

PITTSBGROVE TOWNSHIP FARMLAND PRESERVATION PLAN

DECEMBER 2021



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INTRODUCTION

This 2021 Farmland Preservation Plan serves as a comprehensive update to the 2009 Farmland Preservation Plan. This Plan meets the State Agriculture Development Committee's (SADC) requirements for the municipal Planning Incentive Grant (PIG) program, reflects the state of farmland within the Township and presents a plan for the next ten years including setting farmland preservation goals in 1-, 5- and 10-year increments and designating target farms for preservation.

The main objective of this 2021 Pittsgrove Township Farmland Preservation Plan and Master Plan Element is to guide the Township's continuing efforts to preserve its farmland and maintain a viable agricultural industry. Farming is a significant component of the Township's economy and farmland is an irreplaceable natural resource. Pittsgrove's agricultural production fosters multiple farm support businesses.

Pittsgrove is ideally suited to sustainable agricultural production with 97% of the municipality Pittsgrove's lands designated as either rural environmentally sensitive land (PA 4B) or as environmentally sensitive land (PA5) in the New Jersey State Development and Redevelopment Plan. Farms in Pittsgrove cover a range of sizes with many of the smaller farms thriving by meeting a rising demand for specialty vegetables, wine grapes and nursery products.

In 2020, Salem County was the leading county in New Jersey in terms of preserved farm acreage and Salem has the second highest number of preserved farms (after Hunterdon County) in the State. In Pittsgrove Township, almost 4,000 acres, which is about 30% of total assessed farmland in Pittsgrove is permanently preserved as of 2019. Both farm owners and non-farming residents have made a commitment to retain their agricultural community.

The Pittsgrove Master Plan states that it is, and wishes to remain, a predominantly rural, agricultural community. Ongoing farmland preservation not only supports individual farms, but it supports the sustainability of the entire agricultural industry in the Township and the region. The Township has been highly supportive of measures to protect its lands. Pittsgrove has used nearly every land management tool available to municipalities including mandatory clustering and large farmland buffer requirements.

This 2021 Farmland Preservation Plan seeks to continue the progress Pittsgrove has made and to set up procedures and information to ensure its citizens realize the importance of the agricultural industry and the crucial part agriculture plays in retaining the economy and character of Pittsgrove.

I. PITTSGROVE TOWNSHIP'S AGRICULTURAL LAND BASE

A. Location and Size of Agricultural Land Base

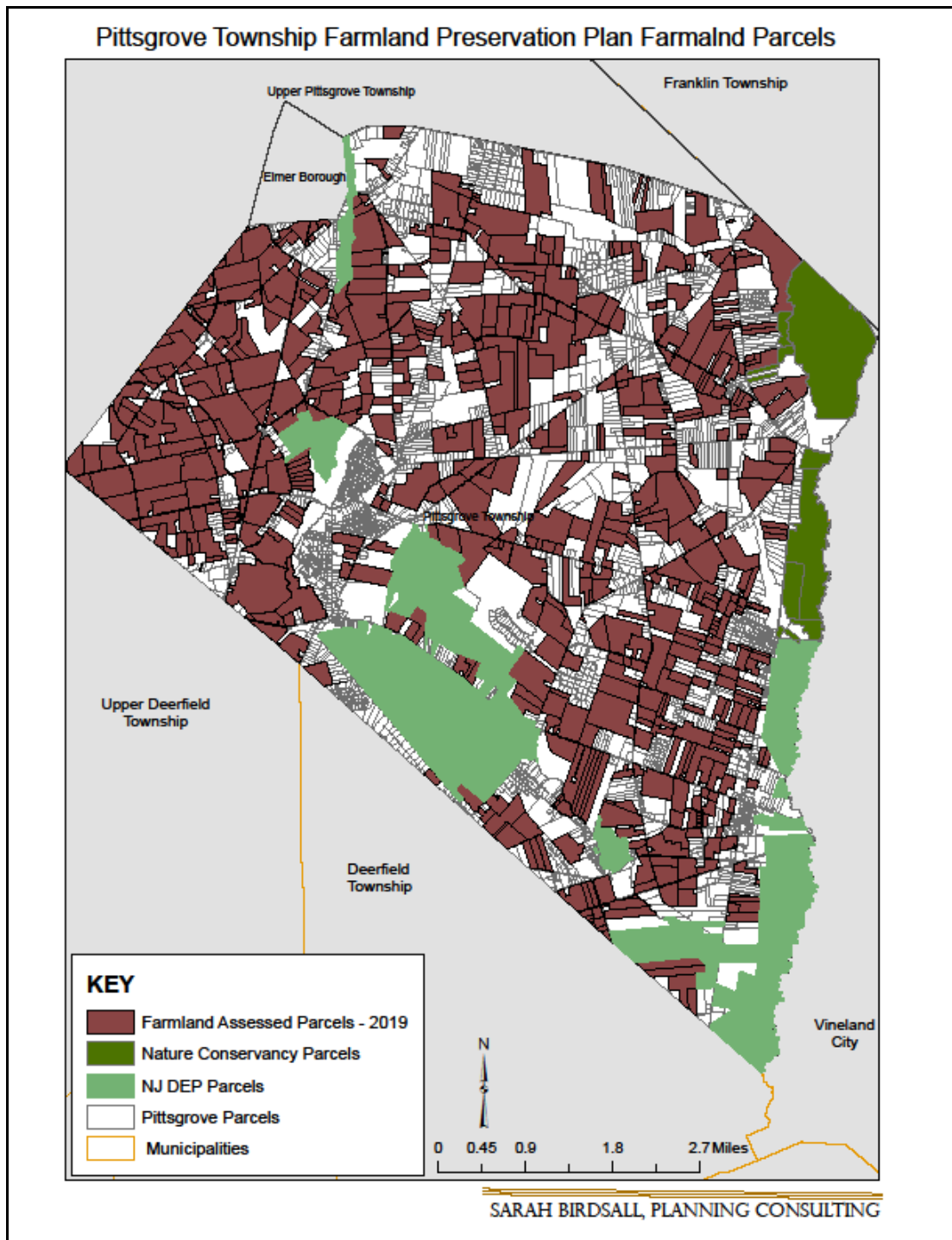
Pittsgrove Township covers 29,280 acres of land. In 2017, 12,427 acres, or 42% of total land area was farmland assessed for taxation. This is a loss of 541 acres of active farmland from the last municipal Farmland Plan as seen below in **Table 1: Change in Types of Farmland in Pittsgrove Township**

Table 1: Change in Types of Farmland in Pittsgrove Township

Category	Tax Year		10 year change
	2017	2007	
Total Cropland	7,674	8,096	(422)
• Harvested Cropland	7,550	7,729	
• Pastured	124	226	
Total Woodland	4,351	3,748	603
• Unattached Woodland	2,914	1,865	
• Attached Woodland	1,427	1,883	
Permanent Pasture	378	42	336
Equine Acres	20	N/A	
Renewable Energy	4	N/A	
Total for Agricultural	12,427	11,886	541
Total for NonAg Use	589	522	67
TOTAL FARM ACREAGE	13,016	12,408	608

Source: NJ Dept. of Agriculture; 2007 and 2017 tax year Pittsgrove Township Farmland Assessment applications

Appendix A contains a list of all assessed farm parcels and their acreage in Pittsgrove Township. Figure 1 shows all 584 farmland assessed parcels in Pittsgrove. As can be seen, there are few areas of the Township which do not contain significant area of farmland. The Centerton Road/Route 553 corridor, particularly the large residential development around Palatine Lake, creates the largest contiguous area of non-farm parcels, other than conservation open space. Most large parcels that are not farmland assessed are dedicated to conservation.

**Figure 1****B. Soils**

Pittsgrove Township's soils are well suited to agriculture as they are among the finest, most productive soils in all of New Jersey. The majority of the township soils (16,202 acres, or 55%) are considered Prime Farmlands soils. Prime Farmlands are lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops.

They can sustain high yields of crops when managed with correct farming methods. Prime Farmland soils are not excessively erodible or saturated with water for long periods of time and do not flood frequently.

Another 4,804 acres (16%) of Pittsgrove's soils are classified as Farmland Soils of Statewide Importance . These soils are close in quality to Prime Farmland and can sustain high yields of crops when correctly managed with favorable conditions.

About 4,250 acres (14%) of Pittsgrove soils are categorized as Farmland Soils of Unique Importance, which can support the production of specialized crops only. A summary of the agricultural quality of soils in Pittsgrove is shown in the table below.

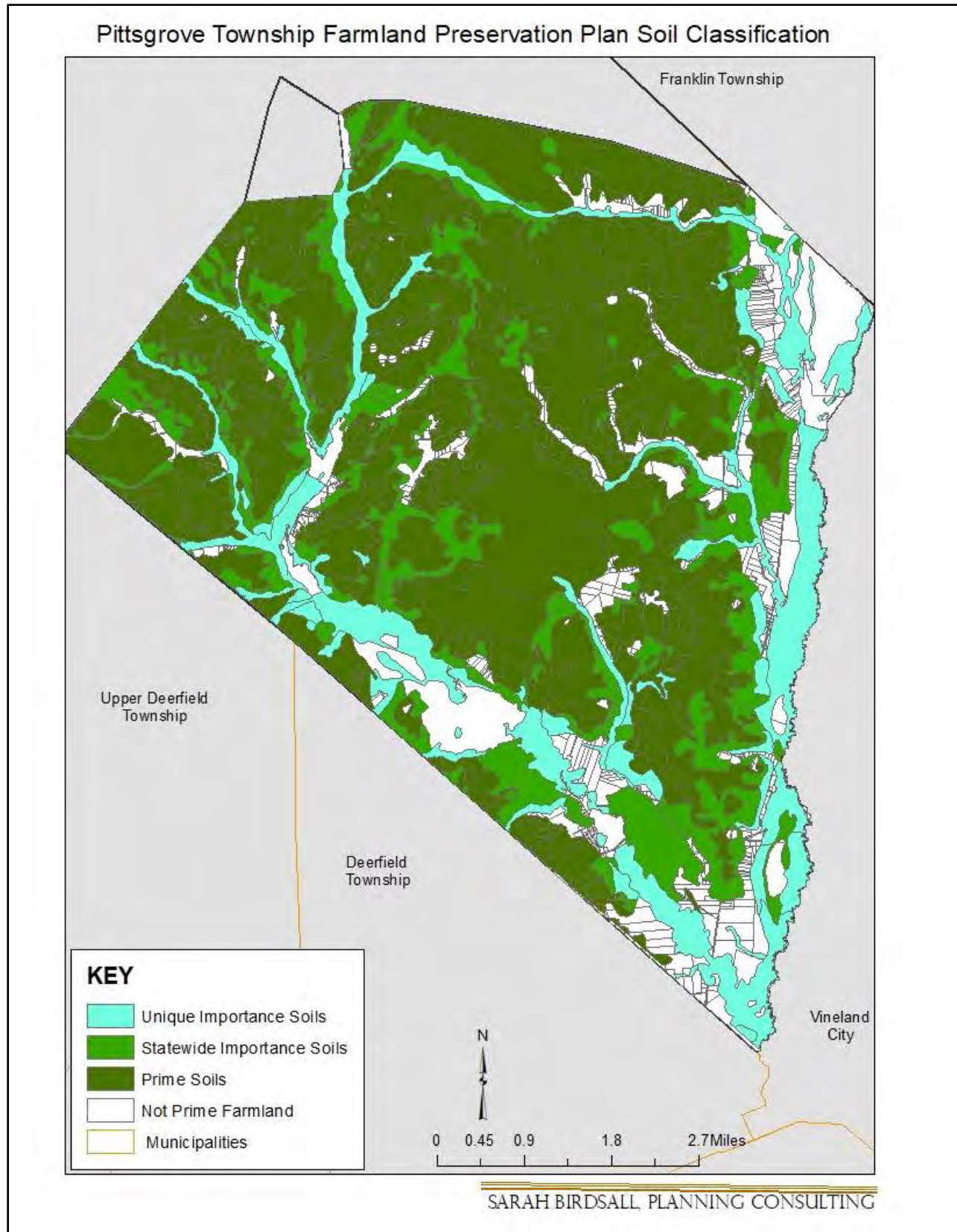
Table 2: Classification of Pittsgrove Township Soils

<i>NRCS Farm Classification</i>	<i>Acres</i>	<i>Percentage</i>
<i>Prime farmland</i>	16,202	55%
<i>Farmland of statewide importance</i>	4,804	16%
<i>Farmland of unique importance</i>	4,250	14%
<i>Not Prime/Not Rated</i>	3,933	13%

Source: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <http://websoilsurvey.sc.egov.usda.gov/>. Accessed [04/21/21]

Figure 2 shows the distribution of farmland soils in the Township.

A complete list of Pittsgrove soils by classification and acreage is listed in Appendix B Pittsgrove Township Soils

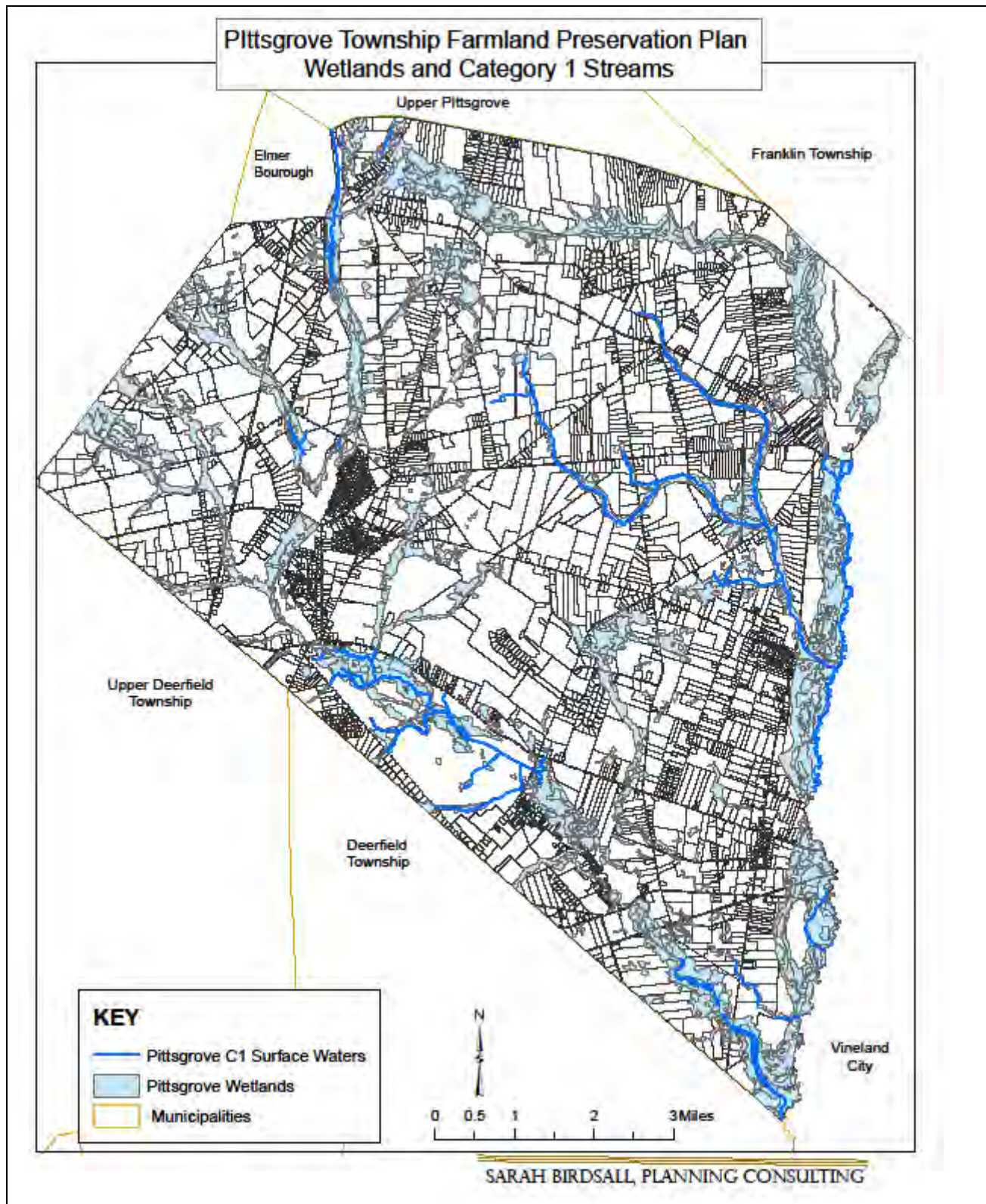
**Figure 2**

C. Water Sources and Irrigation

Pittsgrove is entirely within the watershed of the Maurice River, which originates in Gloucester County as three main stream systems: Still Run, Little Ease, and Scotland Run. The first two streams come together in adjoining Franklin Township and are met by Scotland Run in Willow Grove Lake in Pittsgrove. From that point southward, the water body is referred to as the Maurice River. The main channel is joined by Muddy Run at the southernmost end of Pittsgrove. Smaller tributaries of the Maurice, such as Dry Branch, Endless Branch, and Green Branch, along with tributaries to Muddy Run such as Palatine and Indian Branches, traverse the township. The Maurice River system drains a total of 385 square miles, making it one of the largest watersheds in New Jersey, and empties into the Delaware Bay at the southern end of Cumberland County. Many of the streams within Pittsgrove Township are designated Category 1 waters. Figure 3 shows the streams within Pittsgrove that are Category 1 as well as the extent of wetlands as defined by NJDEP. NJ DEP defines Category 1 waters as

“Category One (C1) is a type of antidegradation designation that provides additional protection to specific waterbodies. C1 waters are protected from any measurable change in existing water quality because of their exceptional ecological significance, exceptional recreational significance, exceptional water supply significance, or exceptional fisheries resources.”

The Township is underlain by the Kirkwood-Cohansey aquifer, which is a large unconfined aquifer composed mainly of well-sorted sand of fine to coarse grain size, as well as some clay and quartz. Depths range from 20 to 350 feet moving from the western side of South Jersey towards the southeast and the Atlantic Coast. The water is of good quality and is utilized by Pittsgrove residents for their drinking water as well for agricultural irrigation. The aquifer is replenished by precipitation. Figure 4 depicts the rate of ground water recharge for various soils in Pittsgrove.

