agriculture and other land uses



Nonnemacher Farm

8

IV. Farmland Preservation Program

- Farmland preservation program and expenditures
- County Agricultural Development Areas (ADA)
- Planning Incentive Grant Project Areas (PIGs)
- Coordination with open preservation
- Easement monitoring and enforcement



Race Farm

9

V. Future Farmland Preservation Program

- Goals for farmland preservation
- Minimum eligibility and ranking criteria to prioritize preservation
- Municipal policies
- Limiting factors, as well as potential strategies – funding, costs, landowner interest



Race Farm

10

VI. Agricultural Economic Development

- Agricultural industry retention, expansion and recruitment strategies
- Business and institutional support providers, to address marketing, education, and community supported agriculture opportunities
- Anticipated agricultural trends



Race Farm

11

VII. Natural Resource Conservation

- Soil and water conservation programs
- Water conservation and allocation strategies
- Energy conservation and waste management



Race Farm

12

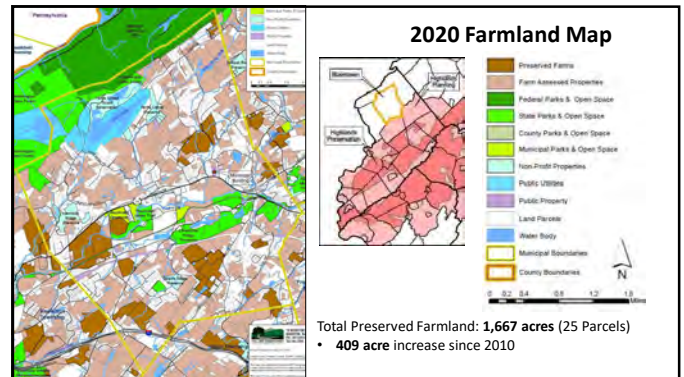
VIII. Sustainability, Retention and Promotion

- Right-to-Farm and agricultural mediation
- Right-to-Farm ordinance
- Efforts on:
 - Permit Streamlining
 - Agricultural Vehicle Movement
 - Labor Housing
 - Education and Promotion

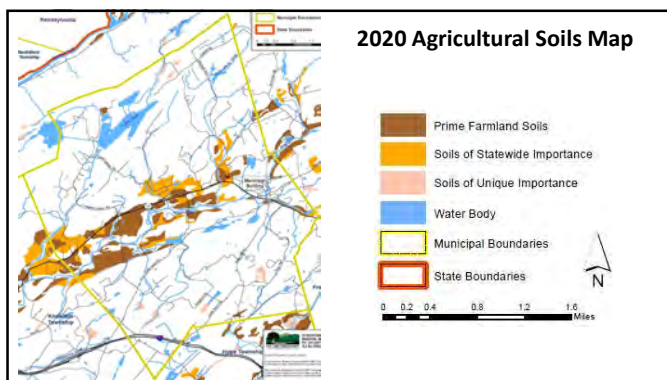


Race Farm

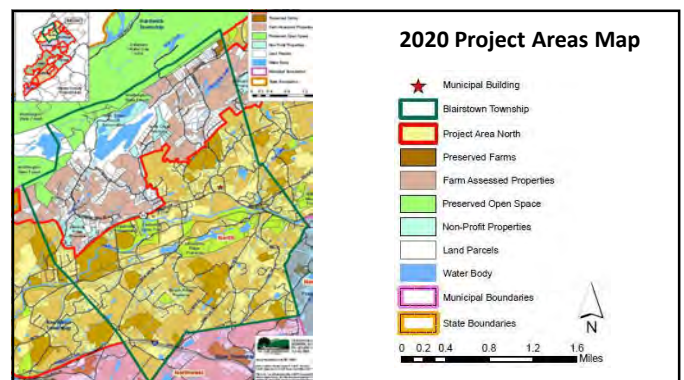
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16

Thank You

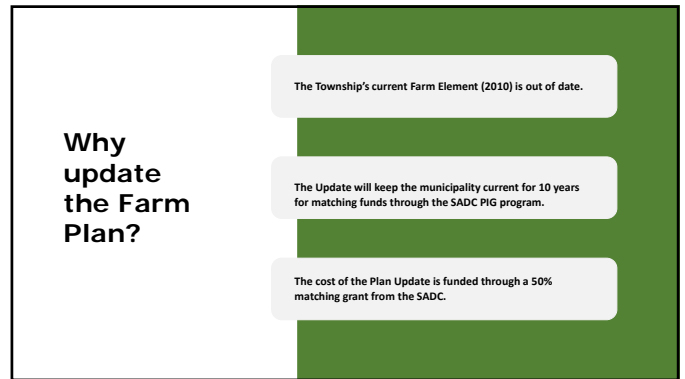


Barbara Heskins Davis, PP, AICP
 The Land Conservancy of New Jersey
 Email: bhdavis@tlc-nj.org
 Phone: (973) 985-1762 (mobile)

17



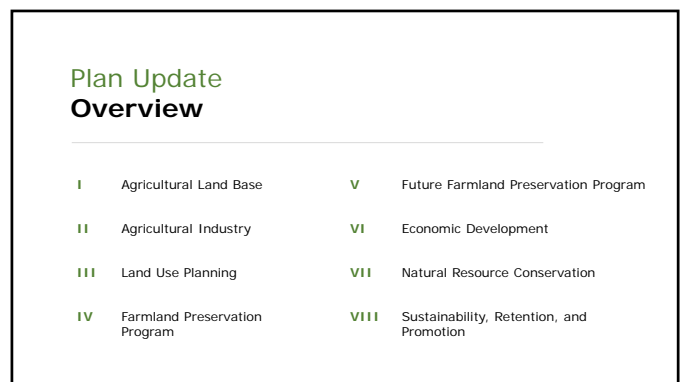
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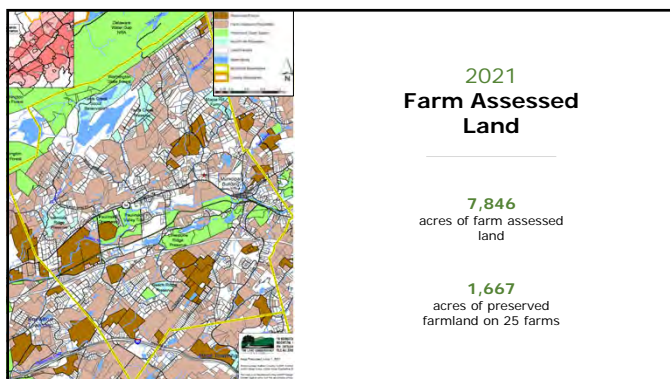
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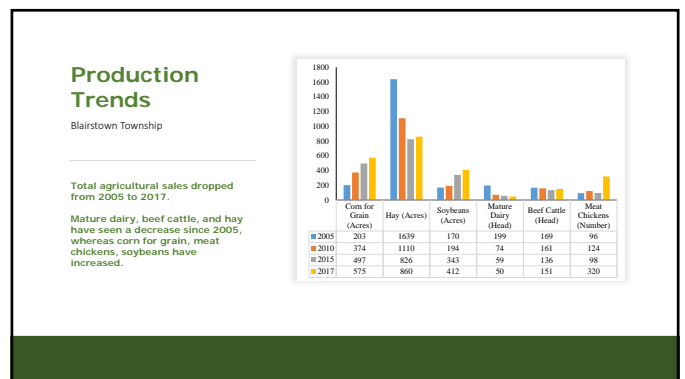
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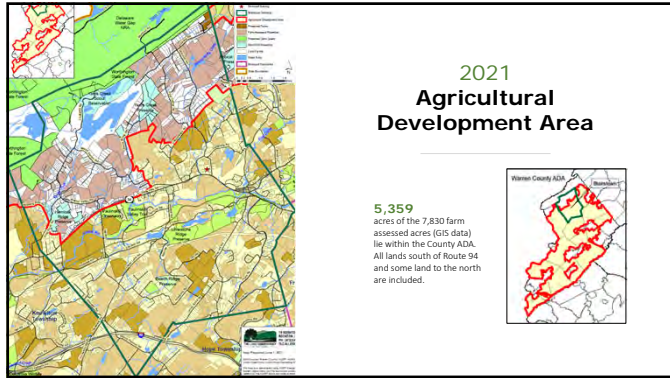
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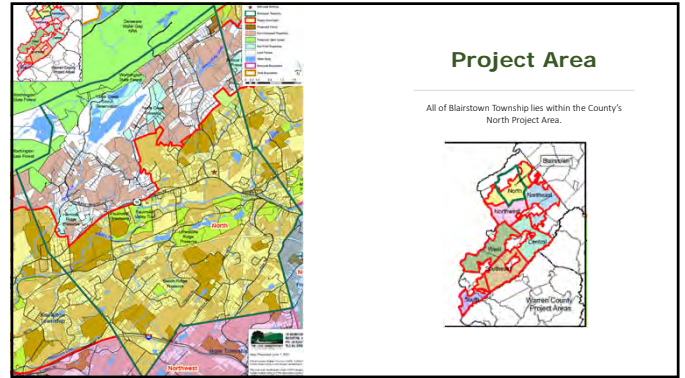
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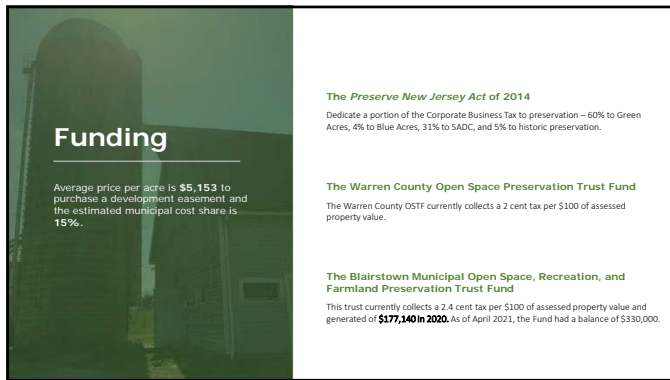
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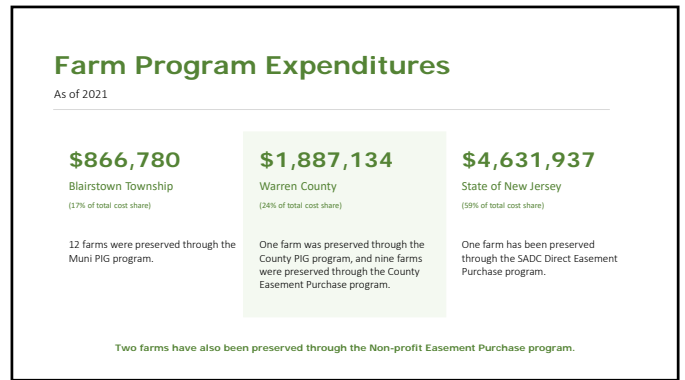
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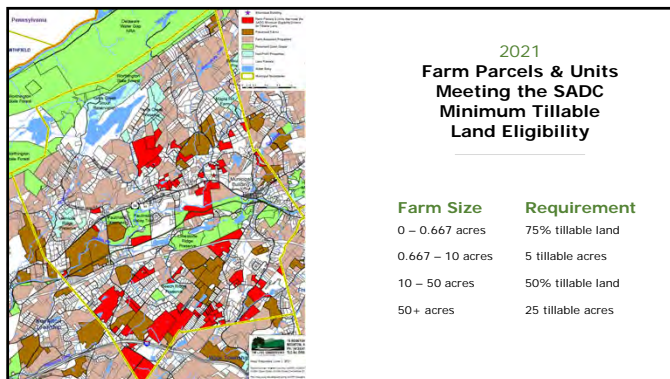
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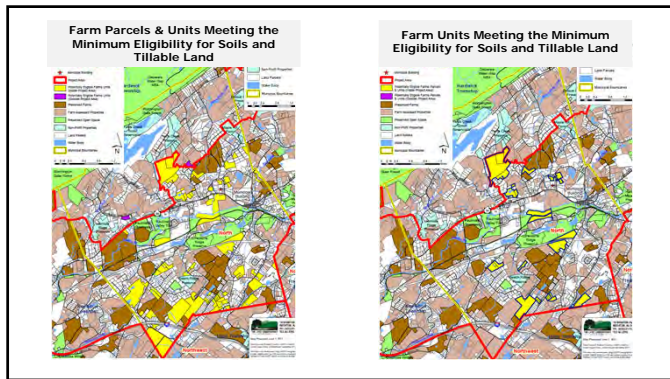
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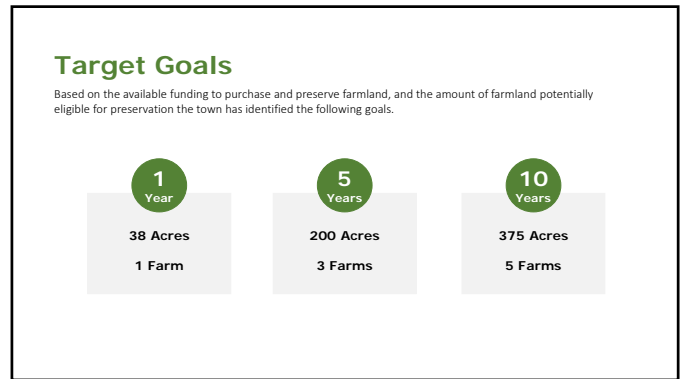
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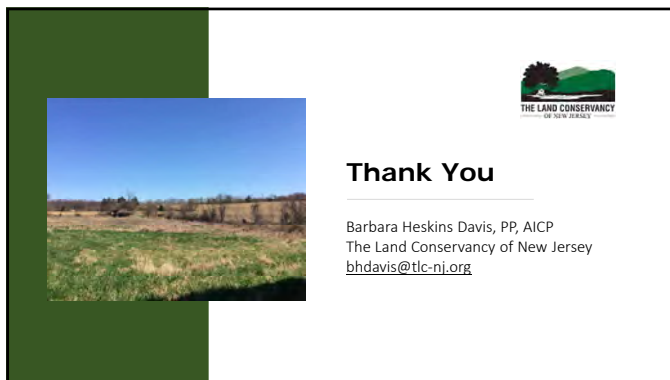
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13



14



15

Agricultural Businesses Servicing Warren County and Blairstown Township

Sources: SADC Green Pages

Equipment

Central Jersey Equipment
228 State Rt 94
Columbia, NJ 07832
Warren County
(908) 362-6916

Everitt Equipment LLC
258 County Rd 579
Ringoes, NJ 08551
Hunterdon County
(908) 782-5082
<http://www.everittequipment.com/>

Powerco, Inc
12 NJ-173
Clinton, NJ 08809
Hunterdon County
(908) 735-2149
<https://www.powercoinc.com/>

Smith Tractor & Equipment, Inc
115 NJ-31
Washington, NJ 07882
Warren County
(908) 689-7900
<https://www.smithtractorandequipment.com/>

Seed

Growmark FS
60 Lehigh Ave
Bloomsbury, NJ 08804
Hunterdon County
(908) 479-4500

Nutrien Ag Solutions
127 Perryville Rd
Pittstown, NJ 08867
Hunterdon County
(908) 735-5545

Garden State Heirloom Seed Society
82 Delaware Rd
Columbia, NJ 07832
Warren County
(973) 475-2730

Animal Feed

Blairstown Ace
2 Bridge St
Blairstown, NJ 07825
Warren County
(908) 362-6177

Morristown Agway Store
176 Ridgedale Ave
Morristown, NJ 07960
Morris County
(973) 538-3232
<https://morristownagway.com/>

Sergeantsville Country Store
735 Route 523
Sergeantsville, NJ 08557 Hunterdon County
(609) 397-0807
<https://sergeantsvillegrainandfeed.com/>

Tractor Supply Company
128 NJ-94 #9
Blairstown, NJ 07825
Warren County
(908) 362-0082
<https://www.tractorsupply.com/>

Tractor Supply Company
293 US Hwy 206, Unit 15A
Flanders, NJ 07836
Morris County
(973) 252-2925

Tractor Supply Company
144 Hwy 202/31 North
Ringoes, NJ 08551
Hunterdon County
(908) 284-2021

Tractor Supply Company
775 NJ-23
Sussex, NJ 07461
Sussex County
(973) 875-7087

Tractor Supply Company
398 Rte 57 West 4
Washington, NJ 07882
Warren County
(908) 689-3202

Dover Pet Shop
112 E Blackwell St
Dover, NJ 07801
Morris County
(973) 361-2322

Ise Feed
110 Good Springs Rd
Stewartsville, NJ 08886
Warren County
(908) 859-8424

Mike's Feed Farm
90 Hamburg Turnpike
Riverdale, NJ 07457
Morris County
(973) 839-7747
<https://www.mikesfeedfarm.com/>

New Village Farms
11 Stewartsville Rd
Stewartsville, NJ 08886
Warren County
(908) 859-3381

Outlaw Outfitters
530 US-206
Newton, NJ 07860
(844) 780-3261
Sussex County
<https://outlawtack.com/>

Penwell Mills
448 Penwell Rd
Port Murray, NJ 07865
Warren County
(908) 689-3725

The Tack Room
367 Pittstown Rd
Pittstown, NJ 08867
Hunterdon County
(908) 730-8388

Schaefer Farms
1051 County Rd 523
Flemington, NJ 08822
Hunterdon County
<http://www.schaeferfarms.com/>

Delaware Valley Feed and Farm Supply
1133A NJ-12
Frenchtown, NJ 08825
Hunterdon County
(908) 628-3550

Deer Run Hay Company
110 Amwell Rd
Flemington, NJ 08822
Hunterdon County
(732) 904-5137

Brodhecker Farm, LLC
2 Branchville-Lawson
Newton, NJ 07860
Sussex County
(973) 383-3592
<https://brodheckerfarm.com/>

Slaughterhouses
A&M Packing LLC
268 Newton-Swartwood Rd
Newton, NJ 07860
Sussex County
(873) 383-4291

Seugling Meat Packing Inc.
9 Mandeville Ave
Pequannock, NJ 07440
Morris County
(973) 694-3156

V Roche Butcher Shop
9 High St
Whitehouse Station, NJ 08889
Hunterdon County
(908) 534-2006

Green Village Packing Co.
68 Britten Rd
Green Village, NJ 07935
Morris County
(973) 377-0875
<https://greenvillagepacking.com/>

Louie Chiu Slaughterhouse
40 Montana Rd
New Village, NJ 08886
Warren County
(908) 859-6635

Livestock Supplies

Ackerman & Sons Livestock Hauling LLC
932 Maple Ave
Stillwater, NJ 07875
Sussex County
(973) 383-4240

Construction & Concrete

Morton Buildings
512 State Rt 57
Phillipsburg, NJ 08865
Warren County
(908) 454-7900
<https://mortonbuildings.com/phillipsburg-nj>

Fine Woodworking
606 Rt 519
Sussex, NJ 07461
Sussex County
(973) 875-8779

County Concrete Corp.
50 Railroad Ave
Kenvil, NJ 07847
Sussex County
(973) 584-7122
<https://www.countyconcretenj.com/>

Lentini Ready Mix, Inc.
217 Limecrest Rd
Newton, NJ 07860
Sussex County
(973) 300-4146

SCC Concrete, Inc.
1051 River Rd
Phillipsburg, NJ 08865
Warren County
(908) 859-2172
<https://www.sccconcreteinc.com/>

Sparta Redi-Mix
33 Demarest Rd
Sparta, NJ 07871
Sussex County
(888) 383-4651
<https://www.spartaredimix.com/>

Flemington Precast & Supply, LLC
18 Allen St
Flemington, NJ 08822
Hunterdon County
(908) 782-3246
<https://www.flemingtonprecast.com>

Franklin Precast
95 Scott Rd
Franklin, NJ 07416
Warren County (973) 827-7563
<https://www.franklinprecast.com/>

Precast Manufacturing Co.
187 Stryker's Rd
Phillipsburg, NJ 08865
Warren County
(908) 454-2122
<https://www.precastmfgco.com/>

B&B Concrete Co.
811 Rt 57
Stewartsville, NJ 08886
Warren County
(908) 454-1622
<http://www.bakermason.com/>

Donald Baker Mason Contractors, Inc.
188 Thatcher Hill Rd
Flemington, NJ 08822
Warren County
(908) 782-2115
<http://www.bakermason.com/>

JM Lenze Construction
69 Upper North Shore Rd
Branchville, NJ 07826
Sussex County
(937) 948-5491

SMB Construction
73 Mercer St
Phillipsburg, NJ 08865
Warren County
(908) 454-9530

William R. Hunt Stonework & Masonry, LLC
PO Box 346
Whitehouse Station, NJ
Hunterdon County
(908) 534-2194

Bill Wroblewski, LLC
5 Whitehall Rd
Andover, NJ 07821
Sussex County
(973) 347-3888

Brad Lauyer Masonry Contractor, LLC
611 Main St
Pattensburg, NJ 08802
Hunterdon County
(908) 735-0875

A.A. Matulay
PO Box, 539 70 Rt 202
Ringoes, NJ 08551
Hunterdon County
(908) 782-7666

Well Drilling

Samuel Stothoff Co., Inc.
PO Box, 59 Rt 31
Flemington, NJ 08822
Hunterdon County
(908) 782-2116
<https://www.stothoffwellwater.com/>

Colaluce Well & Pump Service
2293 Rt 57
Washington, NJ 07882
Warren County
(908) 454-8008
<https://www.colalucewell.com/>

Dan Ballentine Well Drilling, Inc.
PO Box 178, Port Murray Rd
Port Murray, NJ 07865
Warren County
(908) 689-7666
<https://www.ballentinedrilling.com/>

Site Work Contractors

Apgar Brothers Excavating Co.
PO Box 91
Whitehouse Station, NJ 08889
Hunterdon County
(903) 303-9758

Harrington Contractors
50 Parker Pd
Chester, NJ 07930
Morris County
(908) 879-7500
<http://www.harringtoncontractors.com>

KOR Companies
1 Greenwood Place
Flemington, NJ 08822
Hunterdon County
(908) 284-2272

Charles T. Matarazzo Excavating & Masonry, LLC
1024 Route 173
Asbury, NJ 08802
Warren County
(908) 479-2025

John P. Martin Excavating, LLC
112 Ferry Rd
Flemington, NJ 08822
(908) 782-2512
Hunterdon County
<https://www.jpmartinexcavating.com>

A.S. Milkowski & Sons Contracting
249 Rocky Run Rd
Glen Gardner, NJ 08826
Hunterdon County
(908) 537-2590

Rick Mueller Excavating, Inc.
31 Rick Rd Milford, NJ 08848
Hunterdon County
(908) 996-3031

S Snook Excavating, Inc.
150 Pelltown Rd
Lafayette, NJ 07848
Sussex County
(973) 875-5754

Wantage Excavating Co.
137 Holland Rd
Sussex, NJ 07461
Sussex County
(973) 875-5670
<https://www.wantageexcavating.com/>

Willever Excavating
200 Creek Rd
Phillipsburg, NJ 08865
Warren County
(908) 454-6242

Bill Wroblewski, LLC
5 Whitehall Rd
Andover, NJ 07821
Sussex County
(973) 347-3888

Petersen Excavating
273 Mt. Lake Rd
Belvidere, NJ 07823
Warren County
(908) 637-8531

Earthway Excavating
16 Greengate Rd
Lebanon, NJ 08833
Hunterdon County
(908) 534-4343

William R. Hunt Stonework & Masonry
PO Box 346
Whitehouse Station, NJ 08889
Hunterdon County
(908) 534-2194

The Viersma Companies
PO Box 224, Airport Rd
Allamuch, NJ 07820
Warren County
(908) 852-0552
<https://www.viersma.com>

Richard Pfauth, Jr. & Son
239 Halls Mill Rd
Lebanon, NJ 08833
Hunterdon County
(908) 534-2535

John Peach Excavating
PO Box 78, Pleasant Grove Rd
Schooleys Mountain, NJ 07870
Morris County
(908) 852-5875

William H. Wilson Contracting Co., Inc.
210 Houses Corner Rd
Sparta, NJ 07871
Sussex County
(973) 579-5353