*Figure 3*

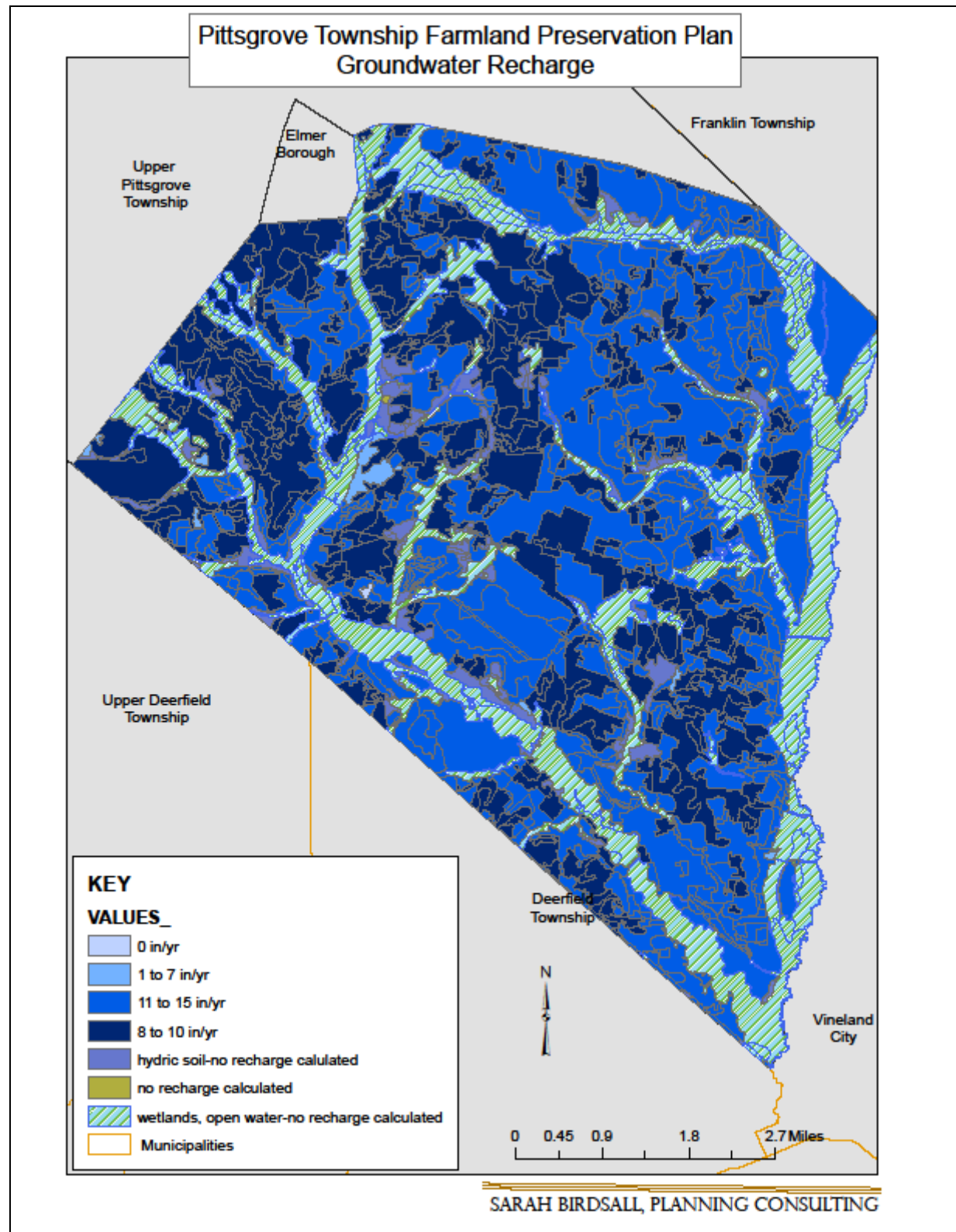


Figure 4

The average precipitation rate in New Jersey over the last 30 years has been 46.36 inches which is about 2.5" more than Salem County's 30 year average of 43.85 inches. Table 3, below, shows the past thirty years yearly precipitation totals by month for Salem County. As can be seen, yearly precipitation seems to be creeping upward, even taking into account occasional anomalous years of drought. More crucially, there are increasing instances of isolated heavy event storms, resulting in unusually high monthly counts, since 2000.

Table 3: Salem County Annual Precipitation 1990-2020

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual
1989	2.5	3.51	4.29	3.64	7.07	6.92	9.53	4.19	5.68	4.13	2.19	0.97	54.62
1990	4.12	1.67	2.78	3.54	7.02	3.38	3.33	6.44	2.62	2.88	1.45	4.84	44.07
1991	4.73	0.92	5.02	3.54	1.76	3	4.92	4.93	4.56	1.82	1.22	4.27	40.69
1992	1.34	1.88	3.96	1.63	3.89	2.9	3.97	3.22	4.61	1.49	4.24	4.48	37.61
1993	2.42	2.78	7.08	4.97	2.31	2.42	3.01	3	5.16	3.02	3.07	4.3	43.54
1994	5.2	3.81	7.43	3.08	3.42	1.57	6.82	6.03	2.68	0.67	2.9	2.17	45.78
1995	3.28	2.4	2.12	1.99	4.14	1.45	3.87	2.55	4.22	6.61	4.28	2.26	39.17
1996	5.16	2.35	4.28	4.73	4.19	4.56	6.37	3.79	4.85	4.78	2.52	8.37	55.95
1997	2.62	2.7	5.26	3.01	2.36	1.64	3.83	4.36	1.8	2.27	3.79	2.86	36.5
1998	4.34	3.64	5.3	3.06	3.94	4.61	2.3	2.62	1.75	2.22	1.17	1.35	36.3
1999	6.36	3.05	4.56	3.07	3.05	2.36	1.7	5.46	11.41	3.4	2.35	2.93	49.7
2000	3.05	2.11	7.51	3.38	2.9	4.53	4.37	4.06	5.76	0.43	2.57	3.17	43.84
2001	2.73	2.7	5.42	1.7	4.31	4.97	2.87	3.44	2.02	1.04	1.13	1.99	34.32
2002	2.45	0.51	4.07	3.41	3.53	4.53	1.66	2.61	3.56	6.38	5	4.46	42.17
2003	1.97	5.36	4.36	2.8	3.66	8.06	3.94	5.11	6.43	4.39	3.83	5.61	55.52
2004	1.74	2.41	3.33	5.41	3.34	5.09	7.81	4.37	5.42	2.77	5.04	2.82	49.55
2005	3.99	2.26	3.78	4.94	2.43	2.65	5.08	2.47	1.07	8.34	3.31	3.26	43.58
2006	4.08	1.66	0.54	3.96	1.88	9.41	6.41	2.91	5.39	5.6	5.55	1.89	49.28
2007	3.94	1.98	4.02	7.8	1.53	3.25	2.23	3.77	0.71	5.64	1.88	5	41.75
2008	1.89	4.02	3.46	2.73	4.73	2.97	3.82	1.48	4.86	2.03	4.01	5.03	41.03
2009	3.03	0.52	1.81	4.67	4.12	5.44	3.54	8.79	4.89	5.77	2.45	8.7	53.73
2010	2.28	5.04	6.72	2.42	3.06	1.71	5.94	2.26	3.64	5.99	2.16	2.56	43.78
2011	3.07	2.62	4.81	4.8	2.66	2.57	4.33	16.15	6.19	3.52	4.02	4.31	59.05
2012	2.53	1.56	1.52	2.74	2.95	5.39	3.09	5.08	4.76	7.23	1.26	4.57	42.68
2013	3.27	2.36	2.63	2.75	2.81	11.51	6.01	5.1	1.76	2.59	2.62	4.65	48.06
2014	2.88	4.96	4.35	5.14	3.65	3.28	3.61	5.04	3.83	2.48	4.33	3.74	47.29
2015	4.55	2.17	5.1	3.38	1.41	10.72	3.76	1.79	4.45	3.71	2.51	5.38	48.93
2016	2.13	3.98	2.17	2.57	6.34	3.5	5.37	1.78	5.28	2.25	1.42	3.18	39.97
2017	2.7	1.25	4.02	3.14	5.76	3.14	7.44	5.22	1.94	4.06	1.75	1.07	41.49
2018	2.11	6.22	4.86	3.32	5.81	3.33	6.16	4.9	7.68	3.55	8.42	6.04	62.4
2019	3.33	3.37	3.93	3.16	4.64	5.56	5.04	3.11	0.76	4.64	1.35	4.21	43.1
2020	2.69	2.84	3.56	3.87	2.39	3.31	7.1	9.13	5.27	4.36	5.32	5.23	55.07

Most Pittsgrove farmers rely solely on precipitation to nourish crops during the growing season. A small number of farms in Pittsgrove also utilize either surface or groundwater to irrigate.

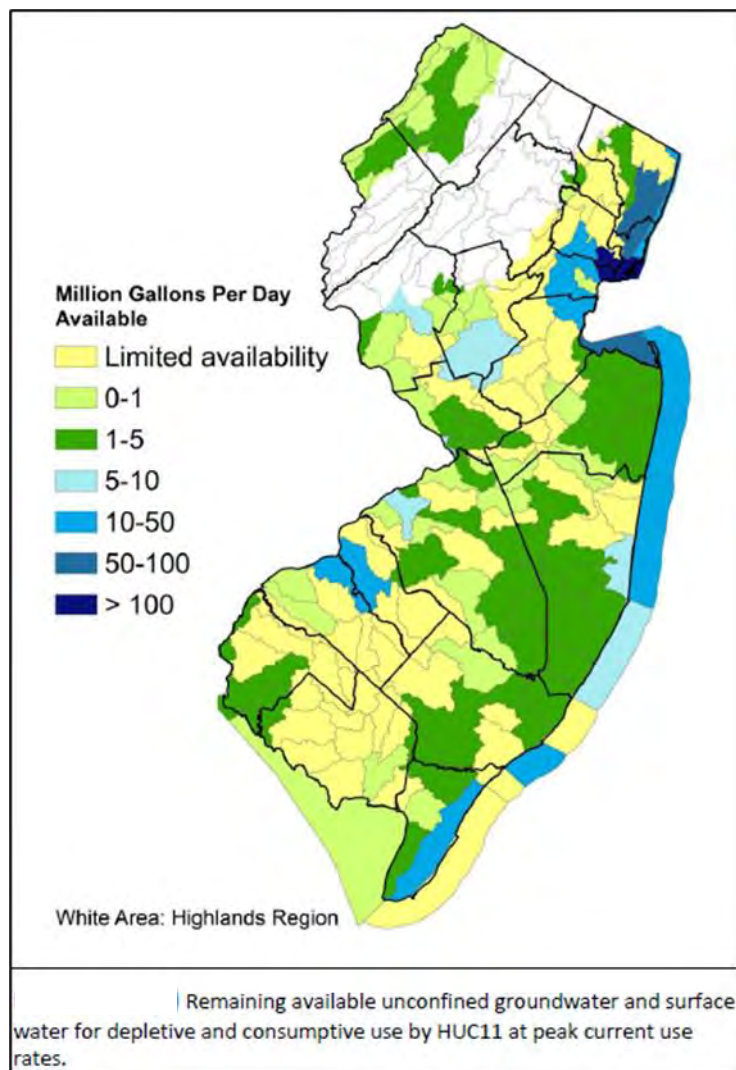
According to the 2018 Farmland Assessment records, Pittsgrove Township had 1,979 acres of irrigated farmland in 2017. The vast majority, 85.5% was utilized for field crops with a small number (310 acres) in vegetables. This is 2.15 times the amount of irrigated farmland in Pittsgrove in 2001 and an increase of 348 acres since 2016.

Water withdrawals require registration and permitting from the State. N.J.A.C. 7:20 requires that an Agricultural Water Usage Certification or Agricultural Water Use Certification must be obtained from the County agricultural agent if a person has the capability to divert ground and/or

surface water in excess of 100,000 gallons per day for agricultural, aquacultural or horticultural purposes.

An Agricultural Water Use Registration is required for any person with the capability to divert in excess of 100,000 gallons of water per day, but who diverts less than this quantity. The purpose of NJ DEP water withdrawal permitting (which applies to all water withdrawals, not just agricultural) is to manage the aquifer and avoid depletion of a crucial natural resource. Although the Kirkwood-Cohansey aquifer contains abundant water, the ongoing and increasing demands of development are straining its ability to recharge. Figure 5 below demonstrates the NJ Geologic Survey's aquifer recharge potential for Pittsgrove. Rankings for each aquifer (by County, not municipality) were developed based on range of median non-domestic well yields. On a ranking scale of A to E, Salem County comes in with a 'C' with median well yields of 100-250gpm.

Groundwater Recharge Availability in New Jersey



Source: New Jersey Water Supply Plan for 2017-2022

Figure 5

The New Jersey Water Supply Plan for 2017-2022¹ rates Pittsgrove as having “Limited Availability” beyond peak current use for depletive and consumptive water use. Withdrawals for agricultural irrigation use within the Maurice/Cohansey/Salem Watershed Management Area 17 (including all of Pittsgrove) constituted 23.7% of total water withdrawals in 2015 according to the State Water Supply Plan. Water withdrawals by sector from 1990 through 2015 can be seen below.

Table 4: Summary of Annual Withdrawals in Watershed Management Area 17

	Ag/Irrigation			Com/Ind/Min			Potable Supply			Power Generation		
	Surface Water	Unconfined	Confined	Surface Water	Unconfined	Confined	Surface Water	Unconfined	Confined	Surface Water	Unconfined	Confined
1990	687	3,311	10	17,793	3,391	1,108	479	8,592	1,307			
1991	1,660	4,433	15	24,485	3,286	1,046	469	9,961	1,013			
1992	1,170	3,461	11	32,446	2,874	1,010	567	9,729	659			
1993	2,402	4,328	20	25,874	2,961	1,087	549	10,406	946			
1994	1,241	4,723	19	31,222	3,080	1,162	494	10,725	1,450			
1995	1,602	5,243	40	35,314	2,444	1,814	492	10,702	1,458			
1996	870	3,701	14	29,645	2,557	1,153	412	9,671	1,476			
1997	1,463	5,577	72	33,909	2,692	1,035	390	10,828	1,564			
1998	1,624	6,306	21	25,198	2,589	994	260	11,133	1,705			
1999	1,434	5,345	71	22,830	2,778	1,092	376	11,132	1,482			
2000	886	4,060	71	29,703	3,081	858	23	11,201	1,501			
2001	1,391	7,474	107	25,501	3,480	969	257	11,712	1,554			83
2002	2,249	6,644	71	30,399	3,698	1,173	81	11,486	1,659			116
2003	1,084	3,855	223	8,460	2,950	913	213	11,027	1,535			92
2004	1,363	5,743	190	9,063	4,566	989	227	10,877	1,890			0
2005	1,966	7,480	277	9,274	3,590	1,066	244	11,176	1,851			51
2006	2,621	9,080	360	8,694	5,762	948	210	10,615	1,992			108
2007	2,956	11,467	215	7,947	5,435	780	201	11,174	2,003		685	53
2008	2,751	9,726	214	7,759	5,099	652	183	10,954	2,050		739	
2009	1,769	6,650	167	7,147	5,028	370	75	11,258	1,757		543	
2010	2,524	11,698	234	15,748	2,742	374	66	10,718	1,881		596	
2011	2,245	7,203	202	16,940	2,881	464	110	10,620	1,765		525	
2012	2,349	8,853	356	20,234	2,918	412	173	10,449	1,643		530	
2013	1,449	6,532	225	21,728	2,357	347	89	9,236	1,855		545	
2014	1,922	7,448	185	23,416	2,577	171	54	9,557	1,886		528	
2015	2,114	8,567	220	20,222	2,824	137	35	9,627	2,152			

Current demand appears to exceed sustainable thresholds in the Watershed Management Area as shown in Figure 5 above. According to the State Plan, agriculture is the primary cause of depletive and consumptive water loss in Pittsgrove allocations.

The State Plan partially contributes this to the fact that “Forty percent of agricultural users use less than 10% of their approved allocations, and 20% used none...” This is an issue that the State Water Supply Plan prioritizes with a policy to better define agricultural needs before allocation.

¹ New Jersey Department of Environmental Protection, 2017, New Jersey Water Supply Plan 2017-2022: 484p, <http://www.nj.gov/dep/watersupply/wsp.html>

In addition, the State will begin requiring implementation of best management practices from new users and require current water allocation certifications to justify their need for water.

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

D. Farmland Assessment and Census of Agriculture Statistics and Trends

There were 584 tax parcels assessed as farmland in Pittsgrove Township in 2019. The average assessed farm in Pittsgrove Township is 21 acres with the largest individually assessed farm parcel being 171 acres. Most farm parcels are smaller than 25 acres(422) and 90% of the farm parcels are less than 50 acres (526). A considerable number of small contiguous parcels are often combined to form one larger farm business as demonstrated in Figure 2 above, which shows the assessed farmland.

Pittsgrove Township's agriculture remains predominantly in field crops as shown in the breakdown of agricultural sectors shown below in Table 5 from the NJ SADC census. Of interest in Pittsgrove is the large number of acres (the largest in Salem County) devoted to assessed woodland, both appurtenant and non-appurtenant. Woodland is a valued resource in Pittsgrove and woodland preservation is almost always a consideration by the Planning Board when considering application. Woodlots and wooded acreage provide many benefits to the agricultural sector including windbreaks, stream buffers, and water quality.

Table 5: Pittsgrove Township's Assessed Farms by Sector (2018)

New Jersey Farmland Assessment 2017 TAX YEAR 2018 - Pittsgrove Township							
Cropland Harvested (acres)	Cropland Pastured (acres)	Permanent Pasture (acres)	Non-Appurt Woodland (acres)	Appurtenant Woodland (acres)	Equine Acres (acres)	Renewable Energy (acres)	Total For AG Use (acres)
7,550	124	378	2,914	1,437	20	4	12,427
Bedding Plants (Acres)	Cut Flowers (Acres)	Trees & Shrubs (Acres)	Cultivated Sod (Acres)	Christmas Trees (Acres)	Other Ornmtl Crop (Acres)	Total Nursery (Acres)	
2	-	274	12	19	2	309	
Beef Cattle (Head)	Equine (Head)	Sheep (Head)	Swine (Head)	Bee Hives (Number)	Ducks (Head)	Goats (Head)	
113	201	73	40	24	23	85	
Meat Chickens (Head)	Egg Chickens (Head)	Turkeys (Head)	Other Livestock (Head)				
553	607	10	47				

II. AGRICULTURAL INDUSTRY IN THE REGION

A. Trends in Crop Production and Market Value of Agricultural Products Sold in the County

Salem County's total market value for products sold in 2017 was \$102,342,000. This is a 9% decline from the 2012 value. Nonetheless, Salem County has held its 9% share of all New Jersey agricultural products. In 2017, Salem County ranked first in the State, according to the 2020 Annual Report and Agricultural Statistics of the NJ Department of Agriculture, in acres in corn for grain, soybeans and number of cattle and cows. Salem County produces about one-quarter of the State's soybeans.

Table 6: Salem County Market Value of Agricultural Products Sold over 20 years

	Sales (in \$1000)		
	2017	2007	1999
Total	102,342	99,247	68,492
Crops	90,351	79,951	43,738
Livestock, poultry, and products	11,991	19,296	24,754

Source: USDA Census of Agriculture (www.nass.usda.gov/AgCensus)

B. Crop/Production Trends over past 20 years

Salem farms remain primarily invested in field crops even as the trend toward nursery farming increases across much of New Jersey. New Jersey has become the 7th largest horticulture grower in the nation. Salem, in 2017, ranked fifth among NJ counties for nursery stock acreage in the open and 11th overall for nursery, greenhouse floriculture and sod production.