D&V Construction Co.
83 Good Springs Rd
Asbury, NJ 08802
Warren County
(908) 479-6911

A. Mokros Backhoe Service, Inc.
17 Lynnbrook Dr
Lambertville, NJ 08530
Hunterdon County
(609) 737-8311

Razz Construction
79 Sky Manor Rd
Pittstown, NJ 08867
Hunterdon County
(908) 996-3298

Ravcon Construction Group LLC
PO Box 1098
Whitehouse, NJ 08889
Hunterdon County
(908) 482-7037
<https://www.ravcon.us/>

Paul W. Steinbeiser Landscape
718 County Rd 519
Frenchtown, NJ 08825
Hunterdon County
(908) 996-6609
<https://www.pwsteinbeiser.com/>

Fence Installation

Farmette Services
67 Henry Rd
Newton, NJ 07860
Sussex County
(973) 300-0103

Hunt's Fencing
567 Rt 94
Newton, Nj 07860
Sussex County
(973) 383-4426

The Fence Company
3 Hill Hollow Rd
Pittstown, NJ 08867
Hunterdon County
(908) 735-8879

J&M Fence & Sheds
328 Rt 46 West
Great Meadows, NJ 07838
Warren County
(908) 637-8799

Seamless Gutters

Warren Valley Seamless Gutters
17 Ernella Dr
Belvidere, NJ 07823
Warren County
(908) 752-5397

Wayne Johnson & Sons, Inc.
1167 NJ-23
Kinnelon, NJ 07405
Morris County
(201) 838-2358
<https://www.waynejohnsonandsons.net>

NJ Soil Conservation Districts

Upper Delaware Soil Conservation District
51 Main Street, Suite B
Blairstown, NJ 07825
Warren County
(908) 852-2579
<https://upperdelawarescd-nj.com>

NJ County Agricultural Development Boards

Warren County Agricultural Development
Board
500 Mt. Pisgah Ave, PO Box 179
Oxford, NJ 07863
(908) 453-3252
<https://www.co.warren.nj.us/Land%20Preservation%20Dept/CADB.html>

Rutgers

Cooperative Extension of Warren County
165 County Rd 519 South, Suite 102
Belvidere, NJ 07823
(908) 475-6505
<https://warren.njaes.rutgers.edu/>

**United States Department of Agriculture
(USDA) – Farm Service Agency (FSA)**

Hackettstown Service Center
101 Bilby Rd, Suite 1H
Hackettstown, NJ 07840
(908) 852-2576
<https://www.fsa.usda.gov/state-offices/New-Jersey/index>

USDA – Natural Resources Conservation Service (NRCS)

Hackettstown Service Center
101 Bilby Rd, Suite 1H
Hackettstown, NJ 07840
(908) 852-2576
<https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/>

USDA Rural Development

Hackettstown Service Center
101 Bilby Rd, Suite 1H
Hackettstown, NJ 07840
(908) 852-2576
<https://www.rd.usda.gov/nj>

Auctions

Hackettstown Livestock Auction
225 W Stiger St
Hackettstown, NJ 07840
Warren County
(908) 852-0444
<https://www.hackettstownauction.com>

Crop Insurance Agents

Crop Growers, LLC
9 County Rd 618
Lebanon, NJ 08833
Hunterdon County
(800) 234-7012
<https://www.croptgrowers.com/>

Financial Services

Farm Credit East
9 County Road 618
Lebanon, NJ 08833
(908) 782-5215
<https://www.farmcrediteast.com/>

Licensed Foresters

G. Lester Alpaugh
PO Box 211
Stockton, NJ 08559
Hunterdon County
(609) 397-0615

Andrew Bennett
PO Box 790
Lafayette, NJ 07848
Sussex County
(973) 729-7430
<https://www.ridgeandvalleyforest.com/>

Dylan Borger
PO Box 790
Lafayette, NJ 07848
Sussex County (570) 730-1977
<https://www.ridgeandvalleyforest.com/>

Thomas S. Broddle
217 Hickory Corner Rd
Milford, NJ 08848
Hunterdon County
(908) 996-2333

E. Joseph Bruschetta
1178 Bridge Rd
Phillipsburg, NJ 08865
Warren County
(908) 475-8466

Donald Donnelly
650 Jackson Valley Rd
Oxford, NJ 07863
Warren County
(908) 752-2538

Thomas D. Doty
45 Lilac Dr
Flemington, NJ 08822
Hunterdon County
(973) 813-3222

Joseph Dunn
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(908) 309-6611
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Sussex County
(570) 350-5359

Richard S. Wolowicz
4 Maude Lane
Hackettstown, NJ 07840
Warren County
(973) 220-6797

Veterinarians

Dr. Carole Edwards AVCA, CHI, FIAMA
Specialty: Equine
PO Box 232
Frenchtown, NJ 08825
Hunterdon County
(908) 575-7834
<https://www.carole-edwards.com>

Mountain Pointe Equine Veterinary Services
Specialty: Equine
14 Schooleys Mountain Rd
Long Valley, NJ 07853
Morris County
(908) 269-8451
<https://www.mountainpointeequine.com>

Woods End Equine Veterinary Services
Specialty: Equine
67 Rose Morrow Rd
Wantage, NJ 07461
Sussex County
(973) 209-4994
<https://www.woodsendequine.com>

Equihart Veterinary Services
Specialty: Equine
PO Box 215
Califon, NJ 07830
Hunterdon County
(732) 616-6188
<https://www.equiheartvet.com>

Blairstown Township Right to Farm Ordinance and Other Agriculture-Related Code

Chapter 153. Right to Farm

[HISTORY: Adopted by the Township Committee of the Township of Blairstown 10-11-2000 by Ord. No. 2000-11. Amendments noted where applicable.]

GENERAL REFERENCES

Land development — See Ch. 19, § 19-607.

§ 153-1

Title.

This chapter may be known and cited as the "Blairstown Township Right to Farm Ordinance."

§ 153-2

Intent.

The intent of this chapter is to recognize state law regarding the right to farm, such as the Right to Farm Act (N.J.S.A. 4:1C-1 et seq.), and to assure the continuation and expansion of commercial and home agricultural pursuits by encouraging a positive agricultural business climate and protecting the farmer against inappropriate municipal regulations where best management practices are applied and are consistent with relevant federal and state law and nonthreatening to the public health and safety.

§ 153-3

Definitions.

As used in this chapter, the following terms shall have the meanings indicated.

AGRICULTURE

Production for sale of plants and animals useful to man, including but not limited to: forages and sod crops; grains and feed crops; dairy animals and dairy products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, including the breeding, boarding, raising, rehabilitating, training or grazing of any or all of such animals, except that "livestock" shall not include dogs, bees and apiary products; fur animals, trees and forest products (subject to the limitations under N.J.S.A. 54:4-23.3); or when devoted to and meeting the requirements and qualifications for payment and other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government.

COMMERCIAL FARM

A. A farm management unit of no less than five acres producing agricultural or horticultural products worth \$2,500 or more annually and satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964 [N.J.S.A. 54:4-23-1 et seq.]; or

B. A farm management unit less than five acres producing agricultural or horticultural products worth \$50,000 or more annually and otherwise satisfying the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964.

FARM MANAGEMENT UNIT

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

§ 153-4

Permissible activities under agricultural uses.

A. The right to engage in agriculture, as defined herein, shall be permitted in Blairstown Township as permitted by zoning and other land use regulations and as permitted by state law, and it shall be presumed that such uses and activities, and structures in connection therewith, shall not constitute a public or private nuisance, provided that the operation conforms to agricultural

Blairstown Township Right to Farm Ordinance and Other Agriculture-Related Code

management practices recommended by the State Agricultural Development Committee and adopted to the provisions of the Administrative Procedure Act [N.J.S.A. 52:14B-1 et seq.] or whose specific operation or practice has been determined by Warren County Agricultural Development Board to constitute a generally accepted agricultural operation or practice.

B. The owner and operator of a commercial farm, qualifying under N.J.S.A. 4:1C-9 (of the State Right to Farm Act) may engage in all agricultural activities permitted by N.J.S.A. 4:1C-9.

§ 153-5

Notice of farm use.

A. The purchaser of any real estate in Blairstown Township in any zoning district where agriculture is a permitted principal use shall be notified of the importance of our farming community and be provided with a copy of this chapter.

B. The following language shall be included in the deed of any newly subdivided lot in the Township, any part of which is located in any zoning district where agriculture is a permitted principal use:

Grantee is hereby given notice that there is, or may in the future be, farm use near the premises described in this deed, from which may emanate noise, odors, dust and fumes associated with agricultural practices permitted under the "Blairstown Township Right-to-Farm Ordinance."

C. The township will take reasonable steps to make it possible for real estate salespersons to provide notification to prospective purchasers of land in this township, using language similar to the deed notification described just above.

§ 153-6

Construal.

Nothing in this chapter, however, despite any other wording hereof, shall be construed to permit any use of land or structure in any manner contrary to Chapter [19](#), Land Development, of the Code of the Township of Blairstown, as amended, or any future zoning ordinance or regulation of this township, or to permit any use of land or structure, or any activity or conduct, which is contrary to any other ordinance or regulation of the township, including those of its Board of Health, or which is contrary to any other local, county, state or federal statute, law or regulation.

Blairstown Township Right to Farm Ordinance and Other Agriculture-Related Code

Chapter 19. Land Development

§ 19-607. Right to farm.

Editor's Note: See also Ch. [153](#), Right to Farm.

A. Recognition of right. The Township of Blairstown recognizes that the industry of farming is a natural right and that this industry has been the main source of income and occupation since the founding of our republic and state.

B. Where applicable. This right to farm exists throughout the Township of Blairstown where farms are permitted by the provisions of this chapter.

C. Equipment. This right to farm includes all manner and means of physical labor and mechanical equipment now available, including but not limited to irrigation pumps and equipment, aerial and ground seeding and spraying tractors and their attachments, use and application of recognized fertilizers, approved pesticides and approved herbicides.

D. Methods. Farming shall include all recognized methods and types as pertains to the growing of crops and the raising of animals or fowl, throughout the country as a whole.

E. Acceptable practices. The right to farm includes the uses, methods and activities that have been proven effective in the past, that are acceptable in the present and that are considered reasonable and necessary in the industry throughout the country as a whole and which are conducted in accordance with generally accepted agricultural practices.

F. Times. The right to farm and the acceptable practices theretobefore set forth may have to occur on holidays, Sundays, weekends, at night as well as during normal working hours, and such working conditions are recognized as incident to farming.

G. Noise, odors, dust and fumes. It is also recognized that reasonably incident to farming is the creation of noise, odors, dust and fumes, and it is recognized that these incidents of farming are specifically permitted as a part of the right to farm.

H. Inconveniences to public. It is specifically recognized that any inconveniences to the public caused by the above mentioned incidents to farming is more than compensated by the inherent benefits derived from farming, benefits to the public at large by providing wholesome and fresh foods and farm products, to the community as a source of legitimate income and employment, to future generations by the preservation of open space and the benefits to be derived therefrom.

ARTICLE 19-400. Zoning District Regulations

§ 19-402. Exceptions to zoning district regulations.

B. Christmas tree sales. The annual sale of Christmas trees is permitted in all zoning districts between November 15 and December 25, inclusive, provided that all cut trees and other perishables shall be removed and the premises cleared no later than January 16, and provided further that these time restrictions shall not apply to farms which shall be permitted to sell Christmas trees throughout the year.

C. Height limits.

(2) Silos, barns and similar structures on farms are not bound by the height restrictions of this chapter.

§ 19-405. R-5 Single-Family Residential.

[Amended 8-9-2000 by Ord. No. 2000-06; 4-4-2001 by Ord. No. 2001-03]

A. Principal permitted uses on the land and in buildings.

Blairstown Township Right to Farm Ordinance and Other Agriculture-Related Code

(2) Farms, provided that the farm use itself shall have a minimum lot size of five (5) acres and provided further that a farm may have a single-family detached dwelling situated thereon only if the farm is at least six (6) acres in size. Moreover, any single-family dwelling situated on a farm shall be subject to the requirements specified for detached dwellings within the R-5 Single-Family Residential Zoning District, except that the minimum lot size requirement of five (5) acres shall not apply to detached dwellings situated on farms.