Table 7: Changes in Rank for Crop Production among NJ Counties 1999-2017

Item	Salem County Rank		
	2017	2006	1999
Field Crop Harvested acres			
Corn for grain	1	1	1
All hay	4	4	2
Soybeans for beans	1	1	1
Orchard and Berry Acres			
Land in orchards	3	3	U
Blueberry	U	U	U
All berries	U	U	U
Nurseries			
Number of nurseries	U	U	5
Nursery stock acreage in the open	5	5	5
Livestock			
Number of horses on farms	5	5	n/a

Number of cattle and calves	1	1	1
Number of milk cows	1	1	2
U = Not in top 5 counties			
n/a = no line item for rank			

Source: 2019, 2007, and 2001 NJ Annual Report Final
 (https://www.nass.usda.gov/Statistics_by_State/New_Jersey/Publications/Annual_Statistical_Bulletin/index.php)

Field (grain) crops continue to occupy the largest acreage of farmland in Pittsgrove, covering 6,065 acres according to farm assessment data from 2017. Vegetable acreage has changed from 1,853 acres in 2004 to 1,269 acres in 2017, a 31% decrease. Yet, as shown below, vegetables continue to have the most value in terms of product sold for the County as a whole even though vegetables use only 14% of the acreage of field crops (10,294 acres vs. 62,131 acres) in Salem County in 2017.

Table 8: Salem County Market Value of Selected Agricultural Products Sold 2017

Product	Sales(in \$1000)
Grains, oil seeds, dry beans, dry peas	25,564
Vegetables, melons, potatoes, sweet potatoes	43,641
Fruits, tree nuts, berries	4,641
Nursery, greenhouse, floriculture, sod	13,223
Cultivated Christmas trees, short rotation woody crops	132
Poultry and eggs	Withheld
Cattle and calves	2,132
Milk from cows	5,283
Hogs and pigs	29
Horses, ponies, mules, burros, donkeys	344
Sheep, goats, wool, mohair, milk	123

Source: USDA Census of Agriculture (www.nass.usda.gov/AgCensus)

C and D. Agricultural Support Services and Related Agricultural Support Businesses

Readily available, local support services for farms are crucial to maintenance of the agricultural industry in a region. Retaining ground as farmland supports a network of auxiliary businesses that are the basis of agriculture as an industry. Pittsgrove's farmers are served by a number of businesses offering agricultural supplies and services in Salem County as well as nearby Gloucester and Cumberland counties.

To the public, the most visible farm related business is probably the roadside Farm Market. Besides the more permanent, year round and well known venues like Cowtown Market, there are numerous farms with seasonal markets and pick-your-own as well as small 'pop-up' roadside stands every summer. Many of the established farm markets have expanded to include year

round CSA delivery as well as selling manure, mulch, hay and other products. Appendix C lists of farm markets currently operating in Salem County.

Support services for farming and agriculture are spread throughout the Salem, Cumberland and Gloucester County region. Appendix D: Agricultural Support Services contains a listing of many of these businesses.

The rise in production value of vegetables and ready produce over field grains has driven a change in the food supply chain which favors farmers' use of large wholesale produce auctions, especially via farmers' cooperatives, over sales via individual markets. Cold storage availability allows increased flexibility and price elasticity for farmers to market perishable goods. Appendix E shows the ample supply of cold storage facilities in the region.

There are many food distributors and brokers in the Pittsgrove Township region, as seen in Appendix F: Produce Wholesale Distributors in Southern New Jersey. Farmers can utilize the nearby Vineland Produce Auction for direct contact with wholesalers and restaurateurs. Also, Pittsgrove farmers have easy access to the Philadelphia Wholesale Produce Market less than an hour away. The PWPM has the largest refrigerated building on the east coast at 700,000 square feet.

As can be seen from the number of support and related agricultural businesses, Pittsgrove farmers rely on a regional network to produce and market their goods. Cape May, Burlington and Atlantic County offer additional support services only slightly farther afield for the Pittsgrove farmer.

III. LAND USE PLANNING CONTEXT

A. State Development and Redevelopment Plan

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

The SDRP also contains a goal of preserving the agricultural industry and retention of farmland in New Jersey through "coordinating planning and innovative land conservation techniques to protect agriculture viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents of the benefits and special needs of agriculture." The plan sets a policy that farmland retention be given priority in lands defined in the State Plan as Rural Planning Areas followed by Environmentally Sensitive Planning Areas.

Pittsgrove Township is almost entirely in State Planning Areas 4B and 5. Most of the township is within the Rural/Environmentally Sensitive Planning Area (PA4B). Large areas of wooded wetlands and land along stream corridors and their floodplains are designated as Environmentally Sensitive Planning Areas (PA5). Policy objectives for PA5 areas are to protect the resources by guiding development into Centers and by establishing buffers and greenbelts around Center boundaries, as well as by protecting and preserving large, contiguous tracts and corridors of the area's valuable ecosystems and wildlife habitats. In both areas, the State Plan recommends the promotion of "agricultural practices that prevent or minimize conflicts with sensitive environmental resources." Figure 6 below depicts these planning areas graphically.

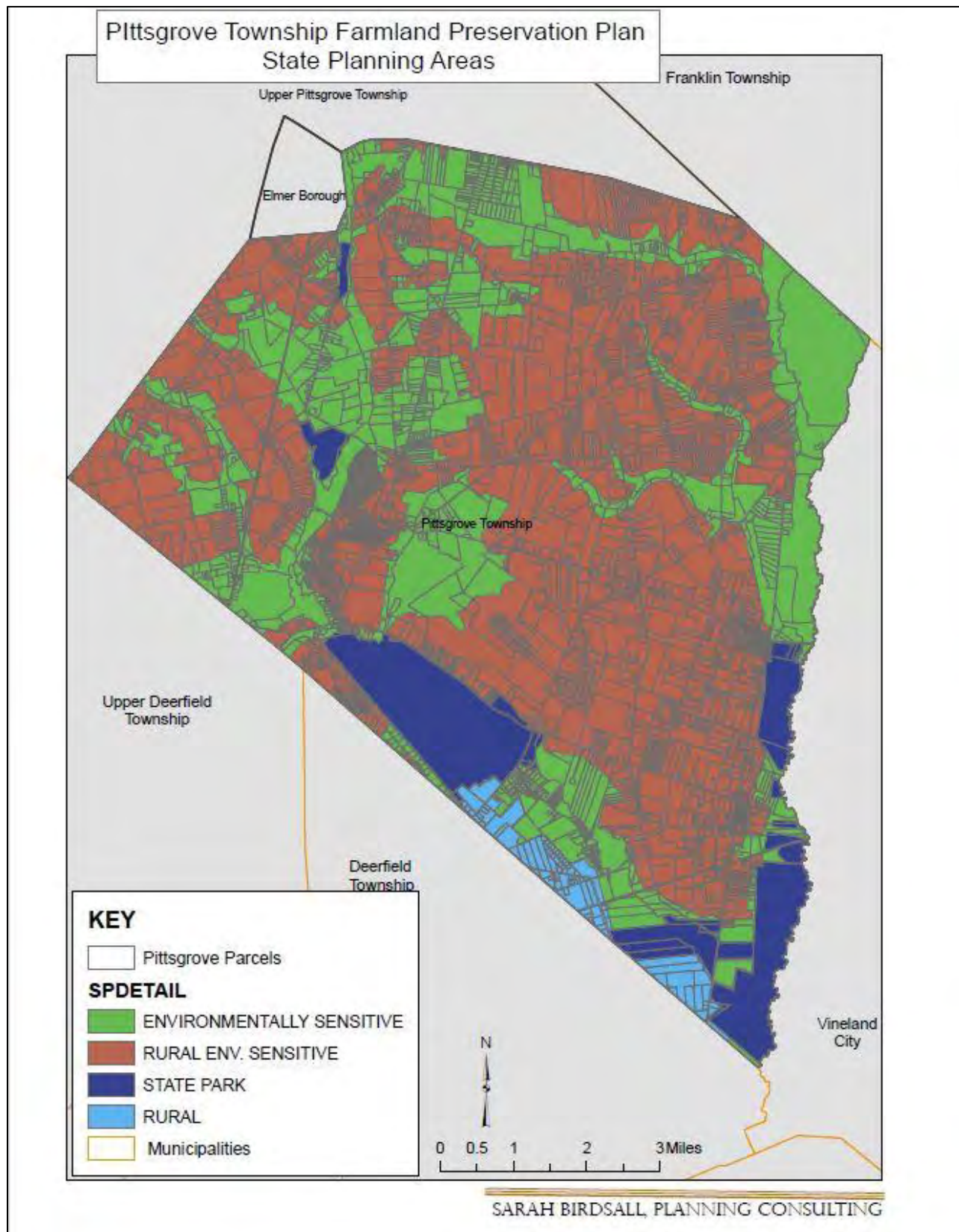


Figure 6

B. Special Resource Areas

Pittsgrove is not within any Special Resource Area.

C. Municipal Master Plan and Development Regulations

Pittsgrove Township's most recent Master Plan, adopted in December 2000, listed agricultural preservation among its primary goals. The Master Plan was re-examined in 2006 and 2016. The 2016 Re-examination found that the five objectives iterated in the 2006 Re-examination had been largely achieved. The five objectives and their attainment are shown in Table 9 below:

Table 9: Master Plan Agricultural Land Use Goals and Objectives

2006	2016
Zone for appropriate use and intensity in order to keep contiguous agricultural areas from intrusion by other uses.	Ordinances had been enacted to retain large contiguous areas of farmland.
Redefine Agricultural Development Areas (ADAs) to be consistent in conjunction with existing land use.	The 2009 Farmland Preservation Plan redefined the ADAs to better fit current land uses. Because ADAs are the area within which farms are eligible for county and state preservation funding, it is important to establish relatively contiguous preserved acreage across regions to ensure a strong agricultural economic base beyond the farm itself.
Strongly encourage new houses within agricultural areas to be clustered on lesser soils.	The cluster ordinance was revised to clarify the requirements and further encourage clustering.
Acquire farmland preservation easements and development rights in ADAs and balance acquisition efforts between small and large farms.	A local valuation tax supplemented county and State farmland preservation funds.
Support State and County farmland funding preservation efforts with permanent local budget.	Pittsgrove instituted a \$.01 per \$100 valuation property tax in 2004 for Open Space and Farmland Preservation

The 2016 Master Plan Re-Examination recommended the following with regard to Agricultural Preservation goal.

'This goal remains fundamental to Pittsgrove's vision as a community. The Township has been successful preserving farmland through zoning and preservation.

- § The wording of the Ordinance should be examined to investigate avenues for encouraging clustering and discouraging strip frontage development. The Township Land Use Board should investigate whether zoning techniques such as non-contiguous clustering would serve to encourage the use of clustering in the Township and better preserve farmland and open space. '

To date, the Township Committee and Planning Board have not followed up on this recommendation.

D. Current Land Use and Trends

Population Trends

Pittsgrove's population doubled between 1970 and 2010 from 4,618 to 9,393. The Township experienced the beginning of creeping suburbanization with an burst of larger scale development such as Palatine Lake and Holly Woods in the late 20th century. In the last ten years, the population has begun to drop with 2020 census population of 8,777, a 7% drop from 2010 after fifty years of steady growth.

Existing Land Use

The single largest land use in Pittsgrove continues to be agriculture with 12,357 acres of the 29,280 total acres subject to assessment in qualified farmland. Residential land use is less than one-half the agricultural use at a little over 6,000 acres. Commercial use in the Township is limited and is located mostly along Route 40 with a lesser amount on Landis Avenue. Public parks and conservation organizations' lands constitute almost 4,000 acres in Pittsgrove Township. The NGO purchases, as well as DEP Green Acre purchases, have helped preserve a large part of the Township's environmentally sensitive land. Figure 7 below graphically represents the six most populous property classes in the Township.

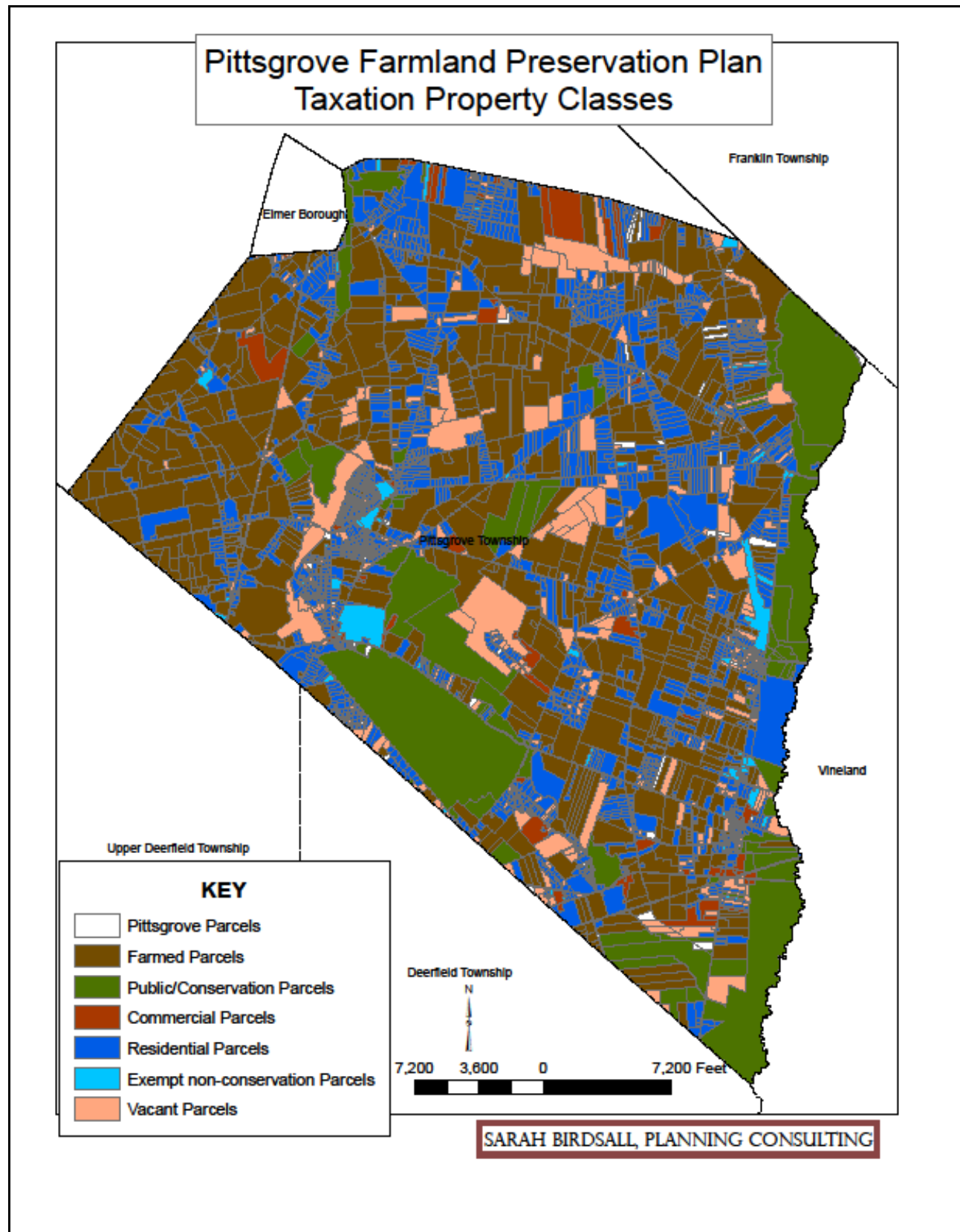


Figure 7

E. Public Water & Sewer Service Areas and Zoning

Pittsgrove has no public sewerage or water supply. A few industrial concerns and the High School have NJDES permits to exceed discharge of 2000 gpd. One plant, B&B Poultry, is connected to the Landis Sewerage Authority in Vineland. All other parcels use septic systems and have private wells.

Redevelopment Areas

The Township has a Redevelopment Area located on Landis Avenue. There is a 2007 Redevelopment Plan for part (RDA-1) of this area. In addition, the Township created two additional Redevelopment areas in 2019. They are located off Porchtown Road on Block 801, Lot 11 and Block 1701, Lot 1. The latter is the site of the Township's closed landfill and current convenience station. This site has an adopted Redevelopment Plan for a solar facility and there is a developer. Progress on this project has been delayed due to the pandemic. The other 2019 Redevelopment Area is also at a closed landfill, but a privately held one. There is, to date, no Redevelopment Plan for that area.

Figure 8 depicts the Township's current Redevelopment Areas with regard to the current qualified farmland.

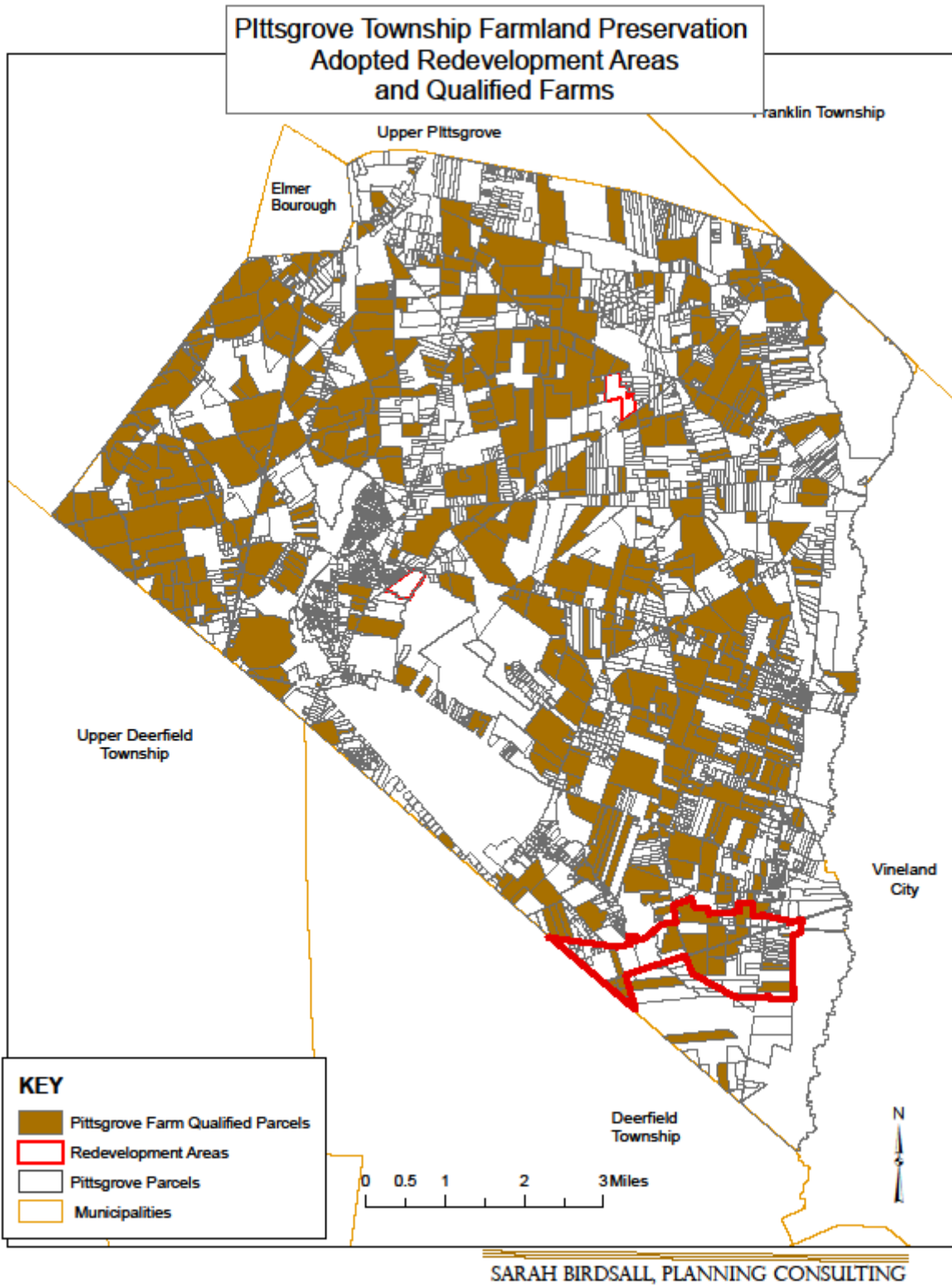


Figure 8

Building

Not surprisingly, building permits have also leveled off in Pittsgrove Township over the last ten years. From 2000 to 2009, 351 residential building permits were issued in Pittsgrove. The following ten years, from 2010 through 2019 only 65 permits were issued as seen below in Table 10.

Table 10: Residential Building Permits in Pittsgrove Township (2010-19)

YEAR	TOTAL	1&2 FAMILY	MULTIFAMILY
2010	5	5	0
2011	7	7	0
2012	3	3	0
2013	4	4	0
2014	7	7	0
2015	2	2	0
2016	12	12	0
2017	10	10	0
2018	7	7	0
2019	8	8	0

Source: NJ Department of Community Affairs

(https://www.nj.gov/dca/divisions/codes/reporter/building_permits.html)

Zoning Provisions

A large percentage of Pittsgrove's land is zoned for Agriculture or Rural Residential. In both zone districts, the zoning establishes maximum densities for new residential development of one dwelling unit per three acres of land. Some areas of the Township, along the eastern side near Brotmanville and Norma and near Route 40 and Elmer Borough, are zoned as R-1 Residential, where maximum density is one dwelling unit per two acres. Smaller areas constitute the one-acre R-2 zones (minimum requirement of 45,000 square feet) which are adjacent to existing R-3 zones (minimum requirement of 30,000 square feet). Pittsgrove has also designated a C-Conservation zone along the entire Maurice River corridor and the southeast corner of the township. Here, five acres is the minimum lot size for new residential development. Figure 9 delineates Pittsgrove's Zoning Districts

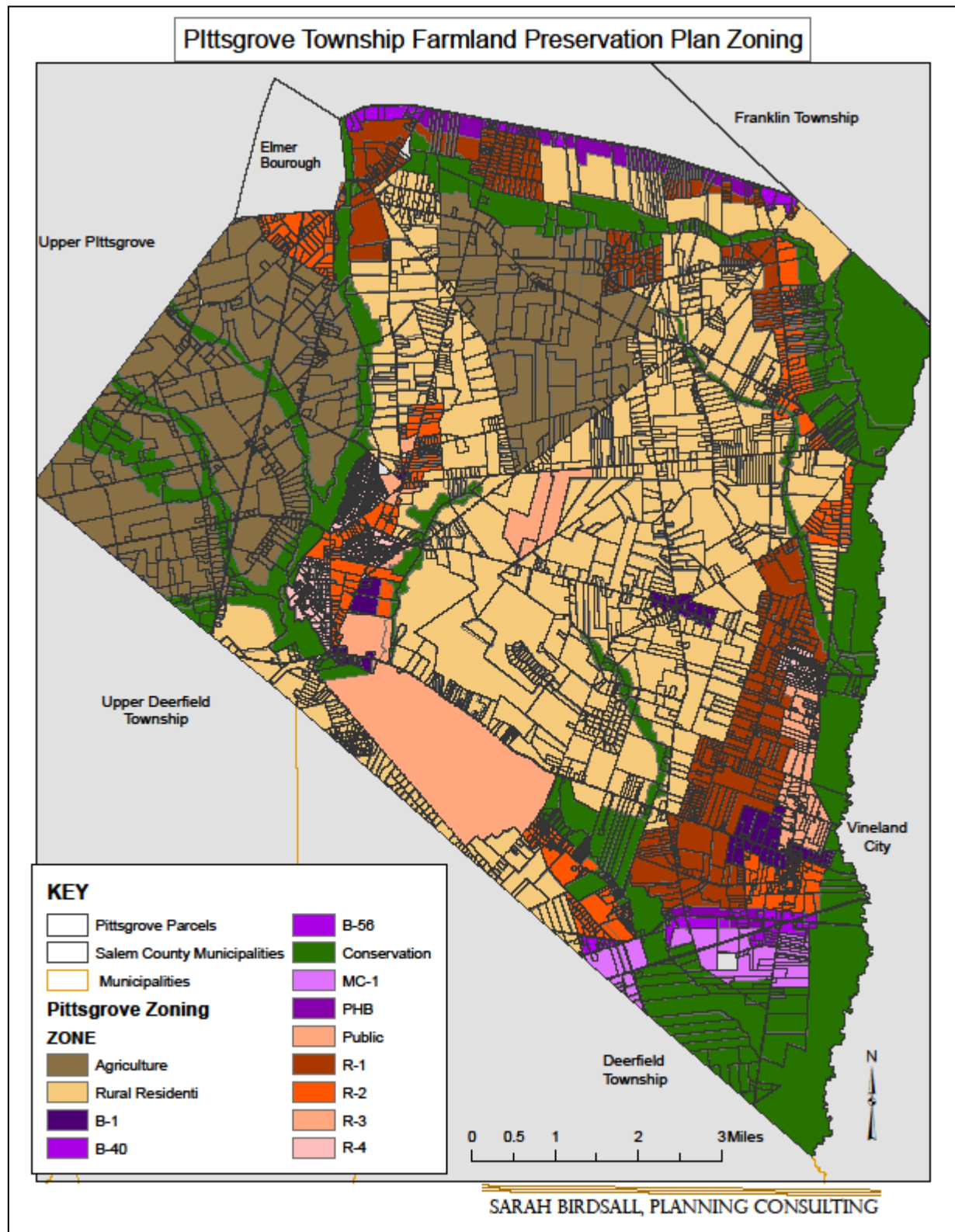


Figure 9

Table 11 shows district standards for single family homes in the zones that permit residential use by right.

Table 11: Zoning Standards for Single Family Homes

ZONE	AREA	FRONTAGE	DEPTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
CONSERVATION	5 acres	300	300	50	40	50
RR	3 acres	300	300	50	40	50
AG ZONE	3 acres	300	300	50	40	50
R-1	2 acres	200	250	50	30	50
R2	45,000 SF	200	225	40	30	40
R3	43,560 SF	150	200	40	20	40
R4	22,000sf	100	200	40	20	40

Farming is permitted in all Pittsgrove zoning districts. The Land Development Code has a provision for an agricultural buffer zone on any development adjacent to qualified farmland. A subdivision or site plan requires a buffer to be placed on the developing lot. It must be restricted by deed against construction of any buildings, structures or recreation facilities, other than fences, walls, drainage facilities, alternative energy generator facilities, and local wireless communications facilities.

The Ordinance requires a screened vegetated buffer on the developed lot as part of the buffer strip. The removal of any screen of trees or hedges is forbidden as long as the adjacent land is assessed or qualified as farmland under the New Jersey Farmland Assessment Act. Buffers between active farmland and major subdivisions must be 200 feet and the buffer must be 100 feet between farmland and minor subdivisions. This can be difficult to achieve, especially in the residential districts that allow smaller plots but still have plentiful active farmland. The Planning Board has the discretion to modify the buffer and does so in certain circumstances.

Innovative Planning Techniques Description

Cluster Zoning

A zoning ordinance may have a provision that allows residential development to be clustered on smaller lots than the ordinance allows by-right, with the same number of units permitted as would be allowed under conventional development. Clustering involves a requirement to preserve a percentage of the site's land as open space, or as farmland. This open space portion may be protected with a conservation easement and is typically owned by developers or a homeowners' association. However, homeowners may object to the land being used for commercial agriculture due to the noise, dust, and odors. The protected land may also not be large enough to support agriculture, and access to the site by equipment and trucks could be limited.

Clustering does protect farmland where development is inevitable and does so without the use of public funding. It does not reduce the number of residential units that are possible or direct their placement in planned growth areas, however. Clustering is not always a popular technique because of these factors and because density bonuses to encourage clustering may allow what to some appear to be too many additional units.

Pittsgrove Township has a mandatory clustering ordinance that preserves a minimum of 50% of the land as preserved farmland or open space on major subdivisions of 4 lots (including the remainder lot) within the RR, R-1 and Agricultural districts. The cluster option requires agricultural use in the RR and Agricultural districts, but allows open space residential in the R-1 district without a farmland component.

Noncontiguous Cluster Zoning

Noncontiguous cluster zoning allows a developer who owns or controls two or more noncontiguous land parcels in the same municipality to distribute the proposed clustered lot yield and/or the preserved acreage across some or all of the parcels simultaneously as part of a single development application. This technique, which is authorized by the Municipal Land Use Law and was updated in 2013 to allow additional flexibility at the local planning level, can help ensure a greater degree of site suitability for development and preservation of land than the more conventional single-parcel clustering. The revisions to the noncontiguous clustering law allow municipalities to offer additional benefits to developers in return for noncontiguous clustering. Pittsgrove has not implemented any ordinance changes with regard to noncontiguous clustering.

Lot Size Averaging

Lot size averaging is a way to allow flexibility in lot sizes on relatively smaller parcels (about 10 to 20 acres) that are slated for subdivision and development. Like cluster zoning, flexible lot sizes can situate development to allow for the greatest conservation of resources. Pittsgrove has not investigated this technique.

Transfer of Development Rights

TDR is a realty transfer mechanism permitting owners of preservation area land to separate the development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these “development credits” may then develop areas deemed appropriate for growth at densities higher than otherwise permitted. Once the development rights of a property are sold the land will permanently be restricted from further development. TDR is an equity protection mechanism that, unlike traditional zoning, enables preservation area landowners to be compensated for reductions in development potential. When well-designed, TDR can provide benefits to landowners, developers and municipalities.²

TDR in Pittsgrove would require an area with the capacity to support intense development that requires public sewerage. Without a public sewer and water system, rural townships, like

² NJ SADC website [<https://www.nj.gov/agriculture/sadc/tdr/>]

Pittsgrove, are not well positioned to take advantage of TDR. (See Section IV for further discussion of TDR with regard to Salem County.)

Township Development Pressures

Historically, the development pressure in Pittsgrove has been for residential development, specifically, single family homes. As detailed above, Pittsgrove's population has declined over the past decade and there has been a decrease in applications for large developments, especially since the Great Recession. The changes brought about by the Covid-19 pandemic in terms of population migration from urban areas have yet to form, but the last decade has shown reduced developmental demand in the Township. Yet, because Pittsgrove borders Gloucester Township, which is one of the fastest developing counties in the State, it is still vulnerable to the advance of suburbanization across South Jersey.

Although major subdivision developments have not been numerous in the last ten years in Pittsgrove, the steady growth of residential units along road frontage and the development of smaller subdivisions on farmland remains a constant encroachment on farming operations and on the health of the farming industry in the Township. Presently, there is no zoning mechanism that forestalls roadside development in the Township. But, largely, these single or double lot developments have been in wooded, non-farmed areas rather than on active farmland.

New Jersey has some of the highest agricultural land values in the country with the average value per acre over \$10,000.³ The USDA Statistics Service estimates that NJ agricultural land values have increased less than one percent (.7%) since 2016. In comparison, Pennsylvania land values have increase 2%. High value for farmland presents a challenge for farmland preservation since it requires more out of the limited pot of money to purchase development rights.

The comparatively lower price of farm acreage in southern Jersey compared to the more urbanized northern regions of the State present several preservation challenges. Farmers in the southern counties perennially feel as though they are not getting a fair price for their development rights compared to their compatriots in farther north. In addition, land speculators regard southern New Jersey as a comparatively cheap investment for development in the future. While this land remains in farmland for now, its future is slated for non-agricultural development by its investment owners.

³ https://www.nass.usda.gov/Publications/Todays_Reports/reports/land0820.pdf

IV. FARMLAND PRESERVATION IN PITTSGROVE TOWNSHIP

A. County Agricultural Development Area

Nearly two-thirds of Salem County is designated by the Salem County Agricultural Development Board as an Agricultural Development Area (ADA). The vast majority of the ADA is located in the eastern 3/4ths of the county, with lands closer to the Delaware River and in the corridor bounded by the New Jersey Turnpike being largely excluded from it. Pittsgrove is entirely within the Salem County ADA. The County 's ADA boundaries from its 2008 Farmland Preservation Plan remain the same in the 2021 County Draft Plan.

The County ADA is based on the state statutory criteria in combination with County criteria as follows:

State Statutory Criteria:

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

County Criteria

1. The ADA must consist of a minimum 500 acres of contiguous land that is farmland assessed. (Contiguous means the properties must share at least a portion of a property line. However, public and utility right-of-ways should not be considered. For example, if two properties are separated by a public road, they are still considered contiguous.)
2. Soils within the ADA should be of class I and II as designated by the U.S. Department of Agriculture (U.S.D.A.) Soils Classification System.
3. ADA land should not be closer than 500 feet to existing accessible public sewer lines.
4. Borough, Town or City land shall not be eligible for inclusion, with the exception of Woodstown and Elmer Boroughs.
5. If land has been given final approval by a planning board for non-agricultural use, it may not be included in the ADA.

Exceptions

1. If there is a significant cluster of commercial farms that have been excluded from the ADA, some criteria that excluded these lands may be waived so that the land may be included within the ADA.
2. If the soil of a land is exceptionally agriculturally productive and that land has been excluded from the ADA based on other criteria, some of these criteria may be waived so that the land may be included.
3. If a landowner or landowners meet the eligibility to form an agricultural district but were excluded from the ADA, these owners may request reconsideration for inclusion.

B. Permanently Preserved Farmland by program in Pittsgrove*Purchase of Development Easements*

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

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

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

Most preserved farmland in Pittsgrove Township has been protected through the acquisition of farmland easement, either directly, as above, or through Planning Incentive Grants

Planning Incentive Grants

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

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

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

Targeted farms within the planning area are “preapproved” and do not undergo the ranking and competition for preservation dollars that are part of the direct state and county easement purchase programs. The municipality can work more directly with farm landowners through its AAC. This local connection plays an important role in Pittsgrove in interest in farmland preservation for landowners.

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

Overall, PIG funding increases farmland preservation in a community, but it does require additional effort and financing, especially at the county level. For Pittsgrove Township, Salem County is in a position to fund at least half of the nonstate share of any municipal PIG project, or up to 20 percent of the total cost, through its Open Space and Farmland Preservation Trust Fund. The County has developed a county-wide PIG and, based on its 2021 draft Farmland Preservation Plan, the entirety of Pittsgrove Township is within the County Eastern Project Area.

The SADC strongly supports the use of PIG funding by both counties and municipalities with robust funding of \$2 million per year to the municipality in set funds with additional funds available through competitive grants. PIG funding allows a municipality to set criteria for funding which best suits the type of agriculture and size farms for continued maintenance of the industry locally and regionally.

Term Farmland Preservation Programs

Landowners can choose to voluntarily restrict development on their land for a period of eight (8) or sixteen (16) years. Landowners receive no payment for this, but they become eligible to apply for cost-sharing grants for soil and water conservation projects, and are eligible for the Farmland Preservation Program's other benefits and protections.

Fee-Simple Acquisition

Fee-simple acquisition is the direct purchase of farmland. The farm is purchased in its entirety and is then deed restricted and sold as a protected farm. This approach is sometimes used when a landowner wishes to retire but has no heirs to continue farming, or does not want to go through the process of severing the development rights and then selling the land to another farmer.

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

Nonprofit Organizations

Some nonprofit land trusts are actively preserving farmland in southern New Jersey, either through fee-simple acquisition or through purchase of development rights. Funding for nonprofit preservation has largely been through Green Acres Planning Incentive Grants, but the SADC will also provide PIG funding for delineated planning areas. These grants can provide up to 50 percent of the fee simple or easement value. The New Jersey Conservation Foundation, for example, has a farmland planning area that encompasses Pittsgrove Township. Although there are no active farms in Pittsgrove owned by conservation groups, funding from the Nature Conservancy protects many acres of critical habitat in Pittsgrove along the Maurice River corridor.

Transfer of Development Rights (TDR)

A Transfer of Development Rights (TDR) program is another method of farmland preservation as discussed above. A 2011 study by the Delaware Valley Regional Planning Commission (DVRPC) analyzed the feasibility of developing a regional TDR program in Salem County. The study found that there are numerous obstacles to TDR, especially with regard to viable sending areas. The conclusion was "It is clear that a regional TDR program in Salem County, of any kind, will only be possible if there are changes to the legislation and regulations that now impede TDR efforts." The alternative mentioned was contiguous and non-contiguous clustering which is discussed in the previous section.

Donation

Land, or the development rights to the land, can be donated by a landowner to a public entity or a nonprofit organization, either directly or by will. The contribution is tax deductible and can be

used effectively in estate planning. Such a donation will, of course, ensure that the land remains free from development.

C. Term Farmland Preservation Programs

Pittsgrove currently has no eight or 16 year farms in this program

D. Coordination with Municipal and County Open Space Preservation Initiatives

Salem County has a 2006 Open Space and Recreation Plan. In addition, In 2016, the County produced a ***Growth Management Element for its Master Plan*** which functions as an overall vision for the county. One of its principles is to , “...in cooperation with the Salem County Agriculture Board, State and environmental agencies, determine and delineate area to be protected through land easement programs.”

The County is currently updating its 2008 Farmland Preservation Plan with a 2021 Draft completed. This is being conducted in partnership with the Pittsgrove Township Plan update.

Pittsgrove Township’s 2005 Open Space and Recreation Plan was developed in close consultation with other Township Committees , including the Agriculture Advisory Committee. Farmland Preservation is one of the primary action items in the Open Space Plan with the recommendation to:

Continue to implement the recommendations of the Township’s Farmland Preservation Plan and acquisition program identified in the Farmland Planning Incentive application. Meet with the Agricultural Advisory Committee to identify properties of joint interest.

E. Pittsgrove’s Preservation Funding by Type

Since 2009, Pittsgrove has preserved an additional 1,421 acres of farmland in addition to the previous 2,562 acres preserved prior to the 2009 Farmland Preservation Plan. Table 12 below shows all preserved farmland through 2020 by type of acquisition with the farms preserved between 2010 and 2020 highlighted.

As can be seen, of the 25 farms preserved since 2010, most utilized the municipal PIG grants. Five were county PIG acquisitions and six were through the SADC easement purchase program. There are no term Farmland Preservation farms in Pittsgrove currently.