B. Accessory uses permitted.

(4) Structures incidental to a farm such as barns and packing, grading and storage buildings for produce raised on the premises; fences; buildings for the keeping of permitted poultry and livestock; and garages for the keeping and maintaining of trucks and other equipment used in farm operations are permitted when accessory to a permitted farm use, provided that any building which is accessory to a farm shall be set back from any property line at least twice the distance of the height of the accessory building or one hundred feet (100'), whichever is less.

(5) Farm stands in accordance with the definition of "farm stand" in § 19-203 of this chapter, provided that there shall be only one (1) stand per farm, provided that the stand is set back a minimum of fifty feet (50') from any street line and property line, and provided that minor site plan approval is obtained from the Planning Board.

(13) Housing for seasonal agricultural workers as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)

E. Off-street parking

(5) Parking of large vehicles on residential properties: In addition to other smaller vehicles, including both commercial and noncommercial vehicles, which are owned and/or used by a resident on the premises and which may be parked outside on a residential property, up to one (1) large vehicle may be regularly parked outdoors on any residential lot, except and in accordance with the following:

- (a) These provisions shall not be deemed to limit the number or size of vehicles used on a farm or to limit construction equipment which is used on a property for construction

§ 19-406. VR Village Residential.

A. Principal permitted uses on the land and in buildings.

(3) Farms, provided that the farm use itself shall have a minimum lot size of five (5) acre and provided further that a farm may have a single-family detached dwelling situated thereon only if the farm is at least six (6) acres in size. Moreover, any single-family dwelling situated on a farm shall be subject to the requirements specified for detached dwellings within the VR Village Residential Zoning District, except that the minimum lot size requirements specified for the VR Zoning District shall not apply to detached dwellings situated on farms.

B. Accessory uses permitted.

(4) Structures incidental to a farm such as barns and packing, grading and storage buildings for produce raised on the premises; fences; buildings for the keeping of permitted poultry and livestock; and garages for the keeping and maintaining of trucks and other equipment used in farm operations are permitted when accessory to a permitted farm use, provided that any building which is accessory to a farm shall be set back from any property

Blairstown Township Right to Farm Ordinance and Other Agriculture-Related Code

line at least twice the distance of the height of the accessory building or one hundred feet (100'), whichever is less.

(5) Farm stands in accordance with the definition of "farm stand" in § 19-203 of this chapter, provided that there shall be only one (1) stand per farm, provided that the stand is set back a minimum of fifty feet (50') from any street line and property line, and provided that minor site plan approval is obtained from the Planning Board.

9) Residential agriculture. (See § 19-203 for definition.)

(13) Housing for seasonal agricultural workers as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)

§ 19-407. VN Village Neighborhood.

B. Accessory uses permitted.

(7) Residential agriculture. (See § 19-203 for definition).

§ 19-408. HC Highway Commercial.

A. Principal permitted uses on the land and in buildings in the HC-1 Zoning District.

15) Farms.

§ 19-409. PRO Professional and Research Office.

A. Principal permitted uses on the land and in buildings.

[Amended 4-4-2001 by Ord. No. 2001-03; 10-19-2005 by Ord. No. 2005-16]

(1) Farms, provided that the farm use itself shall have a minimum lot size of five (5) acres and provided further that a farm may have a single-family detached dwelling situated thereon only if the farm is at least six (6) acres in size. Moreover, any single-family dwelling situated on a farm shall be subject to the requirements specified for detached dwellings within the R-5 Single-Family Residential Zoning District, except that the minimum lot size requirement of five (5) acres shall not apply to detached dwellings situated on farms.

B. Accessory uses permitted.

(9) Structures incidental to a farm such as barns and packing, grading and storage buildings for produce raised on the premises; fences; buildings for the keeping of permitted poultry and livestock; and garages for the keeping and maintaining of trucks and other equipment used in farm operations are permitted when accessory to a permitted farm use, provided that any building which is accessory to a farm shall be set back from any property line at least twice the distance of the height of the accessory building or one hundred feet (100'), whichever is less.

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§ 19-410. GCI General Commercial and Industrial.

A. Principal permitted uses on the land and in buildings.

[Amended 12-30-1998 by Ord. No. 98-18; 4-4-2001 by Ord. No. 2001-03; 10-19-2005 by Ord. No. 2005-16]

(1) Farms, provided that the farm use itself shall have a minimum lot size of five (5) acres and provided further that a farm may have a single-family detached dwelling situated thereon only if the farm is at least six (6) acres in size. Moreover, any single-family dwelling situated on a farm shall be subject to the requirements specified for detached dwellings within the R-5 Single-Family Residential Zoning District, except that the minimum lot size requirement of five (5) acres shall not apply to detached dwellings situated on farms.

(2) Agricultural support uses, including, but not limited to, feed and supply stores. Slaughterhouses, feed lots, and similar uses are specifically prohibited.

B. Accessory uses permitted.

(10) Structures incidental to a farm such as barns and packing, grading and storage buildings for produce raised on the premises; fences; buildings for the keeping of permitted poultry and livestock; and garages for the keeping and maintaining of trucks and other equipment used in farm operations are permitted when accessory to a permitted farm use, provided that any building which is accessory to a farm shall be set back from any property line at least twice the distance of the height of the accessory building or one hundred feet (100'), whichever is less.

§ 19-411. CC Community Commercial.

[Added 10-19-2005 by Ord. No. 2005-16]

A. Principal permitted uses on the land and buildings.

(13) Farms as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)

19-505. Fences and walls.

These provisions specifically do not apply to farms, public purpose uses, and permitted public and private recreation areas within the Township of Blairstown [farm fences shall not require any permits, are exempt from height requirements]

19-516. Signs.

A. General prohibitions.

(2) No billboards shall be erected or replaced, except that farms shall be permitted to erect unlighted wood signs off site from the farm to advertise the sale of seasonal agricultural products grown on the farm, provided that each such sign shall not exceed twenty (20) square feet in area;

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§ 19-601. Conditional uses.

I. Housing for seasonal agricultural workers. Housing for seasonal agricultural workers is permitted as a conditional accessory use on farms within the R-5 Single-Family Residential District in accordance with the following conditions and standards:

[Amended 4-4-2001 by Ord. No. 2001-03]

- (1) For the purposes of this chapter, and corresponding to the definition of "migrant agricultural worker" under the Migrant and Seasonal Agricultural Worker Protection Act of 1983, a "seasonal agricultural worker" means an individual who is employed in agricultural employment of a seasonal or other temporary nature, and who is required to be absent overnight from his or her permanent place of residence.
- (2) The buildings housing seasonal agricultural workers shall be located only on farms at least seven (7) acres in size which meet the requirements of the New Jersey Farmland Assessment Law, Editor's Note: See N.J.S.A. 54:4-23.1 et seq. and the workers shall be for the farmer's own use only.
- (3) The buildings housing seasonal agricultural workers shall be designed for temporary occupancy for the number of workers involved.
 - (a) The buildings may include dormitory space with common living facilities and should include heating for the working season only; and
 - (b) The buildings should include furnishings and equipment for temporary, rather than year-round use.
- (4) The applicant must indicate to the Board's satisfaction how the number of workers to be housed relates to his/her farming operation and how the proposed living facilities will be utilized.
- (5) After the initial occupancy of the building(s) housing the seasonal agricultural workers, the farmer shall report to the Township Zoning Officer each time a seasonal occupancy begins and each time it ends.
- (6) Housing for seasonal agricultural workers shall not include housing regularly provided on a commercial basis to the general public, or housing which is provided to any seasonal worker which is of the same character and which is provided on the same or comparable terms as otherwise provided to the general public.
- (7) Buildings housing seasonal agricultural workers shall meet all the bulk and setback requirements required for single-family detached dwellings in the R-5 Zoning District.
- (8) Paved off-street parking facilities are not required for seasonal agricultural workers, but appropriate driveway and stable earth or gravel for parking facilities shall be provided for the worker's automobiles.
- (9) The standards for the housing sites, including water supply; excreta and liquid waste disposal; housing; screening; heating; toilets; bathing; laundry, handwashing, cooking and

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eating facilities; garbage and other refuse disposal; insect and rodent control; sleeping facilities; and fire, safety and first aid all shall be as specified in Subpart E, Housing for Agricultural Workers, published by the United States Department of Labor, Employment and Training Administration, 20 CFR Part 654, dated March 24, 1980, as may be amended from time to time.

§ 19-611. Solar energy systems.

[Added 5-14-2008 by Ord. No. 2008-02]

A. The purpose of this section is to provide an opportunity for solar energy systems to be a permitted conditional use in certain residential and nonresidential zones while substantially minimizing the adverse visual impact that solar energy systems may create on abutting properties.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

SOLAR ENERGY SYSTEM

A system which converts solar energy to usable thermal, mechanical, or electrical energy to meet all or a significant portion of a dwelling or nonresidential energy requirements. The primary application of a solar energy system is the conversion of solar radiation to thermal energy to meet all or a part of a dwelling or nonresidential heating and hot water requirements. The conversion may be accomplished by solar radiation absorbed by a transport medium and distributed to a point of use. An auxiliary energy system may be employed to supplement the output provided by the solar energy system and to provide for the total energy demand should the solar energy system become inoperable.

C. Siting standards.

3) Agricultural.

(a) Roof line. Installation of solar energy collection systems shall be permitted on the roof lines of single-family residential units in the same manner as contained in Subsection C(1)(a) hereinbefore.

(b) Ground.

[1] Installation of solar energy collection systems on agricultural structures shall be permitted in a manner consistent with single-family residential units on agricultural lots as indicated in Subsection C3(a) above.

[2] Installation of solar energy collection systems on agricultural lots other than on farm structures shall be permitted. All installation shall be subject to an appropriate natural buffer that will block the view of said system from abutting property owners. All such installations shall be subject to the issuance of a zoning permit.

(c) Architectural considerations. Exposed hardware, frames, supporting structures, and piping shall be finished in nonreflective surfaces and consistent with the color scheme of the principal single-family residence or the nearest abutting agricultural building.

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§ 19-203. Definitions and descriptions.

FARM STAND

An accessory building to a farm located on the farm property for the purpose of selling the products of the subject farm and which is open for business not more than nine (9) months of every year. If goods or produce are offered for sale other than the products of the subject farm, not more than fifty percent (50%) of the areas of the farm stand or an area equivalent to the space within the farm stand used for the sale of the products from the subject farm, whichever is less, shall be used for the sale of such other goods or produce.

RESIDENTIAL AGRICULTURE

The growing and harvesting of plant life and the keeping of nonhousehold animals for the enjoyment of the residents on the property and not for commercial purposes, provided the following:

- A. A lot of at least two (2) acres in size is required for the keeping of one (1) nonhousehold animal;
- B. One (1) additional acre of land is required for each of up to three (3) additional nonhousehold animals; and
- C. One-half (1/2) additional acre of land is required for each additional nonhousehold animal thereafter.