Table 12: Preserved Farmland in Pittsgrove Township through December 2020
(Bolded farms were added since the previous Farmland Preservation Plan)

Original Owner	Acres	Total Cost	Per Acre Total Cost	State Cost Share Percent	Type of Acquisition	Date Closed
Brooks, Raymond & Joan	0.4130	2,849.70	6,900.00	63.04%	Cnty EP	02/27/2007
Crystal, Samuel	29.6660	176,572.02	5,952.00	65.12%	Cnty EP	08/31/2005
Garrison, George W. & Marieha E.	113.5750	147,458.01	1,298.33	77.68%	Cnty EP	07/18/2002

Original Owner	Acres	Total Cost	Per Acre Total Cost	State Cost Share Percent	Type of Acquisition	Date Closed
DuBois, Henry D. & Steven J.	118.3990	235,198.00	1,986.49	75.00%	Cnty EP	05/13/2002
Garrison, Sanford C. & Florence H.	16.7360	30,208.48	1,805.00	75.54%	Cnty EP	05/13/2002
DuBois, Raymond L. & Eileen S.	85.9990	158,127.56	1,838.71	75.43%	Cnty EP	04/23/2002
Harris, Earl W. & Marie	43.0570	78,342.61	1,819.51	75.48%	Cnty EP	03/08/2002
Garrison, Stephen A. & Janet S.	74.9800	164,956.00	2,200.00	74.55%	Cnty EP	02/05/2002
Garrison, Charles A.	56.3350	107,036.50	1,900.00	75.26%	Cnty EP	12/14/2001
Eachus, V. W. & E..	133.7140	207,002.48	1,548.10	76.45%	Cnty EP	08/25/2000
GARRISON, D & L	143.6500	333,268.00	2,320.00	75.00%	Cnty EP	06/19/1992
DuBois, Christian	29.7820	235,277.80	7,900.00	61.39%	Cnty PIG	03/31/2017
Brooks, Michael N. (Brooks Farm)	7.0000	23,800.00	3,400.00	33.85%	Cnty PIG	03/10/2017
Dubois Properties, LLC (Henry DuBois,	31.2230	246,661.70	7,900.00	61.39%	Cnty PIG	06/25/2015
Greco, Dante	293.1190	1,494,382.26	5,098.21	67.65%	Cnty PIG	06/25/2015
Rera, Lenny & Beth	33.2600	232,820.00	7,000.00	62.86%	Cnty PIG	10/31/2013
Rizzo, Jr., Anthony D. & Kathleen	30.8460	144,910.40	4,697.87	68.51%	Muni PIG	06/19/2020
Helig, Nolan R. & Devorah W.	36.7180	260,697.80	7,100.00	62.68%	Muni PIG	06/04/2020
Rodriguez, Joanne L.	38.9510	218,125.60	5,600.00	66.07%	Muni PIG	09/26/2019
CTI Solutions	86.0620	318,429.40	3,700.00	70.81%	Muni PIG	02/22/2018
Dubois Farm Properties, LLC	64.1180	509,738.10	7,950.00	61.32%	Muni PIG	04/22/2016
Kupelian, Robert	36.4660	295,374.60	8,100.00	61.11%	Muni PIG	04/22/2016
Schmidt, Louise (B202/801)	89.9000	638,290.00	7,100.00	24.79%	Muni PIG	03/05/2014
Walters, Ellen	19.3300	94,717.00	4,900.00	68.16%	Muni PIG	09/25/2013
Lin, Joseph and Dah Luh Lin	18.5120	109,220.80	5,900.00	65.25%	Muni PIG	07/11/2012
Sara, LilaMae & Goren, Shirley	37.7080	294,122.40	7,800.00	61.54%	Muni PIG	06/30/2011
Wegner, Herbert	18.6360	127,594.95	6,846.69	63.14%	Muni PIG	06/14/2012
Camp, Edith M.	19.9560	162,641.40	8,150.00	61.04%	Muni PIG	03/24/2011
Lenchitz, Norman J.	17.6920	123,844.00	7,000.00	62.86%	Muni PIG	03/24/2011
Sadeghian, Homayoon David	58.1540	505,939.80	8,700.00	60.34%	Muni PIG	02/25/2011
Tamagni, Henry III	113.6380	852,285.00	7,500.00	62.00%	Muni PIG	02/19/2008
Paulaitis Farm	152.9510	749,459.90	4,900.00	68.16%	Muni PIG	06/09/2006
Patricia A. Toal-Kibort	122.7390	650,516.70	5,300.00	100.00%	SADC EP	01/07/2016
Steven Hall	115.0910	735,942.00	6,394.44	100.00%	SADC EP	02/24/2015
Donald & Nancy Johnson	11.2410	71,896.26	6,395.90	100.00%	SADC EP	09/17/2014
Olbrich Farm	123.3120	613,560.00	4,975.67	100.00%	SADC EP	05/14/2014
Coombs Properties LLC	1.1930	7,635.20	6,400.00	100.00%	SADC EP	10/19/2011
DuBois, Henry & Steven	80.0500	559,879.78	6,994.13	100.00%	SADC EP	04/21/2010
Mitchell, Joseph F.	22.8000	157,320.00	6,900.00	100.00%	SADC EP	09/21/2007
DuBois, Robert C. and Mary Lou	126.9400	266,574.00	2,100.00	100.00%	SADC EP	02/18/2005
DuBois, Henry, Jr. & Steven (Driscoll F	162.8100	407,770.97	2,504.58	100.00%	SADC EP	03/11/2004
DuBois, Henry, Jr. & Steven (Turner Fa	26.8900	67,225.00	2,500.00	100.00%	SADC EP	03/11/2004
Parvin, Joseph W. & Pauline	175.0330	432,405.00	2,470.42	100.00%	SADC EP	01/27/2004
Wegner, Herbert & Catherine	185.3930	463,482.50	2,500.00	100.00%	SADC EP	01/22/2003
Eachus, Ward	38.1210	78,148.05	2,050.00	89.27%	SADC EP	10/15/2002
Walker Brothers et al	264.2450	614,476.80	2,325.41	100.00%	SADC EP	08/14/2001

Original Owner	Acres	Total Cost	Per Acre Total Cost	State Cost Share Percent	Type of Acquisition	Date Closed
Wojculewski, John & Aleta	95.7870	134,101.80	1,400.00	100.00%	SADC EP	01/26/2001
SADC/Former Schroeder	82.5930	771,295.00	9,338.50	100.00%	SADC Fee	07/19/2007
Kilby, Jerry & Kelly, Sandra	40.6650	12,992.50	319.50		SADC Fee	04/26/2004
Gracemark Partners	53.6430	34,696.75	646.81	100.00%	SADC Fee	05/17/2002

Source: SADC January 2021

F. Monitoring and Enforcement

The Salem County CADB conducts annual monitoring of preserved farmland to ensure compliance with the deed restrictions. The monitoring program checks to make sure that no new nonagricultural buildings have been constructed without prior approval, that preexisting nonagricultural uses have not been expanded, and that the site appears to be a functioning and viable agricultural operation. The CADB is responsible for county-held easements, while the SADC is responsible for those that are state held.

V. PITTSGROVE'S FUTURE FARMLAND PRESERVATION PROGRAM

A. Pittsgrove Township Farmland Preservation Planning Goals and Objectives

The Pittsgrove Township Agricultural Advisory Committee established the following Goal with Objectives for its Farmland Preservation Plan, based on Pittsgrove's Master Plan Agricultural Preservation Goal and Objectives as seen below:

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

Objectives:

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

The municipality has one, five and ten year goals for farmland preservation as follows:

- One Year: 254.5 acres from 6 farms
- Five Year: 1018 acres from 26 farm acquisitions
- Ten Year : 3,054 acres with 72 farm acquisitions

All of the targeted farms fall within the county and municipal Project Area and will be eligible for county and municipal Planning Incentive funds.

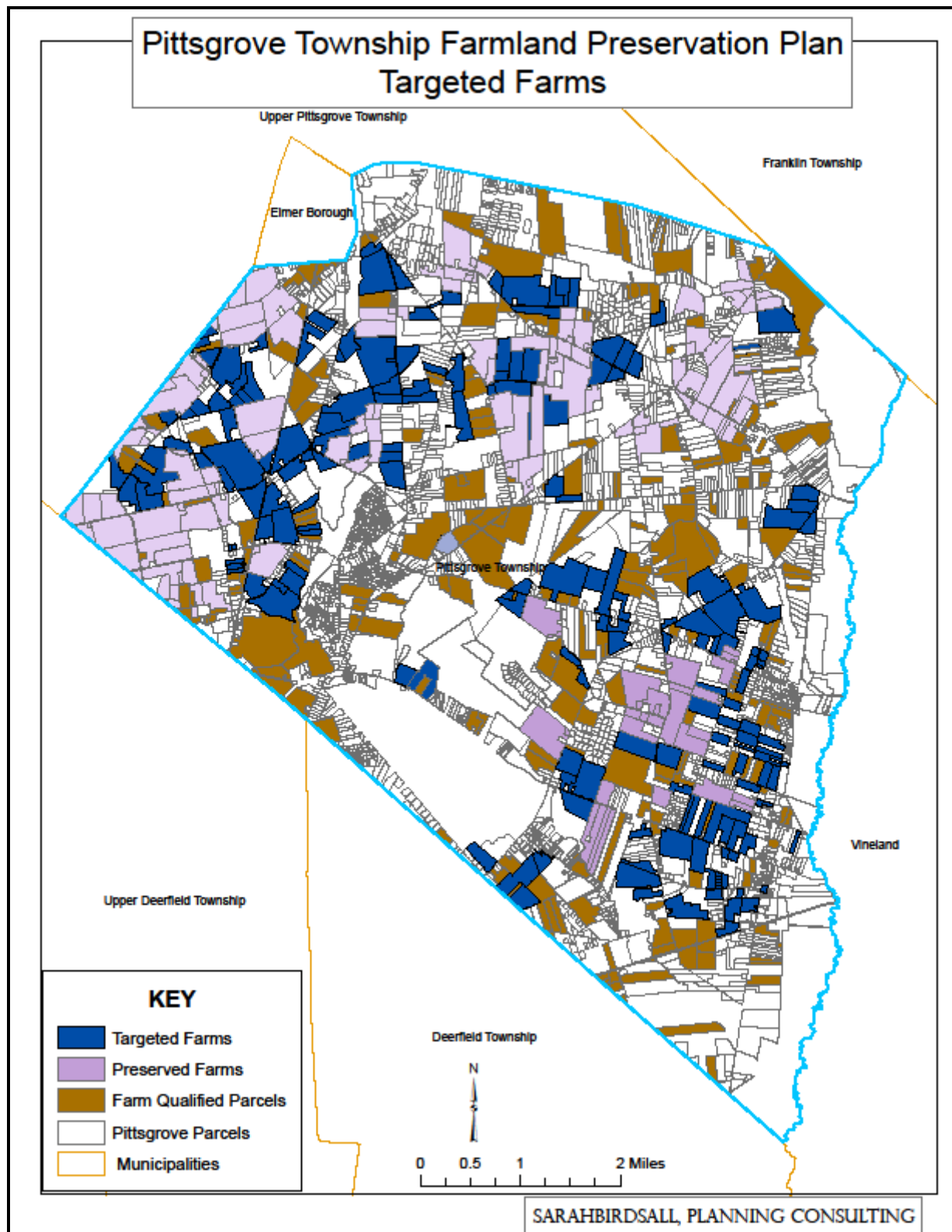
The section below describes the expanded Project Area.

B. Project Areas

Since the entire Township is a county and municipal Project Area, all targeted farms are in line for approval by the SADC for Planning Incentive Grants. Pittsgrove is following Salem County's lead in expanding its Project Area to include the entire Township. The Township has a significant number of large and/or contiguous farms throughout the Township, even in areas zoned as small as one acre. The preponderance of prime farm soils and the environmental sensitivity of the entire Township are determining factors in the expansion of the Project Area to include the entire Township. In this manner, the Agricultural Advisory Committee can best target contiguous farms across the Township, especially farmland that is more likely to be developed.

Appendix G lists all the target parcels through 2021. Many of the individual parcels are actually part of a larger ‘farm’ that encompasses multiple parcels.. Figure 10 below illustrates their distribution within the Township.

Figure 10



C. Municipal and County Minimum Eligibility Criteria Coordination

The SADC's rules at N.J.A.C. 2:76-6.20 set forth minimum eligibility criteria for all farms for which a development easement is acquired and/or all lands purchased in fee simple title. Pittsgrove's Agricultural Advisory Committee utilizes these statutory criteria as does the Salem County Agricultural Board. That is,

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

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

For lands greater than 10 acres in size:

- at least 50 percent of the land, or a minimum of 25 acres, whichever is less, must be tillable;
- at least 50 percent of the land, or a minimum of 25 acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and
- the land must exhibit development potential based on standards set forth in the rule.

D. Municipal and County Ranking Criteria for Target Farms

Pittsgrove Township has elected to use Salem County's ranking criteria as the basis for its own criteria, but has modified them slightly. The Salem County ADA includes all of Pittsgrove Township and, in line with SADC guidelines, all farms recommended for preservation have farmland assessment. After that, the CADB ranks applicant farms based on size, soil quality, percent of tillable acres, contiguity with preserved farmland within ½ mile, and buffers and boundary criteria. In addition, the CADB considers the local commitment criterion, the absence of growth leading infrastructure, consistency with municipal plans, active participation in the Agricultural Retention and Development Program, and/or the adoption of a Right-To-Farm ordinance and other ordinances that support agriculture.

Pittsgrove deviates slightly from the County ranking system. Aside from deleting items (such as proximity to military installation) that do not pertain to Pittsgrove, the major change for Pittsgrove is its consideration of smaller farm size for preservation. In the county's ranking system, this factor has heavy weighting, causing numerous high value Pittsgrove farms that are smaller in size to rank too low to be preserved.

Farms on the east side of Pittsgrove, in particular, tend to be smaller. Preservation of these farms can be critical to the viability of farming in the Project Area as a whole. Changes in farming, particularly the advent of vineyards and the rise in interest in specialty vegetables and other innovative farm programs, are prompting smaller 'start-up' farms that encourage new farmers.

The Pittsgrove Township Ranking Criteria gives additional weight to small farms that adjoin larger ones, whether those larger farms are preserved or not. Part of the rationale for this weighting is that smaller farms serve as important buffers to larger farm operations. Smaller farms are often subject to residential development, which has been the trend in Pittsgrove and is detrimental to maintaining contiguous active farmland in the Project Area.

See Appendix H: Ranking Criteria for Pittsgrove Township Project Area Farms.

E. Municipal and County Policies Related to Farmland Preservation Applications

Approval of Housing Opportunities

Agricultural labor housing must be approved by the SADC and the CADB, which both recognize the need to house those who work on farms. The Salem CADB follows the SADC policies regarding the approval of housing opportunities and the division of premises.

According to SADC Policy P-31, the intent of a Residual Dwelling Site Opportunity (RDSO) is to provide the limited future construction of a residential unit or units for agricultural purposes on presently preserved farms. Each request must first be approved by the CADB and then evaluated by the SADC. The landowner must complete a CADB/SADC application and adequately explain how the construction and use of the residential unit is for agricultural purposes. The residential unit must be occupied by at least one person engaged in farming activities, including production, harvesting, storage, grading, packaging, processing, or sale of crops, plants, or animals. The location of the dwelling unit must be approved by the municipal planning board. There are no restrictions on the relationship of the occupant(s) of the unit and the owner of the premises; therefore, the unit can be used for agricultural labor housing. If approved, the applicant has up to three years from the date of approval to construct the residential unit. Also, an approved RDSO cannot be transferred to another individual. There can be no more than one RDSO per 100 acres.

Division of the Premises

Pittsgrove Township does not have specific policies pertaining to division of premises and approval of exceptions. The Township follows County practices and will accord with all State and SADC requirements. The SADC brochure that explains Division of Premises and Exceptions is included on the Pittsgrove Township Agricultural Advisory Committee website.

As described in SADC Policy P-30-A, a landowner wishing to divide a permanently deed-restricted parcel must receive the joint approval to do so from the CADB and the SADC. The SADC's main objective in preserving land is to retain large masses of viable agricultural land. The thinking is that agricultural parcels become less viable if reduced in size. A landowner requesting a division of premises must answer a series of questions relating to the current and proposed lot lines of the parcel, the current and proposed agricultural use of the parcel, and future agricultural viability, such as access and soil quality, of the preserved parcel(s). If a landowner can satisfactorily demonstrate that the new parcels can support viable agricultural operations, the CADB and the SADC may approve the division. In addition to proving that the newly subdivided parcels can support viable agricultural operations, the landowner must also prove that the subdivision itself is for an agricultural purpose.

Approval of Exceptions

The application for farmland preservation allows for a portion of the property to be excepted from (not included in) the preservation. This exception can be either severable or non-severable. A severable exception can be sold separately from the remainder of the premises and can be subdivided, neither of which is possible with a non-severable exception. If farmland that is being preserved does not have an attached dwelling, it may be advisable for a non-severable exception to be incorporated into the preservation application to allow for the construction of a dwelling in the future. However, this need varies with the size of the parcel being preserved and other conditions. Exceptions must be taken prior to easement purchase and, once preserved, cannot be relocated.

F. Funding Plan

Open Space and Farmland Preservation Trust Fund

Pittsgrove Township has an Open Space and Farmland Preservation Trust Fund that is financed by a \$.01 tax per \$100/assessed valuation. The Trust Fund accrues about \$60,000 per year for farmland preservation. With the addition of County and State funds, the Township has a ten year plan for the targeted farms. The funding plan in the next section shows how this can be done over the next 10-year period.

The SADC funds its Planning Incentive Grant program through a dedicated corporate tax (CBT). Each year the State awards the accumulated funding to eligible municipalities and counties. Pittsgrove Township is eligible, and was awarded \$500,000 in municipal Planning Incentive Grant funds in 2021. Salem County received \$2,000,000 in County PIG funding to use toward their target farms. There are additional funds that can be captured through the State competitive grant fund which re-allocates unused funds.

Total Cost to Achieve Goals

The total cost of land over the next 10 years is based on acreage value over the last several years. With the slight decrease in development pressure since the early years of this century, land prices have stabilized. The Pittsgrove Agricultural Advisory Committee estimates that farm ground will stay between \$5800 and \$6000 in the near future. The total cost to achieve the Committee's target of just over 5,000 acres preserved over the next ten years would then be \$28,965,000 or about \$5800 per acre. With a more conservative estimate, based on the assumption that prices will rise over time, the Committee estimates a stable price of \$5800 for the first five years and \$8,000 for the second five years of the ten year span. This would increase the total easement purchase cost over ten years to \$31,816,00.

Calculating the state share of the Project Area acreage at 60 percent (the maximum amount that the SADC would provide at current per acre cost levels), and subtracting that from the total leaves a balance of just under \$12 million over the course of the 10 years. If that is shared between the municipality and the county, with 20 percent of the cost allotted to each, the total 10-year cost to

achieve the goals would be just over \$4.5 million for Pittsgrove to raise through taxation, PIG funding and grants.

County Funding

Salem County has issued a draft county Farmland Preservation Plan which complies with SADC guidelines. Their intention is to continue with the SADC criteria for Agricultural Development Areas and for Project Areas and target farms. The current cost share of 60% State, 20% county and 20% municipal will remain for approved farms' easements.

As mentioned previously, all of Pittsgrove Township is within the County's Agricultural Development Area. The 2021 Salem County Farmland Preservation Plan expands the County Project Area in Pittsgrove to include the entire municipality. With this incentive, Pittsgrove will better work with the CADB to preserve as many targeted farms as possible.

Other Partners

A nonprofit land trust that is protecting farmland in Salem, Gloucester and Cumberland Counties is the New Jersey Conservation Foundation (NJCF). Pittsgrove Township is included in NJCF's Tri-County Farm Belt SADC Project Area, which receives funding from the SADC nonprofit program and from the Federal Farmland Ranchland Preservation Program (FRRPP) and William Penn Foundation. NJCF and its partners have preserved over 9,750 farm acres in these three counties since 2006.

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

While they have, to date, never operated in Pittsgrove Township, the South Jersey Land and Water Trust has a Green Acres Planning Incentive Grant that can fund open space and farmland through fee-simple acquisitions. SJLWT's Green Acres PIG Project Area provides assistance to projects throughout southern New Jersey.

G. Farmland Preservation Program Administrative Resources

The Pittsgrove Agricultural Committee (AAC) is composed of five citizen members and two members of the Township Committee as well as two alternates. The Committee has a staff secretary who coordinates applications with the active help of Committee members. The AAC relies heavily on the SADC regional representative for database and GIS updates.

Small municipalities, particularly in the rural areas of the state that support farming require a larger entity, such as the state or county collaboration, to support an active GIS database that is maintained as current. The SADC needs to recognize this challenge and respond with a plan that includes the input and access for the municipalities.

H. Farmland Preservation Program Limitations

The cost of purchasing land, the potential limitations of the preservation program once the land is preserved, and the infrastructure to support farming operations into the future are all challenges to the farmland preservation program in Pittsgrove. But the major limitation is landowner reluctance.

Many farmers feel the appraisal values are not reasonable, especially when they compare them with values in north Jersey. In addition, the development price reaped, especially for the smaller farms, is often though not to be significant enough to undergo the paperwork and administrative work required compared to a straightforward real estate contract with a developer.

The Agricultural Advisory Committee members have been tireless in their interactions with fellow farmers in the Township to advocate for the program. Their volunteer advocacy and the work of the AAC secretary provide adequate administrative resources. As can be seen by the extensive target farm list compiled by the Committee, supply of prime farm ground is not a problem.

VI. AGRICULTURAL ECONOMIC DEVELOPMENT

A. Consistency with NJ Department of Agriculture/other Economic Development Plans

New Jersey government supports agriculture across the board from technical support and advice to farm loans. The New Jersey Department of Agriculture (NJDA) has a Smart Growth Toolkit which works to implement the goals and objectives of the 2006 Agricultural Smart Growth Plan for New Jersey. There are five components considered essential for the future of farming in the State:

- Farmland Preservation,
- Agricultural Land Use Planning,
- Economic Development,
- Natural Resource Conservation, and
- Agricultural Industry Sustainability.

The understanding that the future of farming must be based on a vibrant and sustainable agricultural economy underlies the NJDA's 2011 Economic Development Strategies. Pittsgrove agrees with and urges the NJDA to use the strategies in the nine (the exception is the aquaculture and seafood industry) of the ten relevant strategy sectors laid out in the paper. These strategies will promote the economic health of the agricultural industry, particularly, for Pittsgrove, in terms of the strategies for Produce, Field crops, Organic, Viticulture and Agritourism.

Salem County is presently developing a new economic development strategy for the County and intends to create an Economic Development office with a dedicated Director.

Pittsgrove should ensure that the importance of agriculture in the Township's economy is conveyed to that office. The Township and Agricultural Advisory Committee can utilize the marketing and technical capabilities of the County office to help promote agriculture, perhaps urging the new Economic Development office to create a 'Salem Grown' marketing campaign similar to other counties.

Through a County Economic Development office, promotion of newer sectors, such as organic produce, agritourism and vineyard farming can be coordinated and marketed to create a regional attraction combining farm markets and wineries to promote agritourism.

B. Agricultural Industry Retention, Expansion and Recruitment Strategies

The Agricultural Advisory Committee will strive to work with the Township and the County to promote methods that increase individual farmers profitability and ability to conduct business. The County, as part of its overall economic development strategy and as one of the leading agricultural counties in the State, could sponsor workshops or distribute materials for such issues as new agricultural business techniques and grant opportunities for new technology/equipment/upgrades.

Organic farming, agritourism and vineyards offers opportunities, particularly on smaller tracts in Pittsgrove, for growth in these growing agricultural sectors. In order to make inroads into these areas, Pittsgrove farmers, both seasoned and new, will need technical and business assistance. As local banks are absorbed by larger multi-national banks, the community sense of agriculture makes banking more difficult for small and neophyte farmers. Local support and understanding of the importance of agriculture within the Township and County should be emphasized in order to smooth the path for agricultural business growth.

1. Institutional

Farm Link Program

The Farm Link Program serves as a resource and referral center for farmers and landowners. Beginning and established farmers who are seeking access to land and farming opportunities, and landowners who have farmland and business opportunities available, can use the linking service to connect with one another. Farmers and landowners can also use the program's resource pages to find more information on getting started in farming, leasing farmland, finding farmers/landowners, and developing farm transfer and succession plans.⁵

The Farm Link program page details the following groups for its outreach:

- 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
- Nonprofits, municipalities, and counties looking for farmers for farmland they own or manage
- Farmers and landowners working on farm transfer plans

Farmer Education

The NJ Department of Labor and Workforce Development offers programs that are aimed at upgrading the skills and productivity of the agricultural workforce. Four such programs are listed on the NJ DOA website:

Customized Training Initiative Grants: Designed to create and retain a well trained and highly skilled workforce. This program can help employers tailor training programs to improve their workers' production capabilities and, in turn, their bottom line.

Literacy Skills Training Grants: Improve your employees' English language proficiency, reading comprehension, communication, mathematic and computer literacy skills.

⁵ From NJ SADC webpage (<https://www.nj.gov/agriculture/sadc/farmlink/>) accessed 7/2/21.

Youth Transition to Work (YTTW): YTTW is a well-established partnership of the Department of Labor, Department of Education, U.S. Department of Labor, Bureau of Apprenticeship and Training, and the state AFL0-CIO. The programs provides funding to employers, organized labor and schools to implement school to registered apprenticeship transition programs. Apprenticeship consists of structured on the job training and classroom instruction. There are multiple agricultural related job opportunities off the farm that require vocational and technical training to ensure the success of agricultural support services.

New Jersey Manufacturing Extension Program (NJMEP): MEP is a nationwide network of resources transforming manufacturers to compete globally, supporting greater supply chain integration and providing access to technology for improved productivity. MEP has centers nationwide that work directly with area manufacturers to provide expertise and services tailored to their most critical needs, which range from process improvements and worker training to business practices and applications of information technology. Solutions are offered through a combination of direct assistance from center staff and outside consultation.

In addition, the *Rutgers New Jersey Agricultural Experimental Station (NJAES) Cooperative Extension* Department of Agricultural and Resource Management provides assistance, information, and consultation on issues related to agriculture, the environment, and natural resource management, as well as educational programs on increasing farm productivity.

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

The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) is a nonprofit organization dedicated to supporting organic food and agriculture in New Jersey through education, technical assistance, and policy action. NOFA-NJ has certified agricultural products in the state since the 1990s; it received accreditation to certify to USDA standards in 2002. In addition to third-party organic certification, NOFA-NJ promotes sustainable agriculture through outreach, research and advocacy, and education and development programs. Some of the organization's outreach programs include promotional exhibits at agricultural and environmental events, the publication of the *Organic News* quarterly newsletter, media outreach, public tours of organic farms, a *Garden to Table* conference for gardeners and the general public, and its informational website, which is available at www.nofanj.org.

NOFA-NJ's education and development activities include peer-to-peer educational meetings and an annual conference, a small grant program for farmer-led educational initiatives, a program for people aspiring to start a small farm, information and referrals regarding sustainable agricultural practices, and scholarships and sponsorships of leadership development programs in agriculture. NOFA-NJ also conducts research and advocacy work in collaboration with foundations, institutes, universities, and other organizations.

Financing Services and Loan Programs

Farmers need assistance in securing financing to invest in their businesses, buy equipment, expand land holdings, erect farm buildings, and supply housing. NJDA's website states that "Grants for agriculture, conservation, or rural development are designed to accomplish specific objectives. Grant requirements for agriculture generally are for existing farm operations. For purchasing a farm or for operational expenses, loans are available."

USDA Farm Service Agency

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

Farm Credit East

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

Agricultural Marketing Resource Center

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

Rutgers New Jersey Agricultural Experiment Station

The New Jersey Agricultural Experiment Station (NJAES) is an institute of Rutgers University, NJ's historic Land Grant College. NJAES works to enhance the state's agriculture, environment, food safety, public health, and community and youth development. (<http://njaes.rutgers.edu>). At its Agricultural Research and Extension Center, such as the one in Upper Deerfield Township in Cumberland County, researchers do trial plantings and other investigations on plant varieties, pest control, and many other agricultural management practices.

The Cooperative Extension Program of NJAES is the branch that serves as the educational resource for the agricultural industry and the public. The Rutgers Cooperative Extension program has offices in each of New Jersey's 21 counties, and it supports the local agricultural industry through agricultural agents, along with staff that assist homeowners and the general public.

The Salem County Cooperative Extension office is located in Woodstown and provides a wide array of services to farmers. It has Agents who specialize in particular aspects of farming and share expertise with other extension offices.

The Food Innovation Center at Rutgers University, located in Bridgeton, Cumberland County, is a unique food business incubator and accelerator that is affiliated with the Agricultural Research Station. Its mission is to provide research, education, outreach, and business development services to New Jersey's agricultural and food industries. Research and strategies such as this with emphasis on the end result of agriculture helps sustain the industry regionally.

2. Business

Jersey Fresh

The NJDA website describes Jersey Fresh as “an advertising, promotional and quality grading program originally launched in 1984 to help farmers inform consumers about the availability and variety of fruits and vegetables grown in New Jersey.”

Jersey Fresh promotes local agriculture with radio, billboards, television and print ads, and colorful point-of-purchase (PDF 12K) materials to remind consumers about the availability of locally grown products.

Farmers' Markets

While a roadside Farmer's Market is perhaps the best and cheapest direct marketing system for a farm, it is a structure that is dependent on adequate traffic. Appendix C lists local farm markets in the Pittsgrove region. Most are seasonal and all require human resources and sometimes permitting. Pittsgrove itself allows roadside stands for farm produce or plants grown on site in all Zoning Districts except R-4, subject to the following conditions:

- (1) The parcel proposed for development has road frontage of at least 100 feet with one defined entrance/exit from the road which conform to the provisions of § 60-42Z(4) (Traffic and Circulation) herein this chapter;
- (2) The stand shall be maintained in good repair on a well-kept site and shall maintain no display of goods closer than 40 feet to a road right-of-way line and shall supply adequate on-site parking area;
- (3) The maximum sales area of the establishment shall not exceed 5,000 square feet;
- (4) A minimum of 30% of the produce sold in said market shall be grown on the property whereon the stand is located and the sale of live animals or poultry shall be prohibited;
- (5) A maximum of three temporary off-site signs shall be permitted during periods of operation only, each not more than six square feet in area. Additionally, 48 square feet of identification sign area shall be permitted either on the stand or within 30 feet

thereof. All signs permitted in connection with roadside stands shall conform to the provisions of the sign section.

Agritourism

Agritourism involves establishing farms as tourist destinations with educational, recreational, and commercial potential. Agritourism has many forms, including farm markets, historic places, scenic vistas, bed-and-breakfasts, u-pick farms, cider mills, corn mazes, hay rides, petting zoos, horseback riding, farm tours, wine tasting, and farm festivals. Agritourism benefits farmers by supplying an opportunity for additional income, particularly during slower periods between harvests. Agritourism also serves to reinforce the agricultural identity and rural character of a place. Through agritourism, both schoolchildren and adults can learn about the process of food production and the importance of protecting their local food resources. Roadside markets and farm stores are other ways that consumers can purchase locally grown produce, flowers, and other agricultural products directly from the farmers.

The emerging Salem County Economic Development Office should be urged to actively involve itself in the eastern agricultural part of Salem County in promotion of agritourism and assistance to farmers in utilizing and improving strategies to increase this sector.

Direct to Restaurant Sales

Farm to fork restaurant themes continue to expand. In South Jersey, *SJ Hot Chefs* is a group of chef owned restaurants that encourage and promote farm to table menus. While none of the member restaurants are located in Salem County, some Salem County farms have participated by selling directly to these restaurants (and others that do not belong to the organization). Some Salem County Farms offer farm to table dinners based on produce availability. Coombs Farms in Upper Pittsgrove offers on-site dinners as well as other agritourism seasonal attractions.

3 and 4. Anticipated Agricultural Trends and Support Needs

Trends in agriculture, especially at the smaller scale that constitutes New Jersey's agricultural industry, are highly dependent on current events and political winds. The past several years have been marked by difficulties in labor due to restrictions on seasonal labor visas and by a world-wide pandemic. Farmers and the entire food supply chain have scrambled to adapt as rules and regulations for labor access, marketing, and sales have swung wildly. Covid-19 may be only a brief interruption economically and the agricultural sector that has been impacted will recover quickly. But the past year's closure of farm markets and entire farms due to lack of business and/or labor shortages should be taken into account when planning local and regional strategies for agricultural viability.

There are strategies for agricultural economic development that the Township and County can consider that will strengthen the capability of farmers to persevere and thrive in spite of external events. One of the most significant, as noted in the 2009 Farmland Preservation Plan, is expanding access to irrigation systems. This would involve better technology to ensure efficient use of limited water supply as well as funding to implement new systems. There are numerous state and federal loan programs for farmers to improve technology and equipment as mentioned above. Rural micro-enterprise loans from the USDA supplement loan and grant programs at the state level. In many cases, it is a matter of connecting farm needs with the correct resource. This is often more confusing and time consuming than individual farmers have to spare. A regional consortium that was devoted to individual farmer's needs and had consistent funding to help farmers find loans and grants for their particular problems would improve the chances of many small farms in Pittsgrove and Salem County (as well as surrounding south Jersey counties).

Although most ground in Pittsgrove is devoted to field crops (field corn, hay and soybeans), the most valuable crops tend to be vegetables. Vegetables require more irrigation and more labor, two items which are increasingly out of range for many farmers. The trend toward specialty vegetables, while lucrative, requires field labor, transportation, marketing and a constant awareness of changes in the public's desires. If the lack of a consistent labor force large enough to harvest throughout the season continues, many farms, well suited to providing local produce, will become un-viable. The need for legislation at the state and federal level to ensure seasonal migrant labor cannot be handled on a local level. This will require organized partnerships at the county, regional and state level to advocate for farmers.

Vineyards and wineries have become one way to combine agriculture and agritourism and are gaining popularity. Salem County now has three wineries with interest in more as the trend develops. The wineries are restricted by a myriad of state alcohol laws that make permitting difficult and restrict their offerings to the public. Wineries on preserved farms are still awaiting legislation that clarifies their regulation. Farmers interested in the exploding business of vineyard tourism are not going to be interested in preservation until the regulations at the State level are clarified. While Pittsgrove Township is not in a position to advocate for changes in state regulations, farm associations and Salem County should be aware of the potential for economic and agricultural development offered by vineyard farming.

Knowledge of technology advances in agriculture as well as the ability to identify and be aware of market trends must be combined with business acumen for Pittsgrove farmers to succeed. The State has a Rural Microenterprise permit for agricultural related business on preserved farms. Starting a small business while running a successful farm requires two skill sets. The next generation of farmers will need increased education skills, beginning at the local school level to achieve success in farming as a business. Municipalities that value their agricultural economy and agriculturally based counties should add agricultural tracks that

utilize technology and business training to their curricula. This will not only educate future farmers but, also, will assist in general public awareness of the importance of the agricultural sector to the wellbeing of the region.

Pittsgrove's land use regulations are well attuned to the needs of the farm economy. Their Right to Farm ordinance is modeled on the State verbiage and the Township's Planning Board is well aware and in agreement with the importance of agricultural buffers, newcomers' awareness of farming activity. The Township strives to encourage the business of agriculture in planning and in its permitting.

In a small community like Pittsgrove, it is inevitable that the Economic Development Committee is attuned to the Agricultural Advisory Committee and vice-versa. The two work together to support both the economic development of non-agricultural zones and to support agriculture as an industry. The Planning Board allots time for each Committee to report its activities at every Planning Board meeting.

5. Agricultural Support Implementation

The same recommendations that the 2009 Pittsgrove Farmland Preservation Plan advocated for support implementation remain true today with very few changes.

Survey

The new Salem County Economic Development Office should institute a farmer survey to evaluate interest in and to get ideas for regional agricultural economic development strategies.

Agriculture Advisory Committee

A stronger connection and increased communication could be encouraged between Pittsgrove's Agriculture Advisory Committee and the Salem County Board of Agriculture, as well as the SADC, to represent the agricultural community of Pittsgrove. The AAC will make every effort to continue to promote the agricultural interests of Pittsgrove Township.

Economic Development Planning

The agricultural industry should be incorporated in the economic development plans of all municipalities, counties, and other state agencies. Members of the agricultural industry can be included in local and regional business organizations and economic development agencies.

Traditional business support systems can also be enlarged to integrate agriculture. The presence of farmers on the Township Economic Development Committee could help promote the importance of agriculture for Pittsgrove's economic base. The Salem County Chamber of Commerce is active in business development in the County but does not have a farmer on its Board. Since agriculture is such a large component of Salem's economy, this should be addressed.

Legislative and Regulatory Initiative

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

VII. NATURAL RESOURCE CONSERVATION

Preservation of farmland must be accompanied by both support of the agricultural sector as a total industry and, just as crucially, awareness of and preservation of natural resources. The use of best management practices on all farmland to conserve natural resources is fundamental to Pittsgrove's Farmland Preservation Program.

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

A. Natural Resource Protection Coordination

Natural Resources Conservation Service

The Natural Resources Conservation Service (NRCS) is an vital partner for the agricultural sector. It provides technical assistance to private land owners and managers to conserve their soil, water, and other natural resources. As part of the US Department of Agriculture, its mission is to improve, protect, and conserve natural resources on private lands through voluntary cooperative partnerships with local and state agencies. The NRCS has broad technical expertise in animal husbandry, ecological sciences, engineering, resource economics, and social sciences. The agency also provides expertise in soil science and the leadership for soil surveys and for the National Resources Inventory, which assesses natural resource conditions and trends in the United States.

NRCS's assistance is fitted to the natural resource needs of the farmer. Staff members are available to work with farmers to help identify their conservation goals, such as soil productivity, water quality improvement and wildlife habitat, and then craft appropriate conservation plans to meet those goals. Conservation plans are required within one year of the date of the deed of easement for those who wish to apply for natural resource conservation program grants such as the WHIP and EQIP. The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and wildlife habitat.

NRCS also provides cost-sharing and financial incentives for programs, such as the Wildlife Habitat Incentive program (WHIP) and the Environmental Quality Incentive program (EQIP), both of which are discussed below.