Inventory Tables

Inventory Table 1. Farm Assessed Property in Blairstown Township

Inventory Table 2. Targeted Farms and Farm Units in Blairstown Township

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

					Farm Parcel*		Farm Unit**	
Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)	Acres (GIS)	Farm Unit
1901	25	3B	35 BELCHER ROAD	37 BELCHER ROAD, LLC	13.75	15.53	33.95	1
1901	30.01	3B	37 BELCHER RD	37 BELCHER ROAD, LLC	19.55	18.42		
2003	31	3B	7 HELLER HILL ROADD	AGENS, WALTER & DEBORAH	9.83	15.71		
2101	1.03	3B	97 HOPE ROAD	ALBANO, MARSHA & THOMAS	7.62	7.77		
801	4	3B	OFF FOUR CORNERS ROAD	ANDRE, NANCY	21.20	20.53	51.51	2
801	5	3B	31 FOUR CORNERS ROAD	ANDRE, NANCY	28.66	30.98		
601	11.01	3B	8 ELM ROAD	APGAR, LAWRENCE & GLORIA	5.13	5.52		
601	6.11	3B	1 ARENA LANE	ARENA FRANCIS P & ADELE	6.89	5.81	29.11	3
601	7	3B	70 WALNUT VALLEY ROAD	ARENA, FRANCES P.	19.00	18.23		
601	6.10	3B	2 ARENA LANE	ARENA, FRANCIS P. & ADELE	6.05	5.06		
403	2	3B	4 GREEN TREE	ARENA, FRANCIS P	1.03	1.00		
202	5.03	3B	67 FOUR CORNERS ROAD	BACKER, DONALD C & ELOISE	13.88	13.97		
401	28	3B	OLD SMITH ROAD	BAIER,GEORGE C III & SUSAN J & JEFF	32.56	34.90		
1802	15	3B	40 BELCHER ROAD	BAILEY, NEIL	33.29	34.84		
1701	13.01	3B	27 FRONTAGE ROAD	BARAN, FRANK & IRENE	151.80	156.58		
1402	15	3B	107 ROUTE 94	BASILE, CHARLES & CYNTHIA	60.43	70.22		
1802	1	3B	147 CEDAR LAKE ROAD	BASILE, JAMES T TRSTEE BASILE TRST	33.75	37.97		
401	24	3B	24 WISHING WELL ROAD	BAUDER, HARRY C	40.26	34.59		
601	5.01	3B	2 BAUER DRIVE	BAUER FARMS, LLC	15.00	16.40		
301	10.11	3B	1-A MOUNTAIN TERRACE	BAUER, FREDERICK J	5.70	9.20		
301	8.02	3B	107 WALNUT VALLEY ROAD	BAUER, FREDERICK J	10.73	11.86		
102	14	3A	133 MOHICAN ROAD	BELTON, STEVEN H & KATHLEEN	1.00	17.76		
2203	6.15	3B	92 HELLER HILL ROAD	BENNETT GARY G & SUSAN A	5.00	8.92		
803	9.12	3B	8 CHERRY TREE LANE	BENNETT, JR, DAVID A & JESSICA	6.00	7.28		
101	10.24	3B	GLEN VIEW LANE	BLACK, HELEN	7.27	7.42		
1402	11	3B	63 ROUTE 94	BLAIR ACADEMY	-	89.71		
901	3.01	3B	10 MAPLE LANE	BLAIR ACADEMY	32.96	31.31		
905	4	3B	CEDARVILLE ROAD	BLAIR ACADEMY	22.66	22.41	110.88	4
906	7	3B	KALMIA ROAD	BLAIR ACADEMY	86.02	88.47		
601	47	3B	41 MT VERNON ROAD	BOND, BRIAN S	10.70	11.09		
601	62	3B	98 WALNUT VALLEY ROAD	BRINK, JACK	16.80	15.62		
801	7.01	3B	21 FOUR CORNERS ROAD	BUECHEL, LINDA S.	12.08	9.30		
1701	18.01	3B	UNION BRICK ROAD	CAMPGAW CLUB, L.L.C. C/O SCHWARTZ	118.55	114.72	116.81	5
1701	18.02	3B	72 HOAGLAND ROAD	CAMPGAW CLUB, L.L.C. C/O SCHWARTZ	2.06	2.08		
1802	13	3B	98 BELCHER RD	CARISTI, JOSEPH & ANNE	51.44	50.79		
2003	6.01	3A	69 HELLER HILL ROAD	CARMO, JOAO	-	19.79		
601	57.02	3A	81 MT VERNON ROAD	CARNES, PATRICK D JR & CLAUDIA E	1.00	6.79		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

					Farm Parcel*		Farm Unit**	
Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)	Acres (GIS)	Farm Unit
2001	10	3B	22 HOPE ROAD	CASCELLI, PATRICIA K	1.84	1.48	9.48	6
2001	5	3B	10 HOPE ROAD	CASCELLI, PATRICIA K	7.79	8.00		
1701	2.07	3B	30 HOAGLAND ROAD	CASEY BRIAN W & ALICIA M	19.61	20.67		
2002	31	3B	6 ALEXANDER LANE	CASTELLUCCI, ROBERT M & ARLENE	7.79	8.30		
803	7.02	3B	5 MAPLE LANE	CASTELLUCCI, STEVEN P & ROBERT S	6.04	5.64		
101	6	3B	78 GAISLER ROAD	CASTONGUAY, JOHN & AGNES	8.26	8.24	33.25	7
103	3.02	3B	61 GAISLER ROAD	CASTONGUAY, JOHN & AGNES	12.22	10.34		
103	6	3B	67 GAISLER ROAD	CASTONGUAY, JOHN & AGNES	13.15	14.67		
601	17.01	3B	20 WALNUT VALLEY ROAD	CHAMMINGS, BARBARA	9.69	63.27		
1803	4.09	3B	32 UNION BRICK ROAD	CHARNER JOANN	9.00	11.38		
1601	5	3B	21 SAND HILL ROAD	CHAYKA, ROBERT	31.06	32.17		
101	5.12	3B	12 LAUREL WOODS DRIVE	CHIAPPINI, NANCY LYDIA	6.41	5.17	9.74	8
101	9	3B	60 GAISLER ROAD	CHIAPPINI, NANCY LYDIA	3.04	4.23		
103	2	3A	51 GAISLER ROAD	CHIAPPINI, NANCY LYDIA	-	0.34		
702	24.19	3B	11 FARM VALLEY LANE	CHIARELLO, PAMELA & SANDRA	6.03	8.63	22.64	9
702	24.20	3B	10 FARM VALLEY LANE	CHIARELLO, PAMELA & SANDRA	15.81	14.02		
2002	25	3B	39 HOPE ROAD	CHOUDHRY, JASON, ANNE & TANYA K	18.00	18.30		
1802	4	3B	173 CEDAR LAKE ROAD	CHRISTIAN, MARILYN & BRICE	24.23	23.74	43.42	10
1802	4.04	3B	CEDAR LAKE ROAD	CHRISTIAN, MARILYN & BRICE	15.31	14.71		
1802	4.05	3B	CEDAR LAKE ROAD	CHRISTIAN, MARILYN & BRICE	5.00	4.97		
801	1	3B	OFF FOUR CORNERS ROAD	CLARK, JOHN & SUZANNE	12.09	11.81	20.49	11
801	2.01	3B	OFF FOUR CORNERS ROAD	CLARK, JOHN & SUZANNE	9.16	8.68		
401	7.11	3B	20 SMITH ROAD	CLARK, KEITH L	6.30	7.99		
2204	2.02	3B	84 UNION BRICK ROAD	CLIFFSIDE ESTATES LLC	6.00	6.76	10.79	12
2204	2.14	3B	86 UNION BRICK ROAD	CLIFFSIDE ESTATES LLC	3.00	4.03		
102	1.03	3A	3 SHANNON LANE	COLE, FRANK	1.00	6.41		
601	14.09	3B	6 DOGWOOD ROAD	COOK, FRANK H & SHARON A	10.78	13.05		
802	11	3B	73 MOHICAN ROAD	COSTANZO, CHRISTOPHER TRUSTEE	5.00	5.36	18.29	13
802	13.02	3B	77 MOHICAN ROAD	COSTANZO, CHRISTOPHER TRUSTEE	10.40	11.38		
802	4	3B	OFF FOUR CORNERS ROAD	COSTANZO, CHRISTOPHER TRUSTEE	2.00	1.55		
1101	23	3B	35 EAST CRISMAN ROAD	CULLEN, CAMILLE F	11.76	13.63		
2003	9.01	3B	12 UNION BRICK ROAD	CULLEN, MICHAEL E & LAURA J	41.00	40.70		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

					Farm Parcel*		Farm Unit**	
Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)	Acres (GIS)	Farm Unit
902	4.01	3B	40 COBBLEWOOD ROAD	CULLEN, MICHAEL E & LAURA J	2.00	4.37	24.41	14
902	4.02	3B	44 COBBLEWOOD ROAD	CULLEN, MICHAEL E & LAURA J	19.74	20.04		
2002	8.03	3B	28 CAMP WASIGAN ROAD	CZIGLER, FRANK & LAURA	44.14	42.29	47.69	15
2002	8.06	3B	28A CAMP WASIGAN ROAD	CZIGLER, FRANK & LAURA	6.04	5.39		
1704	1.01	3B	10 DEAN ROAD	DEAN, IRVIN W & ADONIS A	87.17	87.19		
1901	35	3B	20 DRY ROAD	DEBLOCK SIDNEY & PHEBE M	47.84	48.14		
601	20	3B	4 BIRCH ROAD	DELODZIA, MARK	28.10	28.60		
1708	4.01	3B	102 MT HERMON ROAD	DELORENZO, JAMES A	7.64	7.03		
2101	4.01	3B	127 ROUTE 521	DEUTSCHE BANK %OCWEN LOAN SERVICING	58.07	59.32		
2005	2.01	3B	10 EAST CRISMAN ROAD	DIBARTOLO, WILLIAM A & AMY C	1.27	1.49		
701	4.06	3B	66 MT. VERNON ROAD	DIORIO RICHARD & KATHERINE	26.91	29.56		
2102	9	3B	SILVER LAKE ROAD	DONOHUE, ELSIE	44.85	44.28		
102	13.08	3B	111 MOHICAN ROAD	DOUGLAS, YVONNE & CARRIGAN, JOHN	11.73	8.45		
202	3.01	3B	57 FOUR CORNERS ROAD	DUKIN, ROBERT M & JULIA A	20.34	23.56		
1301	1	3B	68 MILLBROOK ROAD	ENG MARY J	14.15	13.66		
202	22	3B	70 STONY BROOK ROAD	ERNST, EUGENE A JR & KATHLEEN S	26.29	29.14		
402	5	3B	3 WISHING WELL ROAD	FANELLI FAMILY LIMITED PARTNERSHIP	31.70	36.54		
2203	7.15	3B	75 UNION BRICK ROAD	FARA, REBECCA J	15.14	15.13		
1602	11.07	3A	8 CHEROKEE TRAIL	FEDERAL NATIONAL MORTGAGE ASSOC	2.00	6.79		
506	4.31	3B	9 W. CRISMAN ROAD	FEENEY, PATRICK R & KRISTIN	5.00	6.06		
1402	33.01	3A	82 CEDAR LAKE ROAD	FENTON, PATRICK J & CAROLYN	1.07	11.49		
702	15.07	3A	9 GLIDER VIEW WAY	FLYNN, JAMES C	1.00	17.01		
1802	17	3B	32 BELCHER ROAD	FORREST, R G & DE POL, P G, TRUSTEES	19.13	22.69		
103	1.08	3B	31 GAISLER ROAD	FORTENBAUGH MICHAEL	17.01	24.25		
506	10	3B	20 VAIL ROAD	FOUR SISTER'S FARMS & GARDENS, LLC	23.44	34.38		
901	12.15	3B	8 SKUNKTOWN LANE	FRANK, DIETER & CATHERINE	1.86	2.52		
901	2.25	3B	19 CHERRY LANE	FRANK, DIETER ASSOCIATES	8.58	7.89		
401	13.08	3B	7 BEECHWOOD LANE	FUGE, ALBERT J III	18.16	21.39		
1602	16	3B	13 POLKVILLE ROAD	FURFARO, PETER & CATHERINE	6.27	7.95		
401	7	3B	2 KEKETAW LANE	GERKHARDT, DENNIS & LANDIS, MICHELLE	10.62	10.78	26.25	16
401	7.09	3B	16 SMITH ROAD	GERKHARDT, DENNIS & MICHELLE LANDIS	4.28	4.27		
401	3	3B	71 WALNUT VALLEY ROAD	GERKHARDT, DENNIS E & MICHELLE	7.00	11.21		
401	7.13	3B	5 KEKETAW LANE	GERKHARDT, VIRGINIA	6.20	6.38	18.40	17
401	7.14	3B	7 KEKETAW LANE	TRETOLA, CYNTHIA & GERARD	5.30	6.12		
401	7.15	3B	9 KEKETAW LANE	GERKHARDT, VIRGINIA	6.39	5.91		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