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

Soil Conservation District

The State Soil Conservation Committee (SSCC), a part of the New Jersey Department of Agriculture's Division of Agriculture and Natural Resources, partners with localities through its 14 local Soil Conservation Districts (SCDs). Pittsgrove is in the Cumberland Salem SCD located in Upper Deerfield, Cumberland County. The State Committee and all 14 districts are part of the NJ Conservation Partnership which also includes USDA, NRCS and the Rutgers Cooperative Extension.

This partnership works to increase voluntary conservation practices among farmers and other land users. Among other responsibilities, the SSCC administers natural resource conservation programs and provides technical information on best management practices for farmers, ranchers, and other conservation-minded agricultural producers. The range of conservation services and assistance includes agricultural conservation planning assistance, agricultural conservation cost-sharing programs, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control; stormwater discharge authorization and soil surveys.

B. Natural Resource Protection Programs

SADC Stewardship Grants

Soil and Water Conservation Grant Program – The SADC Soil and Water Conservation Grant Program awards grants of up to 50 percent the project cost to owners of permanently preserved farms and term easement farm participants. Landowners apply to their local Soil Conservation District which will help in developing a conservation plan that is needed and doable. Irrigation, erosion control, and stream corridor enhancement projects are among those that are eligible.

Deer Fencing Grant Program – The SADC Deer Fencing Grant Program can provide 50 percent matching grants to assist farmers with the materials and installation of fencing to protect permanently preserved farmland from crop losses related to deer. The maximum grant award is \$200 per acre up to \$20,000 total to owners of permanently preserved land. Farmers must maintain the fencing (high tensile woven wire) and it must have a 10 year lifespan.

C. Federal and State Conservation Programs for Farmers

Federal Conservation Programs

The NRCS administers most Federal Farm Bill conservation programs. The 2018 "Agricultural Improvement Act of 2018" which expires in 2023 will almost certainly undergo changes based on the Biden Administration's climate change and environmental justice policies. The American Rescue Plan Act of 2021 appropriated funds for emergency relief to farmers and funds to strengthen the food chain, but funding for NCRS programs is slotted in the USDA 2022 budget. The 2022 budget is headlined with "Farm Production and Conservation" services.

The current Farm Bill signed by then President Trump offered the following natural resource conservation programs:

- **Conservation Reserve Program (CRP):**
FSA began accepting applications on June 3, 2019, for certain practices under the continuous CRP, offering a one-year extension to existing CRP participants who have expiring CRP contracts of 14 years or less, and reopening enrollment for existing Conservation Reserve Enhancement Program (CREP) agreements.
- **Regional Conservation Partnership Program (RCPP):** On April 26, 2019, Natural Resources Conservation Service (NRCS) released guidance to State committees to identify RCPP coordinators in each State.
- **Conservation Stewardship Program (CSP):** On May 10, 2019, NRCS posted guidance for state conservationists regarding the handling of participant requests to apply for new contracts, as well as extending unexpired contracts from 2014. Additional guidance was posted regarding changes needed for existing RCPP partnership agreements to enroll in new CSP contracts.
- **Technical Changes to NRCS Conservation Programs:** On May 6, 2019, NRCS published an interim final rule to make existing regulations consistent with the 2018 Farm Bill. These include:
 - Waiving duplicative requirements under the Watershed Protection and Flood Prevention Program;
 - Expanding the purposes of the Healthy Forests Reserve Program to allow protection of at-risk species and allowing permanent easements on Tribal lands;
 - Authorizing that certification of technical service providers be through a qualified non-federal entity; and
 - Requiring that \$3 million of funds to implement the Voluntary Public Access and Habitat Incentive Program be used to encourage public access for hunting and other recreational activities on wetlands enrolled in the Agricultural Conservation Easement Program.
- **Conservation Innovation Grants (CIG):**
On May 15, 2019, NRCS announced that it is investing \$25 million per year over the next five years to help support On-Farm Conservation Innovation Trials, part of the CIG and available to farmers eligible to participate in the Environmental Quality Incentives Program. NRCS will accept proposals through July 15, 2019 for the new On-Farm Trials.

The NRCS offers financial assistance programs including the Environmental Quality Incentives Program (EQIP), the Conservation Stewardship Program (CSP), and Agriculture Management Assistance (AMA).

EQIP is a voluntary conservation program open to eligible agricultural producers that offers financial and technical assistance to implement conservation practices on eligible land.

Opportunities within EQIP include assistance to implement conservation and management practices through a systems approach to control and trap nutrient and manure runoff. Qualified producers will receive assistance for installing conservation practices such as cover crops, filter strips and terraces.

The Conservation Stewardship Program(CSP) is a voluntary conservation program that helps farmers build on existing conservation efforts. The NRCS can design a custom stewardship program by identifying natural resource problems providing technical and financial assistance to solve those problems or attain higher stewardship levels in an environmentally beneficial and cost-effective manner. CSP participants receive an annual land use payment for operation-level environmental benefits produced. Participants are paid for conservation performance, meaning the higher the operational performances, the higher the payment.

Agricultural Management Assistance (AMA) provides financial assistance to agricultural producers to voluntarily address issues such as water management, water quality, and erosion control by incorporating conservation into their farming operations. It is another voluntary conservation program that targets beginning and limited resource farmers, small farms, and producers who have had limited participation in other USDA financial assistance programs. AMA operates in 16 states (including New Jersey) where participation in the Federal Crop Insurance Program is historically low.

Producers may construct or improve water management structures or irrigation structures; plant trees for windbreaks or to improve water quality; and mitigate risk through production diversification or resource conservation practices, including soil erosion control, integrated pest management, or transition to organic farming. AMA provides financial assistance up to 75% of installation of conservation practices. Total yearly payments may not exceed \$50,000.

D. Water Resources

Chapter One of this Plan discusses Pittsgrove's water resource supply characteristics with regard to overall and agricultural demand and supply restraints. Pittsgrove realizes that the protection of water resources is a fundamental issue for agriculture and farmland preservation.

Conservation and Allocation Strategies

Without a consistent, plentiful, and relatively clean water source, agriculture is simply not viable (as the USA's western farms are seeing in the 21st century). Farms, due to their high surface area and limited impermeable surface cover, are also critical in maintaining aquifer recharge. Steps can be taken at the farm level to preserve water quality. These include:

- Minimizing the use of synthetic chemicals, such as fertilizers, herbicides, pesticides, and fungicides, so as to lessen impacts to groundwater. Farmers should also coordinate timing of chemical application to minimize its runoff into water bodies.

The NCRS has a partnership program for three watersheds in and around Salem County (but not in Pittsgrove) that concentrates on agricultural practices nutrient management to reduce phosphorus, bacteria and sediment in the Upper Cohansey, Upper Salem and Upper Alloway watersheds. While these efforts are not immediately benefiting Pittsgrove, new conservation practices that emerge from this water quality initiative will eventually be regionally beneficial.

- Providing riparian buffers along bodies of surface water so as to protect surface water bodies from synthetic chemicals and organic byproducts, and from soil erosion. These buffers ideally take the form of a line of trees and shrubs, followed by a strip of native grass.

Pittsgrove's land use ordinance dictates stream setback requirements of 200 feet for any structure including septic fields. While this is a small step, it does provide riparian protection/buffers from agricultural practices. This is particularly vital in Pittsgrove that is laced with streams, many of which are NJ DEP rated as Category 1.

- Practicing water conservation techniques, such as drip irrigation and the reuse of water for certain farming types where it is viable, such as on smaller scale vegetable and fruit operations.

Pittsgrove's farmland is not widely irrigated but irrigation techniques that are utilized are, as noted above in Section I-C, are often water wasteful. The sight of center pivot systems or power hoses arching over fields in full sunlight is iconic in south Jersey but is also symbolic of extreme water loss to evaporation. Funding for irrigation and improved technology irrigation is essential for the small farms that increasingly require irrigation to implement water conservation best management.

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

Farmers can obtain assistance with irrigation and water-quality enhancement projects through the Natural Resources Conservation Service (NRCS). The NRCS prepares conservation plans for both preserved and non-preserved farm owners. These plans may identify water use needs and delivery systems, as well as conservation practices. The NRCS and the Farm Service Agency can help landowners obtain cost-share grants to implement these plans.

E. Waste Management Planning

Animal Waste

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

animals, and the ecosystem as a whole. Pittsgrove's agricultural industry has a fairly minimal cattle and equine sector which has remained steady with a slight decline in beef cattle. There is no dairy farming in the Township. Pittsgrove does have the largest chicken population by head in the County with 553 meat chickens and 607 layers in 2018. These numbers are still well below what would be considered a Concentrated Animal Feeding Operation (CAFO) which are classified as any operations with more than 1,000 nondairy cattle, 700 dairy cattle, 2,500 swine, 500 horses, or other animal populations. Any animal feeding operation, even if it does not reach CAFO size threshold, can also be considered a CAFO if it discharges waste into state waters or ecologically sensitive areas. CAFOs are more likely to cause water pollution than other types of operations due to their size alone. Because of the large amount of environmentally sensitive area within Pittsgrove, farms with any animal husbandry should be sensitive to this issue.

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

To control this potential, Pittsgrove has an Intensive fowl and livestock ordinance (Chapter 60-78) which regulates this type of operation as follows:

- A. In addition to the normal site plan review information, the following information shall be provided to the approving authority for all intensive fowl or livestock operations:
 - a. The purpose of the operation and the manner in which animals or fowl would be housed or ranged.
 - b. The number, size; species and type of animals or fowl proposed to be kept and the number of each per gross acre.
 - c. The location of any outside fowl ranges or livestock pens or corrals.
 - d. The location of and methods of the storage, disposal or other utilization of liquid and/or solid wastes.
 - e. The design of any enclosures and the provisions for adequate fighting and ventilation.
 - f. A written opinion of the county agricultural agent concerning possible nuisance characteristics and the adequacy of measures proposed to deal with them.
 - g. A written report from the Soil Conservation District setting forth the adequacy of plans for liquid and/or solid waste disposal.
- B. Any intensive fowl or livestock farm shall be located on a land parcel having a minimum of 10 acres.
- C. Any enclosure or fenced run for the containment of fowl or livestock or for the storage of animal waste on an intensive fowl or livestock farm shall not be closer than 200 feet to any property or street line.
- D. The feeding of swine upon garbage or similar refuse material, either cooked or

uncooked, is specifically prohibited.

- E. Any certificate of occupancy shall remain valid only so long as the intensive fowl or livestock farm is operated in a nuisance-free manner in accordance with the above listed standards and any additional conditions imposed by the approving authority.

Recycling

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

The NJDA administers the NJ Agricultural Recycling Programs including nursery and greenhouse films, one of the most successful programs in the nation according to NJ Agricultural Secretary. Film is accepted year-round at two regional collection sites (one in Cumberland County), which each have their own tipping fees. Vehicles used to transport the greenhouse and nursery film are not required to be licensed by the New Jersey Department of Environmental Protection as long as the used film is transported directly to one of the sites participating in New Jersey's recycling program. Pittsgrove has few, if any, hoop house nursery operations but plastic film has become more widespread on vegetable produce concerns.

SJAP Naturalink in Upper Pittsgrove accepts wood, leaves, stumps and other non-painted or treated wood waste at their site.

NJ Department of Agriculture, along with private partners, offers seven selected dates for free plastic pesticide container recycling disposal to agricultural concerns at the Cumberland County Improvement Authority. The program is open to anyone who holds a New Jersey Department of Environmental Protection pesticide license and to state, county, and municipal government agencies.

E. Energy Conservation Planning

The New Jersey Department of Agriculture emphasizes the importance of energy conservation and alternative energy use in its Agricultural Smart Growth Plan. Individual farmers were some of the first in the State to employ net metered solar to defray large electrical costs. But, as New Jersey has seriously upped its alternative energy goals, farmland has been increasingly threatened by its desirability for large scale solar utility plants which are considered necessary to achieve the State's Energy Master Plan goal of 34% solar by 2050.

On preserved farms, alternative energy facilities must be approved by the SADC and are allowed to produce one calendar year's energy plus 10% on no more than 1% of the farmland acreage. Pittsgrove allows alternative energy facilities in all districts for net metering but does not permit utility scale solar (except in its one industrial district where it is required to be permitted under Section 66.11 of the Municipal Land Use Law).

F. Outreach and Incentives

Pittsgrove's Land Development Ordinance encourages good agricultural practice and conservation in its language. The Specific Provisions and Standards as enumerated for Agriculture state:

- (1) All agricultural activities and fish and wildlife activities, including the preparation of land and the planting, nurturing and harvesting of crops, shall be carried out in accordance with the recommended management practices established for the particular agricultural activity by the New Jersey Department of Agriculture, the Soil Conservation Service, and the New Jersey Agricultural Experimental Station at Rutgers, the State University of New Jersey. In all cases, agricultural activities shall include provisions to prevent problems with surface runoff, erosion and protection of environmentally sensitive lands adjacent to farming operations. Also see agricultural buffer requirements.
- (2) All of Pittsgrove Township is shown as a farmland preservation target area on the Salem County Agricultural Development map and as such, the preservation and protection of farmland shall be addressed in all development applications involving currently active farmland as determined by the property involved being qualified for farmland assessment as shown on the Township tax duplicate. Priority shall be given by the Land Use Board to preserving such farmland whenever open space is required in the case of planned developments.

Pittsgrove's community ethos is based on its open spaces, woodlands and agricultural character. In general, citizens are aware of the importance of natural resources and of the environmental fragility of much of the Township. The Environmental Resources Commission and the Agricultural Advisory Committee could work more together to promote education on conservation and the agricultural industry to new residents and school children. The challenge in any such program is a lack of resources, both fiscal and human, in the small municipality. County, regional and state level involvement is required for any educational promotion to succeed.

The Agricultural Advisory Committee, which has the most expansive contacts with the farm community in the municipality, intends to continue to inform its farm constituency of NRCS and DOA programs that will help in natural resources conservation.

VIII. AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION& PROMOTION

A. Existing Agricultural Industry Support

Right to Farm/Agricultural Mediation

Pittsgrove's Right to Farm Ordinance is placed in at the very beginning of its Land Development Ordinance, directly after the Title and Intents and Purposes section. It states:

- A. The Township Committee of the Township of Pittsgrove hereby recognizes that the neighborhood, community and society in general benefit from farming through the preservation of open space, the preservation of the aesthetic nature of the countryside and by the supplying of this and future generations with plentiful agricultural products. The Township Committee recognizes and endorses that the entire Township is shown on the Salem County Agricultural Development map as a farmland preservation target area.
- B. The Township Committee of the Township of Pittsgrove also recognizes the right to farm as being a right worth protecting for the benefit of the residents of Pittsgrove Township and specifically adopts the following rules, regulations and guidelines in order to carry out the goal of preserving the right to farm within Pittsgrove Township:
 - (1) For purposes of this section, the right to farm applies to any parcel of land involving five or more acres which is used for gain from an agricultural pursuit and meets all the requirements for farmland assessment, except that it need not have met farm activity and sales requirements for prior years.
 - (2) The right to farm all land within the Township of Pittsgrove is hereby recognized to exist as a natural right and is also hereby recognized to exist as a permitted use throughout the Township of Pittsgrove, regardless of zoning designation and regardless of the specified uses and prohibited uses set forth elsewhere in the zoning provisions of the Township of Pittsgrove.
 - (3) The right to farm includes the use of large irrigation pumps and equipment; aerial and ground seeding and spraying; large tractors; numerous farm laborers; and the application of chemical fertilizers, insecticides, herbicides and manure, other than human sewage or septic effluent, all for the purpose of producing from the land agricultural products, such as but not limited to, vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flowers and seeds.
 - (4) The right to farm also includes the use of the land for the grazing of animals.
 - (5) The foregoing uses and activities included in the right to farm may occur on holidays, Sundays and weekdays, 24 hours per day, and the noise, odors, dust and fumes that are caused by said uses are also specifically permitted as part of the exercise of this right to farm, when reasonable and necessary for

the particular farming, livestock or fowl production or other agricultural pursuit and when conducted in accordance with generally accepted agricultural best management practices.

In order to qualify for protection under the Right to Farm Ordinance, a farm must meet the definition of a "commercial farm" in the State Right to Farm Act; be operated in conformance with federal and state law; and be located in a zone which permits agriculture.

Pittsgrove relies on its agricultural buffer ordinance that requires either a 100 foot (minor subdivision or site plan) or 200 foot (major site plan or subdivision) strip on any newly developed land that is adjacent to qualified farmland. This buffer must meet the following requirements:

(b) Said buffer strip shall be restricted by deed and by final subdivision plat or site plan against construction of any buildings, structures or recreation facilities, such as a swimming pool or tennis court, other than fences, walls, drainage facilities, alternative energy generator facilities, and local wireless communications facilities, and against removal of any screen of trees or hedges, so long as the adjacent land is assessed or qualified as farmland under the New Jersey Farmland Assessment Act or is actively farmed should the Farmland Assessment Act be revoked or substantially modified.

[Amended 12-8-2009 by Ord. No. 15-2009; 9-22-2010 by Ord. No. 3-2010]

(c) In addition, the developer shall be required to plant a screen of trees, hedge or shrubbery, and/or may, at the sole discretion of the Land Use Board, be required to construct a fence within the agricultural buffer area along the boundary line with the adjacent property meeting the following specifications:

[1] The buffer fence, when required, shall be a four- to six-foot-high fence, installed one foot from the property line which abuts the farmland. The fence shall be installed by the applicant and/or developer. The Land Use Board shall determine the type of fence after considering the recommendations of its professionals as well as comments of the owners or farmers of the involved adjacent farmland. The Board may grant exceptions to this requirement as may be reasonable and within the general purpose and intent of the provisions of this section if literal enforcement of the requirement is impractical or will exact undue hardship because of peculiar conditions pertaining to the land involved.

[2] The screen planting or landscaping shall be planted and/or constructed in the case of mounds or berms in reasonable proximity to any fencing required as set forth above. The plant material shall be of such a type and nature as to provide a visual and dust screen and must be at least six feet in height when properly planted. This screen planting requirement may be waived entirely or partially by the Land Use Board to the extent that a screen of trees or natural

plant material already exists on either side of the boundary line between the nonagricultural land uses and the farmland. The Land Use Board shall determine the type of plant material to be used at the time of development approval and shall take into consideration recommendations of its professionals as well as the owners or farmers of the adjacent farmland in making such determination.

[3] Removal of existing trees or natural vegetative cover shall only be permitted if said trees and/or natural vegetative cover was not approved as justifying a waiver or reduction in the agricultural buffer; or after submission of a landscaping plan justifying to the satisfaction of the Land Use Board why such removal is necessary and showing a proposed replanting of said area where such removal is proposed and which plan is approved by the Land Use Board and a performance and maintenance bond are posted to insure said plan's completion as required by Article [VI](#).

[4] Said agricultural buffer when required shall remain in effect for as long as the adjoining property maintains its farmland certification, and if said certification is removed or revoked, then for a period of two years beyond the date that the farmland certification is revoked or removed from the adjoining property on the Township tax duplicate, provided that within said time period the certification is not made applicable again, in which case, said buffer requirement shall remain in full force and effect.