Block	Lot	Class	Location	Owner's Name	Farm Parcel*		Farm Unit**	Farm Unit
					Acres (Tax Data)	Acres (GIS)		
1701	3	3A	47 MT HERMON ROAD	GERKHARDT, KENNETH & CATHLEEN	5.88	5.57		
301	12	3B	85 WALNUT VALLEY ROAD	GEUEKE, EDWARD M & ROSEMARY M	19.27	27.17		
1402	25	3B	52 CEDAR LAKE ROAD	GINTER, WINFRED R & SUZANNE W*	81.35	47.46	85.38	18
1402	25	3B	52 CEDAR LAKE ROAD	GINTER, WINFRED R & SUZANNE W*	81.35	37.92		
1001	11	3B	9 JACKSONBURG ROAD	GLADD JEROLD	8.71	9.05		
802	2	3B	28 FOUR CORNERS ROAD	GOLDSMITH, BRETT & LORI	2.02	3.51	10.70	19
802	3	3B	FOUR CORNERS ROAD	GOLDSMITH, BRETT & LORI	6.67	7.19		
2204	2.01	3B	112 HOAGLAND ROAD	GRAMBERG, R & GRAMBERG-MAJKA, J	5.02	4.57		
1901	33.09	3B	51 BELCHER ROAD	GRISKONIS, SIMON J & ELIDA ANNE	8.77	9.21	12.37	20
1901	33.10	3B	49 BELCHER ROAD	GRISKONIS, SIMON J & ELIDA ANNE	2.00	3.16		
1802	13.05	3B	72 BELCHER ROAD	GROSS,ARTHUR C/COMPTON-GROSS,MARY B	10.24	11.55		
1603	2	3B	13 KISHPAUGH ROAD	HAEBLER, GARY & SHANNON A	6.47	5.18		
402	4.02	3A	39 WISHING WELL ROAD	HAJDUK, EUGENE J & ANDREA S	1.00	14.55		
1402	33.14	3B	84A CEDAR LAKE ROAD	HARRIS, JAMES S & CHERYL A	12.50	14.82		
601	20.01	3B	6 BIRCH ROAD	HAWKSWELL, BRENT	18.20	18.41		
1701	16.01	3B	126 UNION BRICK ROAD	HERBECK, KENNETH & DIANE	23.39	15.98		
1802	4.03	3B	175 CEDAR LAKE ROAD	HEYMER, PAUL & MARIE	13.00	13.74		
2002	1	3B	4 CAMP WASIGAN ROAD	HOUGH, J ALLAN & CHERYL M	8.45	9.38		
1701	2.09	3B	6 HOAGLAND ROAD	HOUSTON, JOSEPH G & RUTH A	16.78	16.64		
501	24.01	3B	21 WALNUT VALLEY ROAD	ICKES, HENRY	10.69	12.97		
2101	1.06	3B	105 HOPE ROAD	JABLON, JEFFREY & DIANE	5.00	10.33		
2001	1	3B	47 CEDAR LAKE ROAD	JANES, PATRICIA J	15.14	14.95		
601	11	3B	10 ELM ROAD	JANN,ERIC & PATRICIA CUNEO	10.60	11.68		
1502	6	3B	69A GWINNUP ROAD	JD AIR, INC	-	41.67		
1901	31.02	3B	41 BELCHER ROAD	JOEST CHRISTIAN M & DIANE C	25.96	25.98	29.91	21
1901	32	3B	41 BELCHER ROAD;REAR	JOEST, CHRISTIAN M & DIANE C	3.74	3.93		
902	26	3B	29 JACKSONBURG ROAD	JOHNSON, ALAN & JUDY	5.83	7.66		
701	1	3B	23 CONRAD SMITH ROAD	JOHNSTON, JAMES L	34.45	31.60	132.25	22
701	9.01	3B	35 STONY BROOK ROAD	JOHNSTON, JAMES L	106.89	100.65		
801	7	3B	11 FOUR CORNERS ROAD	JONES, J WESLEY	56.85	62.98		
1802	14	3B	50 BELCHER ROAD	KALAFUT JOHN S. JR. & VIRGINIA M	7.50	10.43		
102	4	3B	86 FOUR CORNERS ROAD	KEHOE, CHRISTOPHER & BRENDA	10.40	11.26		
702	6.01	3B	4 STONY BROOK ROAD	KENNEDY JOHN & PAT	168.40	153.03	241.80	23
702	6.02	3B	25 AMACKASSIN ROAD	KENNEDY JOHN & PAT	31.88	31.11		
702	2	3B	FOUR CORNERS ROAD	KENNEDY, JOHN & PAT	20.09	18.52		
702	3	3B	FOUR CORNERS ROAD	KENNEDY, JOHN & PATRICIA	34.72	39.14		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

					Farm Parcel*		Farm Unit**	
Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)	Acres (GIS)	Farm Unit
2003	13.03	3B	2 UNION BRICK ROAD	KENT, JOHN & SUSAN	5.00	7.02	23.69	24
2003	13.04	3B	4 UNION BRICK ROAD	KENT, JOHN A & SUSAN	17.05	16.68		
2003	13	3B	118 HOPE ROAD	KENT, JOHN A	10.41	9.62		
301	13	3B	87 WALNUT VALLEY ROAD	KIRCHGESSNER, BRIAN	24.53	22.89		
801	3.01	3B	35 FOUR CORNERS ROAD	KISE WILLIAM A & SHARON	5.80	6.97	16.16	25
801	3.02	3B	37 FOUR CORNERS ROAD	KISE, WILLIAM A & SHARON	6.00	9.20		
202	21	3B	63 STONY BROOK ROAD	KISIEL, DAMIAN & GRAZYNA	6.95	9.03		
101	8	3B	66 GAISLER ROAD	KITCHEN, TOBY & KATRINA	12.35	16.38		
701	7	3B	42 MT VERNON ROAD	KLOCKNER, DANIEL III & NANCY C	32.77	34.56		
701	5.01	3B	46 MT VERNON ROAD	KLOCKNER, MARTHA S	26.40	26.24		
2204	2.03	3B	102 HOAGLAND ROAD	KNEE DEEP CLOVER FARM, LLC	15.94	15.40		
401	31	3B	SMITH ROAD ABANDONED	KNOWLTON ROD&GUN CLUB C/O LEWIS BUA	53.85	61.49		
1301	2	3B	36 MILLBROOK ROAD	KOSCIUK, CHERYL A	13.22	12.97		
1603	11	3B	40 MT HERMON ROAD	KRANCZ, ROBERT & DELGROSSO, DEANNA	8.10	9.50		
1301	22.03	3B	4 - 6 HIGH STREET	KREGER, RICHARD E	0.14	2.02	20.75	26
1301	7	3B	2 GORDON LANE	KREGER, RICHARD E	17.81	18.73		
1302	1	3B	1 HIGH STREET	KREGER, RICHARD E & MARY E	1.55	1.83		
1601	11	3B	15 MT HERMON ROAD	LABAN WILLIAM & SUSAN	25.82	23.80		
402	4.12	3B	35 WISHING WELL ROAD	LANGEVIN, MICHELE	9.05	9.60		
401	25	3A	34 WISHING WELL ROAD	LEE, KIRK & CYNTHIA	1.00	6.73		
2201	1.03	3A	140 HOPE ROAD	LEIBIG, WESLEY & TRACY	1.00	6.22		
2203	6.14	3A	33 UNION BRICK ROAD	LEPAGE, SCOTT B. & KIMBERLY	1.35	6.42		
101	5.01	3B	1 LAUREL WOODS DRIVE	LIGHTCAP, RICHARD JR & KRISTIANA	5.30	6.02		
1701	10.12	3B	95A MT HERMON ROAD	LOMBARDI, DIANE A	26.24	25.55		
1604	2	3B	13 SHOTWELL ROAD	LONIE, RICHARD D.	4.04	4.27		
601	49.02	3B	47 MT VERNON ROAD	MANNEY, MARTIN & LAURA	21.80	19.75		
1402	21.03	3B	5 ADAMS RD	MARING, MARILYN	4.00	4.83	15.15	27
1402	19	3A	9 ADAMS ROAD	MARING, MARILYN Y	1.00	4.61		
1402	20	3B	11 ADAMS ROAD	MARING, MARILYN Y	6.00	5.71		
1701	8.02	3B	67 MT HERMON ROAD	MARSHALL,SUZANNE LEE	38.00	39.10		
202	1	3B	45 FOUR CORNERS ROAD	MARTKA, WAYNE R & CHRISTINA M	10.70	13.00		
906	4.03	3A	13 CEDARVILLE ROAD	MCCANN, LISA	1.00	9.98		
401	21	3B	8 WISHING WELL ROAD	MCCONNELL, GARY A & CAROLINE A	7.44	8.19		
501	9	3B	10 BENTON ROAD	MCCONNELL, ROGER & DOROTHEA	25.24	54.82		
401	10	3B	5 SMITH ROAD	MCNAIR, DANIEL P/RIEN, RHEANA P	12.85	15.38		
1701	9.06	3B	89 MT HERMON ROAD	MERCHAN,JUAN	5.00	7.60		
1503	8.15	3B	54 SAND HILL ROAD	MESSINA, JOSEPH & ANGELA	5.00	5.79		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

					Farm Parcel*		Farm Unit**	
Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)	Acres (GIS)	Farm Unit
2101	9.01	3B	120 CAMP WASIGAN ROAD	MIDKIFF, ALAN H	0.94	0.19		
1901	14.03	3B	49-55 CEDAR LAKE ROAD	MILLAR, GRETCHEN	19.03	19.41	33.84	28
1901	17	3A	59 CEDAR LAKE ROAD	MILLAR, GRETCHEN W	13.75	14.43		
702	23.12	3B	39 COBBLEWOOD ROAD	MITCHELL, JOHN A JR & JOAN	40.56	44.49	69.52	29
702	23.05	3B	23 COBBLEWOOD ROAD	MITCHELL, JOHN A. JR. & JOAN H.	26.07	25.03		
103	1	3B	37A GAISLER ROAD	MOHICAN ROAD FARM ASSOCIATES, LLC	89.52	80.98	342.74	30
103	9	3B	128 MOHICAN ROAD	MOHICAN ROAD FARM ASSOCIATES, LLC	174.46	162.88		
103	5	3B	47A GAISLER ROAD	MOHICAN ROAD FARM ASSOCIATES,LLC	99.62	98.87		
101	3.01	3B	110 GAISLER ROAD	MOHICAN TREE FARM,INC C/O JONES B.	8.40	8.91	33.25	31
101	3.03	3B	10 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	7.37	8.05		
101	3.04	3B	8 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	3.00	3.11		
101	3.05	3B	104 GAISLER ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	3.03	2.59		
101	3.06	3B	106 GAISLER ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	3.03	2.92		
101	3.08	3B	4 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC, JONES.B	3.00	3.21		
101	3.07	3B	6 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC,JONES,B.	4.59	4.46		
201	2	3B	17 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	65.98	63.54	108.98	32
201	4.01	3B	7 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	11.92	11.96		
201	4.02	3B	15 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	10.86	7.51		
201	4.03	3B	13 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	30.00	23.80		
201	4.26	3B	3 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	1.14	1.12		
201	4.27	3B	5 CAMP MOHICAN ROAD	MOHICAN TREE FARM,INC C/O JONES,B.	1.17	1.06		
102	5.02	3B	80 FOUR CORNERS ROAD	MOLITORIS, SHERRI A & ALAN STEPHEN	5.70	5.67		
1512	20.01	3B	15 LAMBERT ROAD	MOTT, HOWARD & IRENE	1.03	0.86	24.33	33
1512	20.02	3B	3 NOE ROAD	MOTT, HOWARD & IRENE	1.26	1.34		
1402	23	3B	17 LAMBERT ROAD	MOTT, HOWARD K & IRENE P	6.45	6.10		
1501	20.01	3A	10 LAMBERT ROAD	MOTT, HOWARD K & IRENE P	1.00	16.03		
1705	1	3B	1 DEAN ROAD	MT HERMON HILLS COMPANY LLC	110.74	101.17		
103	10	3B	35 MAINES LANE	MULHERN, JAMES A III	25.86	26.92		
101	10.19	3B	1 GLEN VIEW LANE	NARWID, TRACEY	5.11	5.99		
2101	1.04	3B	93 HOPE ROAD	NELSON, JOHN A	10.14	9.34		
1402	21.01	3B	121 ROUTE 94	NYKUN, ELIZABETH	16.49	19.01		
202	21.06	3B	3 DEER RUN	OCCHIUZZO JOHN JR & MARIELAINE	5.27	6.27		
103	10.01	3A	33 MAINES LANE	OSADCA, YURIY & COURTNEY	1.00	33.60		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

					Farm Parcel*		Farm Unit**	
Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)	Acres (GIS)	Farm Unit
702	25	3B	63 COBBLEWOOD ROAD	PEACHEY, LYNN M	16.33	16.12		
506	4.02	3B	241 ROUTE 94	PEHOWSKI,LINDA M. & DAVID	8.19	8.19		
901	2.07	3B	3 HALDIMAN LANE	PETTERSON JUANITA	9.65	9.42		
102	8	3B	76 FOUR CORNERS ROAD	PHILHOWER WILLIAM E & KAREN J	5.63	5.53	31.99	34
102	10	3B	62 FOUR CORNERS ROAD	PHILHOWER, WILLIAM E & KAREN J	25.09	26.46		
102	7	3B	78 FOUR CORNERS ROAD	PHILHOWER, KAREN J	6.70	7.76		
2003	9.04	3B	20 UNION BRICK ROAD	PLUT, PETER	5.00	6.82		
2002	15.02	3B	1 WESTER TERRACE	POCCIA, ANGELO	7.23	7.25		
701	5	3B	34 MT VERNON ROAD	POWESKA, BARBARA	3.02	4.19	30.02	35
701	5.02	3B	MT VERNON ROAD	POWESKA, FRANK & BARBARA	25.21	25.83		
1803	11	3B	61 DRY ROAD	QUIRK, MICHAEL & JENGO, LUCI	16.75	17.80		
1802	13.04	3B	82 BELCHER ROAD	RACE, VICTORIA B	5.00	6.32		
702	15.17	3B	8 BUCHANAN ROAD	RANGE EDWARD A & GRACE,TRUSTEES	6.79	8.06	42.99	36
702	15.01	3B	10 BUCHANAN ROAD	RANGE EDWARD A. & GRACE,TRUSTEES	35.90	34.92		
1603	1.03	3B	7 KISHPAUGH ROAD	REIGER, JAMES M & BETTE JEANNE	12.46	17.47		
506	8.07	3B	16A POLKVILLE ROAD	REIGER, JAMES R. & SUSAN TURK	10.40	6.36		
2204	1.01	3B	108 UNION BRICK ROAD	RENNSPIES ERICH & ELISABETH	3.75	5.56		
2103	2.23	3B	1 GAYLE DRIVE	REYES, RIGOBERTO & PADILIA, LOURDES	5.03	5.97		
601	54	3B	69A MT VERNON ROAD	RIGGS, BARBARA K	48.32	49.06		
2201	1.04	3B	11 UNION BRICK ROAD	RILEY, LARRY & LORI ANNE	1.50	3.32	11.78	37
2201	1.05	3B	9 UNION BRICK ROAD	RILEY, LARRY & LORI ANNE	8.05	8.46		
801	7.02	3A	19 FOUR CORNERS ROAD	RITCHIE, MATTHEW A & DESIREE H	1.00	11.29		
103	11	3B	NEWMAN ROAD.	RODMAN, N. B.	38.05	35.46	40.47	38
103	13	3B	MAINES LANE	RODMAN, N. B.	5.00	5.01		
2002	8.04	3B	24 MINGLE ROAD	ROSKO GABRIEL & SHEILA	33.77	36.70		
401	2	3B	22 SMITH ROAD	S.I.M. ROD & GUN C/O S. A. FERRETTI	79.00	75.56		
1803	1.01	3B	75 BELCHER ROAD	SAN GIACOMO, JOHN & MICHELLE	9.00	8.77		
402	4.13	3B	7 WISHING WELL ROAD	SANTINI, DOMINICK C. & JANE M.	2.07	3.23		
402	4.01	3B	9 WISHING WELL ROAD	SANTINI, JANE M	25.40	28.30		
2103	2.30	3B	5 GAYLE DRIVE	SARTORI, JOHN J	4.56	4.90		
803	12.02	3B	4 BIRCH HILL LANE	SATTERTHWAITE, MARION L	6.17	7.59	29.09	39
803	12.03	3B	2 BIRCH HILL LANE	SATTERTHWAITE, MARION L	8.04	9.94		
803	12.10	3B	21 MAINES LANE	SATTERTHWAITE, MARION L	2.60	4.06		
804	1	3B	12 MAINES LANE	SATTERTHWAITE, MARION L	7.32	7.50		
102	12.01	3A	48 FOUR CORNERS ROAD	SCHABLE, TIMOTHY P & LAURIE RYAN	1.00	4.98		
1901	38.01	3B	14 DRY ROAD	SCHEER, HENRY C 3RD & FLORENCE	62.52	65.38	115.30	40
1901	35.06	3B	12 DRY ROAD	SCHEER, HENRY C III & FLORENCE C	3.00	2.96		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

Block	Lot	Class	Location	Owner's Name	Farm Parcel*		Farm Unit**	
					Acres (Tax Data)	Acres (GIS)	Acres (GIS)	Farm Unit
1901	41	3B	16 HELLER HILL ROAD	SCHEER, HENRY C III & FLORENCE C	42.61	46.96		
2102	4.01	3B	20 MUD POND ROAD	SCHERRLE, DAVID W	6.25	9.30		
2002	25.01	3B	39A HOPE ROAD	SCIAFANI, VINCENT J & LISA	5.70	6.26		
2002	8.01	3B	31 MINGLE ROAD	SCOCOZZA, JOHN A & MARGARET	20.28	19.86		
1301	1.01	3B	66 MILLBROOK ROAD	SERVOS, PETER, & MARIA	9.28	10.17		
1301	1.07	3B	64 MILLBROOK ROAD	SERVOS, VANE & ELENI REVOCABLE TRUST	10.28	10.12		
1603	5.01	3B	10 SHOTWELL ROAD	SHOTWELL FAMILY PARTNERSHIP L.P.	153.00	156.16		
1801	1.01	3B	133 CEDAR LAKE ROAD	SHULTIS, JEFFREY R & CORRYLL	15.20	17.13		
601	49.01	3B	8 BIRCH ROAD	SLATER, ROBERT M, JENNIFER & ROBERT L	111.80	118.02		
1901	33.02	3B	53 BELCHER ROAD	SMITH EDWARD R & BARBARA C	8.50	9.81		
401	26	3B	40 WISHING WELL ROAD	SMITH GUN CLUB C/O ODENHEIMER, M.	2.82	3.95		
1707	10.05	3B	109 MT HERMON ROAD	SMITH, ROGER & CLAIRE	9.90	10.03		
702	23	3B	21 COBBLEWOOD ROAD	SMITH, THERESA	10.72	11.78		
1101	1	3B	24 STILLWATER ROAD	SPRAGUE, JUDITH	2.30	5.21		
2002	15.10	3A	3 WESTER TERRACE	STANISLAW, HENRY & BONNIE B.	1.00	8.19		
803	10.02	3B	35 MAPLE LANE	STETTNER DONALD B & JANE V	9.76	13.86		
803	10.07	3B	41 MAPLE LANE	STETTNER JANE V	3.41	3.23		
902	9.07	3A	12 GROUSE MT ROAD	STIEHL, GREGORY & SPROFERA, NICOLE	1.00	8.13		
904	1.01	3B	30 JACKSONBURG RD	STIRES, KEITH & MARIANNA	8.08	8.70	31.28	41
905	6.01	3B	24 MOHICAN ROAD	STIRES, KEITH & MARIANNA	15.60	15.84		
906	9.01	3B	18 MOHICAN ROAD	STIRES, KEITH & MARIANNA	6.84	6.74		
505	1.02	3A	18 WEST CRISMAN ROAD	STRUBLE, DARRELL & EILEEN	1.00	9.17		
702	23.15	3B	19 COBBLEWOOD ROAD	SULLIVAN, MICHAEL	5.68	7.00		
901	1	3B	56 MAPLE LANE	TAYLOR-BROWN, BILLIE COURTLY	13.47	13.69		
2203	7.12	3B	55 UNION BRICK ROAD	THE JOSEPH E & MARY E ROSZKOWSKI TR	6.00	8.19		
601	29	3B	MT VERNON ROAD	THEAS CORP C/O ALEXANDER LEE	100.75	93.78		
601	14.04	3A	8 DOGWOOD ROAD	THOMPSON, JOHN D	1.00	11.94		
202	5.01	3B	61 FOUR CORNERS ROAD	THORNTON, JEFFREY W & ELIZABETH ANNE	9.00	8.20		
1501	16	3B	2 SIPLEY ROAD	TRINCA, JOSEPH	10.76	10.88		
2101	9	3B	MUD POND ROAD	TUDOR, MICHAEL J	14.78	10.86		
202	5.06	3B	75 FOUR CORNERS ROAD	ULTIMO, ADOLFO & JILL K	32.48	31.43		
2003	23	3B	EDGE HILL ROAD	VITALE, MICHAEL R	21.00	23.37		
803	11	3B	47 MAPLE LANE	WALTHER, ERIC & DEREK	12.11	10.91		
2101	1.01	3B	119 HOPE ROAD	WASEK, ALEXANDER & GENEVIEVE	16.37	16.44		
401	9	3B	17 SMITH ROAD	WASHBURN, SETH	20.69	19.06		
1301	16	3B	10 MILLBROOK ROAD	WHITFORD, DONALD R & JANET H	7.26	8.03		
2102	5	3B	2 MUD POND ROAD	WINTER, GEORGE R & JULIE	6.67	5.37	54.30	42
2102	7	3B	179 HOPE ROAD	WINTER, GEORGE R & JULIE	1.09	1.75		

Inventory Table 1A. Unpreserved Farmland in Blairstown (Class 3A, 3B)

*Farm Parcel: Individual Lot

**Farm Unit: Collection of lots which compose a Farm

Block	Lot	Class	Location	Owner's Name	Farm Parcel*		Farm Unit**	Farm Unit
					Acres (Tax Data)	Acres (GIS)		
2102	8	3B	4 MUD POND ROAD	WINTER, GEORGE R & JULIE	50.00	47.18		
1701	2.01	3B	28 HOAGLAND ROAD	WISNOWSKI, LB CARNOT & CARNOT, GALE	20.64	20.03		
2203	7.13	3B	59 UNION BRICK ROAD	WOLFF, ROBERT & DIANE	6.12	6.30		
1402	36	3A	72 CEDAR LAKE ROAD	WULSTER, ERIKA R	1.00	12.00		
601	11.02	3B	12 ELM ROAD	WYEROSKI, GLENN G & JANIS A	22.45	23.99		
401	12.02	3B	3 SMITH ROAD	YIU, PETER & IVY	5.89	7.72		
1802	12	3B	75 HOAGLAND ROAD	YOUNG GEORGE B & ARLENE S	10.01	12.76		
601	61	3B	79-A MT VERNON ROAD	YUROW, DANIEL L	15.61	16.09		
803	10.10	3B	12 BINGHAM LANE	ZDRODOWSKI, PAUL & DIANE	18.60	17.24		
2203	7.01	3B	77 UNION BRICK ROAD	ZICARELLI, D M & J M/ANNECCHIARICO, T	10.82	12.03		
2201	6.01	3A	119 HELLER HILL ROAD	ZIMMER, MATTHEW W/DASSIER, AUDE	1.00	10.69		
2202	1	3B	118 HELLER HILL ROAD	ZUKOSKI, STEVE	7.82	8.94		
2203	1	3B	10 TURPIN ROAD	ZUKOSKI, MICHAEL A & SUSAN WEBER	19.20	23.74		
2203	3.01	3B	65 UNION BRICK ROAD	ZUKOSKI, GEORGE	10.36	11.71	15.91	43
2203	7.14	3B	63 UNION BRICK ROAD	ZUKOSKI, GEORGE	3.82	4.19		
2203	3.03	3B	73 UNION BRICK ROAD	ZUKOSKI, THOMAS & ELIZABETH	3.01	3.11	10.23	44
2203	3.04	3B	71 UNION BRICK ROAD	ZUKOSKI, THOMAS & ELIZABETH	2.13	3.24		
2203	3.06	3B	69 UNION BRICK ROAD	ZUKOSKI, THOMAS & ELIZABETH	4.28	3.88		
2203	3.07	3B	112 HELLER HILL ROAD	ZUKOSKI, JOHN	10.32	10.73		
702	1	3B	23A FOUR CORNERS ROAD	ZURINE, DAVID J & MICHELLE L	43.04	44.92	Farm Units:	2,241.27
				Total (Unpreserved Farmland):	5,596.30	6,113.62		
				Total (Preserved Farmland):	1,796.08	1,716.07		
				Total Farm Assessed Land:	7,392.37	7,829.69		
				Total (Unpreserved Farm Units):	2,241.27	Acres		
				Number of Farm Units:	44			
			<i>*The Ginter Farm is one farm which is separated by a preserved swath of land (greenway)</i>					
			<i>for the purposes of this analysis, the GIS maps it as two separate parcels</i>					

Inventory Table 1B. Preserved Farmland (Class 3A, 3B)

Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)
101	10.08			<i>part of Block 101/Lot 10.22</i>	-	1.64
101	10.22	3B	2 GLEN VIEW LANE	BLACK, HELEN	37.89	35.74
402	11	3B	42 FROG POND ROAD	MANGINE, JAMES & CHERYL	28.57	28.23
402	12	3B	ALONG TWP LINE	FLITCROFT, DAVID LEE & MARY LOU	8.20	9.86
506	4	3B	243 - 291 ROUTE 94	THE RIVER CLUB OF NEW JERSEY, LLC	162.00	169.40
506	5	3B	20 POLKVILLE ROAD	GOUGER, MADELINE & DAVID	115.43	73.14
506	7	3B	20 POLKVILLE ROAD	GOUGER, MADELINE & DAVID	115.43	42.41
506	8.04	3B	10A POLKVILLE ROAD	NONNENMACHER, LOTHAR J, TRUSTEE	17.63	25.25
506	9	3B	32 VAIL ROAD	NONNENMACHER LOTHAR J, TRUSTEE	106.52	105.67
508	7	3B	49 FROG POND ROAD	VOKOUN CRAIG C & NOREEN M	11.75	11.03
801	10	3B	69 COBBLEWOOD ROAD	HANDEL, MARJORIE M. ET AL	8.00	8.81
802	10	3B	71 COBBLEWOOD ROAD	RHSL PROPERTIES LLC	4.33	5.15
803	5	3B	46 MOHICAN ROAD	RHSL PROPERTIES LLC	49.22	50.98
803	7	3B	7 MAPLE LANE	HOSSAIN, IMTIAZ	41.30	36.11
902	1	3B	45 MOHICAN ROAD	RHSL PROPERTIES LLC	68.24	68.64
902	3	3B	52-A COBBLEWOOD ROAD	HANDEL, MARJORIE M. ET AL	82.56	89.10
902	4	3B	32 COBBLEWOOD ROAD	LAW, ROBERT F & JEANNE M	23.78	23.06
1301	22.01	3B	4 HIGH STREET	KREGER, RICHARD E	43.53	45.33
1501	15	3B	15 VAIL ROAD	SHIPPS, BRIAN R & ADRIENNE M	83.16	84.81
1601	13	3B	154 CEDAR LAKE ROAD	MOWBRAY, MAURA L	80.10	77.94
1701	9.01	3B	81 MT HERMON ROAD	DUKES, PHILLIP	63.85	64.72
1701	11.01	3B	21 FRONTAGE ROAD	RUH, ROY TIMOTHY & WENDY LYNNE	134.19	134.70
1701	17.01	3B	120 UNION BRICK ROAD	WOODCOCK, MARY PH & S.B, TR PARTB TRU	24.55	25.24
1803	3.01	3B	93 BELCHER ROAD	RACE, JR, CARL, JOYCE & DOUGLAS	29.27	43.84
1803	3.02	3B	81 BELCHER ROAD	RACE, DOUGLAS L	8.05	7.26
1803	3.03	3B	87 BELCHER ROAD	RACE, DOUGLAS L	21.52	9.54
1803	3.04	3B	95 HOAGLAND ROAD	RACE, JR, CARL, JOYCE & DOUGLAS	9.55	8.85
1803	3.06	3B	66 UNION BRICK ROAD	RACE, JR, CARL, JOYCE & DOUGLAS	3.00	2.98
1803	3.07	3B	64 UNION BRICK ROAD	RACE, JR, CARL, JOYCE & DOUGLAS	3.00	3.02
1803	4	3B	34 UNION BRICK ROAD	DEBLOCK, SAMUEL & EUGENIA	114.00	111.76
1803	9	3B	17 DRY ROAD	DEBLOCK, SIDNEY & PHEBE	54.40	54.46
1803	10	3B	41 DRY ROAD	ARDIA, RICHARD B	33.33	36.54
1901	34	3B	40 DRY ROAD	ARDIA, RICHARD B	90.85	98.17
2003	14.01	1	3 HILLVIEW LANE	BMJ REAL ESTATE LLC	24.34	26.73
2003	14.01			<i>part of Block 2003/Lot 14.01</i>	-	0.04
2003	19	2	10 HILLVIEW LANE	BMJ REAL ESTATE LLC	6.30	5.84
2101	4.02	3B	141 HOPE ROAD	BERBERIAN, DAVID	25.24	24.98
2102	2	3B	SILVER LAKE ROAD	DE PIETRO ANN	62.99	65.09
				Total (Preserved Farmland):	1,796.08	1,716.07

Inventory Table 1B. Preserved Farmland (Class 3A, 3B)

Block	Lot	Class	Location	Owner's Name	Acres (Tax Data)	Acres (GIS)
Farmland Preserved as open space and owned by Non-Profit Organizations:						
Yards Creek Preserve:						
2104	202	3B	73 STONY BROOK ROAD	THE LAND CONSERVANCY OF NJ	9.18	7.54
2104	801	3B	OFF FOUR CORNERS RD	THE LAND CONSERVANCY OF NJ	14.13	13.23
2104	801	3B	OFF FOUR CORNERS RD	THE LAND CONSERVANCY OF NJ	5.87	5.94
2104	801	3B	OFF FOUR CORNERS RD	THE LAND CONSERVANCY OF NJ	10.57	7.93
2104	202	3B	71 STONY BROOK ROAD	THE LAND CONSERVANCY OF NJ	73.53	69.39
2104	202	3B	47 STONY BROOK ROAD	THE LAND CONSERVANCY OF NJ	28.28	22.43
2104	202	3B	75 STONY BROOK ROAD	THE LAND CONSERVANCY OF NJ	10.37	9.56
Total (Preserved Farm Assessed Property, Yards Creek):					151.93	136.02
Maple Hill:						
803	11.01	3B	41 MAPLE LANE	RIDGE AND VALLEY CONSERVANCY	14.65	14.17
803	11.03	3B	51 MAPLE LANE	RIDGE AND VALLEY CONSERVANCY	10.15	10.05
803	11.04	3B	43 MAPLE LANE	RIDGE AND VALLEY CONSERVANCY	21.01	16.20
803	4.04	3B	MOGICAN ROAD	RIDGE AND VALLEY CONSERVANCY	77.92	76.64
(Total Farm Assessed Property, Maple Hill):					123.73	117.05

Inventory Table 2. Targeted Farm Units and Parcels in Blainstown Township

Tax Parcels that are part of a Farm Unit				Farm Parcel		Farm Unit	
Block	Lot	Location	Owner	Acres (Tax Data)	Acres (GIS)	Farm	Acres (GIS)
1701	18.01	UNION BRICK RD	CAMPGAW CLUB, L.L.C. C/O SCHWARTZ	118.55	114.72	Campgaw Club	116.81
1701	18.02	72 HOAGLAND RD	CAMPGAW CLUB, L.L.C. C/O SCHWARTZ	2.06	2.08		
1802	4	173 CEDAR LAKE RD	CHRISTIAN, MARILYN & BRICE	24.23	23.74	Christian	43.42
1802	4.04	CEDAR LAKE RD	CHRISTIAN, MARILYN & BRICE	15.31	14.71		
1802	4.05	CEDAR LAKE RD	CHRISTIAN, MARILYN & BRICE	5.00	4.97		
902	4.01	40 COBBLEWOOD RD	CULLEN, MICHAEL E & LAURA J	2.00	4.37	Cullen	24.41
902	4.02	44 COBBLEWOOD RD	CULLEN, MICHAEL E & LAURA J	19.74	20.04		
1402	25	52 CEDAR LAKE RD	GINTER, WINFRED R & SUZANNE W	81.35	47.46	Ginter	85.38
1402	25	52 CEDAR LAKE RD	GINTER, WINFRED R & SUZANNE W	81.35	37.92		
702	6.02	25 AMACKASSIN RD	KENNEDY JOHN & PAT	31.88	31.11	Kennedy	241.80
702	2	FOUR CORNERS RD	KENNEDY, JOHN & PAT	20.09	18.52		
702	3	FOUR CORNERS RD	KENNEDY, JOHN & PATRICIA	34.72	39.14		
702	6.01	4 STONY BROOK RD	KENNEDY JOHN & PAT	168.40	153.03		
702	15.01	10 BUCHANAN RD	RANGE EDWARD A & GRACE, TRUSTEES	35.90	34.92	Range	42.99
702	15.17	8 BUCHANAN RD	RANGE EDWARD A & GRACE, TRUSTEES	6.79	8.06		
1901	38.01	14 DRY RD	SCHEER, HENRY C 3RD & FLORENCE	62.52	65.38	Scheer	115.30
1901	41	16 HELLER HILL RD	SCHEER, HENRY C III & FLORENCE C	42.61	46.96		
1901	35.06	12 DRY RD	SCHEER, HENRY C III & FLORENCE C	3.00	2.96		
906	9.01	18 MOHICAN RD	STIRES, KEITH & MARIANNA	6.84	6.74	Stires	31.28
905	6.01	24 MOHICAN RD	STIRES, KEITH & MARIANNA	15.60	15.84		
904	1.01	30 JACKSONBURG RD	STIRES, KEITH & MARIANNA	8.08	8.70		
2102	7	179 HOPE RD	WINTER, GEORGE R & JULIE	1.09	1.75	Winter	54.30
2102	8	4 MUD POND RD	WINTER, GEORGE R & JULIE	50.00	47.18		
2102	5	2 MUD POND RD	WINTER, GEORGE R & JULIE	6.67	5.37		
			Total Eligible Farm Units:	843.78	755.68		
Tax Parcels which have not been identified as part of a Farm Unit:							
Block	Lot	Location	Owner	Acres (Tax Data)	Acres (GIS)		
1701	2.01	28 HOAGLAND ROAD	WISNOWSKI, LB CARNOT & CARNOT, GALE	20.64	20.03		
1502	6	69A GWINNUP ROAD	JD AIR, INC	-	41.67		
901	3.01	10 MAPLE LANE	BLAIR ACADEMY	32.96	31.31		
2003	9.01	12 UNION BRICK ROAD	CULLEN, MICHAEL E & LAURA J	41.00	40.70		
1704	1.01	10 DEAN ROAD	DEAN, IRVIN W & ADONIS A	87.17	87.19		
1701	13.01	27 FRONTAGE ROAD	BARAN, FRANK & IRENE	151.80	156.58		
1705	1	1 DEAN ROAD	MT HERMON HILLS COMPANY LLC	110.74	101.17		

Inventory Table 2. Targeted Farm Units and Parcels in Blirstown Township

1402	15	107 ROUTE 94	BASILE, CHARLES & CYNTHIA	60.43	70.22		
2203	1	10 TURPIN ROAD	ZUKOSKI, MICHAEL A & SUSAN WEBER	19.20	23.74		
1701	10.12	95A MT HERMON ROAD	LOMBARDI, DIANE A	26.24	25.55		
1603	5.01	10 SHOTWELL ROAD	SHOTWELL FAMILY PARTNERSHIP L.P.	153.00	156.16		
2101	4.01	127 ROUTE 521	DEUTSCHE BANK %OCWEN LOAN SERVICING	58.07	59.32		
		Total Eligible Farm Parcels Not Part of a Farm Unit (ADA):		761.25	813.66		
			Total Eligible Acres within the ADA:		1,569.34		

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