Of course, as is often noted, all ordinance provisions are only as strong as the will of the Board and the enforcement mechanism. But, in general, Pittsgrove has steadfastly provided, at least, some buffer between development and agricultural uses in order to protect the farmer and to safeguard its citizens.

Pittsgrove has no formal mediation process, but, as stated earlier, it is a small community that works hard to settle community based issues equitably and peaceably. Failing that, an issue can be brought to the Salem County Agricultural Development Board for settlement. In extreme circumstances, the SADC may step in.

The Pittsgrove Planning Board has considered asking/requiring new residents to be provided notice of the Right to Farm Ordinance. Some municipalities have adopted a policy statement to be distributed to new (and old) residents that summarizes the character and vision of the municipality. Appendix I is one statement adopted by Upper Freehold in Monmouth County.

Farmland Assessment

The New Jersey Farmland Assessment Act of 1964 allows eligible farmland to have a reduced tax assessment. To be eligible, the property must have a minimum of five acres that has been actively devoted to agriculture or horticulture for at least two years. Land

beneath or pertaining to the farmhouse is ineligible, and there are also requirements for the amount of gross sales accumulated from the property.

Changes to the requirements for farmland assessment since the 2009 Farmland Preservation Plan include:

- The annual \$500 gross sales requirement for the first five acres of land was increased to \$1,000, except for lands that are included in a Woodland Management Plan. The gross sales requirement for these lands remains at \$500 for the first five acres. Proofs of sales must be submitted with each application.
- Within 1 year of the new law, guidelines are to be developed by the New Jersey Department of Agriculture and approved by the Division of Taxation, identifying generally accepted agricultural and horticultural practices to assist in determining whether land may be deemed to be in agricultural use, horticultural use, or actively devoted to agricultural or horticultural use, pursuant to the “Farmland Assessment Act of 1964”.
- Where a farm’s acreage is less than 7 acres, a descriptive narrative of the agricultural/horticultural uses and a sketch of the location and the number of acres devoted to an agricultural or horticultural use on the farm management unit is required to be submitted with the application.
- As of January 1, 2018, all municipal and county assessors with farmland assessed property in their district are required to complete a continuing education course on farmland assessment at least once every 3 years prior to the renewal of their County Tax Assessor certificate. Courses are to be free of charge and offered at least biennially.
- Civil penalties of up to \$5,000 may be imposed for gross, intentional misrepresentation on applications. Penalties collected are to be used in the administration and enforcement of the provisions of the Farmland Assessment Act of 1964.
- The State Farmland Evaluation Advisory Committee is renamed as the State Farmland Evaluation Committee (FEC) and is authorized to review the minimum Gross Sales amount and adjust it as needed. Increases would not be enforced until the third year following the adoption of the increase. The Committee is to review the application forms every 5 years and make any recommendations to the Director of the Division of Taxation.
- The membership of the FEC is formalized and adds a municipal or county assessor or county tax administrator, and a farmer member of the State Board of Agriculture (current or former member), appointed by the Governor with advice and consent of the Senate, serving a term of 3 years. The Director of the Division of Taxation, the Secretary of Agriculture and the Dean of the College of Agriculture, Rutgers, continue as members of the FEC.
- The Director of the Division of Taxation must include with each application an explanation of any new changes to the Program requirements that occurred in the prior tax year and that will be newly in effect in the tax year for which the application is being submitted.

B. Other Strategies

Permit Streamlining

Pittsgrove is striving to maintain its vision of itself as an agricultural community while responding to many residents desire for more economic development. Calls to increase the areas zoned for commercial do infringe on current cropland. In addition, the Township is well prepared to preserve large tracts from over-development with its cluster option that requires 50% agricultural or open space, but its ordinance is less well geared to resist the chipping away at its fringes caused by individual and small residential developments. Additionally, a non-contiguous cluster option should also be considered to offer more options for consideration.

Over the last ten years, the Township Committee, the Planning Board and the Agricultural Advisory Committee have, at various points, considered methods to encourage agriculture and remove barriers to farmers. The Planning Board has seen and approved applications for farm business expansion (including on-farm warehousing, equipment repair, wineries and expanding roadside markets) which demonstrate the strategies and intent of local agricultural interests to adjust as markets change. The Township should consider local input, particularly from the Agricultural Advisory Committee, as to the requirements and disposition of local farmers when reviewing ordinances.

Agricultural Vehicle Movement/Routes

With the advent of the new Economic Development Office, Pittsgrove should consider partnering with Upper Pittsgrove, Pilesgrove and the other eastern agricultural municipalities to advocate for a Salem County agricultural marketing strategy that could include increased signage for farms and farm businesses and specially marked routes for touring.

Such route signage could also provide information and caution regarding the slow movement of agricultural vehicles. This would work as part of Salem County's plan to increase all tourism and agritourism in particular. While farmers, particularly those who are benefiting from pick-your-own and agritourism, realize increased traffic is a by-product of success, it does create problems and hazards. A campaign that encourages awareness of the agricultural component of the area with road markers and signage would increase safety and, simultaneously, improve agricultural visibility to visitors.

Agricultural Labor Housing/Training

Pittsgrove farming does not involve as much migrant labor as many of the surrounding areas' orchards and nurseries do. In addition, Pittsgrove is located less than several hours from more urban areas where labor can find housing. As a result, there is no farm labor housing in Pittsgrove.

Wildlife Management Strategies

Like the rest of New Jersey, Pittsgrove is troubled by a large deer population. Beside expensive deer fencing, there is not much that can be done about the deer explosion. In the last several years, the coyote population has begun to grow in south Jersey which may, over time, control the deer population naturally.

The other major wildlife management problem for farmers in Salem County is geese. Non-migratory cause damage to newly planted field crops such as soybeans and corn every year. Although federal laws allowing their destruction have been loosened over the years, it is still an ever-present and difficult management problem for farmers.

Agricultural Education and Promotion

The Pittsgrove Agricultural Advisory Committee is pro-active in reaching out to farmers with regard to preservation possibilities. This takes up the vast majority of these volunteers' commitment to the AAC. The Committee has made attempts to increase community awareness of the importance of agriculture with attendance at Pittsgrove Day and word of mouth. Pittsgrove is a small community with a small high school that brings together the children of new residents who may not know about the community's long agricultural history with the children of residents who have lived in the area for generations and may, very well, have relatives involved in the industry. There are myriad opportunities at this venue and this level to promote agriculture as an industry and as a career.

In addition, Salem County has a Vocational Technical School located in Woodstown that offers an agricultural science program and has an active Future Farmers of America chapter. These students, some of them from Pittsgrove, can serve as a bridge and ambassadors to newer residents who may not understand the Township's deep commitment to an agricultural character.

Many municipalities are instituting education about living in an agricultural community to all new residents, either with help from real estate agents or through community-wide distribution of information. Pittsgrove has an active social media presence that could be utilized by the AAC to raise awareness not only of the requirements for co-existence with agricultural practices but, also, of the importance to the Township's economic health of a vibrant farm and agricultural support industry.

The Township website regularly highlights a local business on its homepage. With a little work, this could be expanded to a municipal character page with education on natural resource, conservation, agriculture and other topics that are essential to maintaining Pittsgrove's vision of itself.

On a more regional scale, Pittsgrove Township should explore a partnership with adjacent agricultural communities that would provide sufficient audience for possible local seminars (perhaps by Rutgers staff) on new technology and best management practices as well as

business courses. The Salem Tech FFA program could partner with this program to the benefit of both. Understanding of regional and global trends such as increase in market for hemp and barley as well as ways to permit distilleries and wineries under New Jersey's arcane alcohol statutes could be introduced in a manner that understands local sensitivity and requirements.

The incipient Salem County Economic Development Office should be utilized to look for agricultural grants (the new Director's job description will include grant writing), to help with permit understanding and streamlining, and to act as a marketing agent for agriculture in the County. It is important that the agricultural community make its voice known early in the initiation of the office as, traditionally, economic development efforts in Salem County have trended to the western, more developed I-295 and Route 130 corridor.

The AAC's first priority is to continue to doggedly pursue preservation of targeted farmland to ensure continuity and viability of the industry. The Township has an obligation to continue to pursue strategies that will maintain its agricultural traditions. And all parties must maintain communication among farmers, the State, County, residents and businesses by providing information and assistance to each other.

BLOCK	LOT	QUALIFIER	PROPERTY LOCATION	OWNER	ACRES
101	7	QFARM	HARDING HWY	FOX SHOPPING CTR INC % B FOX	12.15
101	19	QFARM	DUTCH ROW RD	HANNAH,CHARLES M JR + KINSEY,TARA L	12.79
103	29	QFARM	BUCK RD	BUDD, RANDAL A	34.83
103	30	QFARM	BUCK RD	BUDD, RANDAL A	14.35
103	31.01	QFARM	WILLOW GROVE RD	DUBOIS, ROBERT C + MARY LOU	71.7
104	40	QFARM	HARDING HWY	BRIAR HILL INVESTMENTS, LLC	96.86
104	53	QFARM	BUCK RD	FIGLIO, THOMAS P + S WHITEHOUSE	2
104	54	QFARM	BUCK RD	FIGLIO, THOMAS P + S WHITEHOUSE	1.89
104	56	QFARM	BUCK RD	FIGLIO, THOMAS P + S WHITEHOUSE	97.43
104	59	QFARM	LANGLEY RD	PETRONGLO, JULIA	77
104	61	QFARM	WILLOW GROVE RD	PETRONGLO, JULIA	11.93
104	63	QFARM	WILLOW GROVE RD	DUBOIS, ROBERT C + MARY LOU	10.94
201	3	QFARM	HARDING HWY	REPLETE CAPITAL LTD	47.3
201	4	QFARM	161 HARDING HWY	MANNINO, STEVEN J & GERALDINE	18.93
201	17	QFARM	HARDING HWY	BOBER, JUSTIN	19.5
201	20	QFARM	HARDING HWY	BOBER, JUSTIN	14.8
201	31	QFARM	HARDING HWY (REAR)	BOBER, JUSTIN	51.99
201	41	QFARM	51 HARDING HWY	NEMETH, ROBERT L	80.25
201	73	QFARM	134 LANGLEY RD	KIM, YOUNG SONG + CHONG KI	17.1
201	73.01	QFARM	LANGLEY RD	RUSSELL, JEFFREY D + MI SUK	16.26
201	73.02	QFARM	LANGLEY RD	KIM, YOUNG SONG + CHONG KI	17.71
201	79	QFARM	LANGLEY RD NORTH	DOBSON, EMORY	3.6
201	80	QFARM	LANGLEY RD NORTH	DOBSON, EMORY	9.05
201	81	QFARM	LANGLEY RD NORTH	DOBSON, EMORY	8.4
201	82	QFARM	LANGLEY RD NORTH	DOBSON, EMORY	18.8
201	85	QFARM	LANGLEY RD	WALKER BROTHERS INC	44.88
201	86.01	QFARM	456 LANGLEY RD	CANTONI, CHARLES & BONNIE	8
201	88	QFARM	PORCHTOWN RD	WALKER BROTHERS INC	54.3
201	94	QFARM	LANGLEY RD	LANGLEY, VINCENT	13.94
202	1	QFARM	LANGLEY RD	PETRONGLO, JULIA	23.24
202	3.01	QFARM	LANGLEY RD	DALY PROPERTIES LLC	3.76
202	3.02	QFARM	LANGLEY RD	DALY PROPERTIES LLC	3.36
202	29	QFARM	HARRIS RD	DELMONTE,PATRICK M + BETTY A, UAD	3.3
202	30	QFARM	HARRIS RD	DELMONTE,PATRICK M + BETTY A, UAD	4.22
202	35	QFARM	PORCHTOWN RD	SUDHOP, L STEPHEN + DOLORES C RLT	20.1
202	44	QFARM	WILLOW GROVE RD	SHELTON PROPERTY MANAGEMENT LLC	17.92
202	45	QFARM	WILLOW GROVE RD	SHELTON PROPERTY MANAGEMENT LLC	22.77
202	46	QFARM	WILLOW GROVE RD	HUGHES, CHARLES E + DEBORAH M	39.47

202	49	QFARM	WILLOW GROVE RD	OLBRICH, EDWARD	60.72
202	50	QFARM	WILLOW GROVE RD	PETRONGLO, EDWARD J + LORI	11.84
202	59	QFARM	WILLOW GROVE RD	PETRONGLO, EDWARD J + LORI	15.49
203	5	QFARM	PORCHTOWN RD	WALKER BROTHERS INC	38.66
204	8	QFARM	FORK BRIDGE RD	PEREZ, SAMUEL + LORETTA	1.02
301	2	QFARM	PORCHTOWN RD	WALKER BROTHERS INC	12.37
301	3	QFARM	FORK BRIDGE RD	COBLENTZ, WILLIAM W + KATHLEEN	13.64
301	5	QFARM	291 FORK BRIDGE RD	GERACE,CHRISTOPHER L + MARY BRIDGET	7.35
301	7	QFARM	FORK BRIDGE RD	DONOVAN, JOHN C + DIANE M	6.01
301	11	QFARM	FORK BRIDGE RD	SUDHOP, L STEPHEN + DOLORES C RLT	9.29
301	12	QFARM	FORK BRIDGE RD	BRUNS, RICHARD + VALERIE	5
301	18	QFARM	FORK BRIDGE RD	SCHNEIDER, JEAN M	4
301	25	QFARM	WILLOW GROVE RD	BUONO, DARRIN + MELISSA	12.68
301	28	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	17.48
301	29	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	20.48
301	31	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	55.3
301	32	QFARM	WILLOW GROVE RD	WALKER BROTHERS INC	94.15
301	34	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	29.37
303	8	QFARM	CROW POND RD	COLLINS,JOHN J + ELIZ J + SEAN J	6.67
303	11	QFARM	125 CROW POND RD	CONTE, JOSEPH	31.5
303	22	QFARM	CROW POND RD	SAYRES, ARLENE	35.97
303	23	QFARM	CROW POND RD	SAYRES, ARLENE	1.89
303	25.02	QFARM	191 CROW POND RD	MACAULEY, RONALD G & JENNIE E	16
303	29	QFARM	UPPER NECK RD	COOK WILLIAM & ERNA	5.85
303	33	QFARM	230 ALVINE RD	SHELTON, JOAN B	8
303	36	QFARM	ALVINE RD	COLLINS,JOHN J + ELIZ J + SEAN J	42.93
303	37	QFARM	ALVINE RD	COLLINS,JOHN J + ELIZ J + SEAN J	4.94
303	38	QFARM	PORCHTOWN RD	COLLINS,JOHN J + ELIZ J + SEAN J	12.19
304	15	QFARM	ENGLISH RD	LITTLE, ROBERT W III	32.35
304	23	QFARM	UPPER NECK RD	ALLEN, TOY EDWARD IV	8
304	40	QFARM	CROW POND RD	POWELL, AIXZA J	9.72
304	40.01	QFARM	CROW POND RD	POWELL, AIXZA J	10
304	53	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	9.28
304	55	QFARM	WILLOW GROVE RD	WALKER BROTHERS INC	20.14
304	56	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	20.57
304	57	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	5.19
304	58	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	4.47
304	59	QFARM	WILLOW GROVE RD	SUDHOP, L STEPHEN + DOLORES C RLT	12.26
304	63	QFARM	WILLOW GROVE RD	WATERHOUSE, JOHN & ELIZABETH	9.49
306	2	QFARM	66 ENGLISH RD	BERNARDINI SR, ALFRED J + JOYCE	17.37

306	3	QFARM	WILLOW GROVE RD	BERNARDINI, ALFRED J SR + JOYCE	4.88
306	15	QFARM	UPPER NECK RD	BEACH, SEAN M + DOMINIQUE DIVACCARO	1.72
306	16	QFARM	752 UPPER NECK RD	BEACH, SEAN M	8.53
306	21	QFARM	ENGLISH RD	BERNARDINI, ALFRED SR + JOYCE	10.08
401	3	QFARM	PORCHTOWN RD	DATCUK, PETER T & BEVERLY A	151.45
401	28	QFARM	980 WILLOW GROVE RD	T GATT LAND LLC	25.92
401	29	QFARM	958 WILLOW GROVE RD	MONFARDINI, JAMES A & RENATE	52.43
401	35	QFARM	FORK BRIDGE RD	SCHNEIDER JEAN M	23.75
401	36	QFARM	FORK BRIDGE RD	NIEDZIALEK, LAWRENCE A & EILEEN	6.25
401	37	QFARM	FORK BRIDGE RD	NIEDZIALEK LAWRENCE A & EILEEN K	3
401	46	QFARM	FORK BRIDGE RD	WENGERT, JOHN J III	11.16
401	48	QFARM	354 FORK BRIDGE RD	SAVIDGE, MARK A + JOANNE M	11.66
401	61	QFARM	FORK BRIDGE RD	LIN, JOSEPH & DAH LUN	17.11
401	62	QFARM	FORK BRIDGE RD	WALKER BROTHERS INC	10.05
501	1	QFARM	GARDEN RD	COOK, JOHN W + NANCY M	13.52
501	2	QFARM	GARDEN RD	DELEX CONSTRUCTION, INC	8.78
501	2.01	QFARM	RECKONDORFER AVE	DELEX CONSTRUCTION, INC	3.56
501	2.02	QFARM	RECKONDORFER AVE	DELEX CONSTRUCTION, INC.	0.97
501	4	QFARM	GARDEN RD	DELEX CONSTRUCTION, INC.	1.31
501	4.01	QFARM	MENDES AVE	DELEX CONSTRUCTION, INC.	2.65
501	4.02	QFARM	MENDES AVE	DELEX CONSTRUCTION, INC.	4.61
503	10	QFARM	MENDES AVE	DELEX CONSTRUCTION, INC.	4.71
503	10.01	QFARM	MENDES AVE	DELEX CONSTRUCTION, INC	4.72
503	16	QFARM	RECKONDORFER AVE	MIHALECZ, JACOB A + D SMITH	10
503	19	QFARM	38 RECKONDORFER AVE	FERRARI, ARTHUR	11.93
503	26	QFARM	CROW POND RD	NIXHOLM REAL ESTATE HOLDINGS LLC	56.49
503	35	QFARM	PARVIN MILL RD	LACIOPPA, THOMAS	14.94
503	36	QFARM	JESSE BRIDGE RD	LACIOPPA THOMAS	0.83
503	41	QFARM	JESSE BRIDGE RD	DOBSON, ARRET + CARRIE	9.46
503	41.01	QFARM	1437 JESSE BRIDGE RD	MCLAUGHLIN, COLIN + DEBORAH	8.6
503	41.02	QFARM	1429 JESSE BRIDGE RD	HUGHES, STEVEN + SUZANNE	8.01
601	2	QFARM	GARDEN RD	VIRDEN, MICHAEL	6.03
601	3	QFARM	GARDEN RD	GARCIA, LUIS	64
601	5	QFARM	PARVIN MILL RD	OWENS, JANICE M + WELLS FARGO BANK	72.47
601	9	QFARM	GARDEN RD	HELIG, NOLAN R + DEVORAH	6.59
601	9.01	QFARM	CROW POND RD	HELIG, NOLAN R & DEVORAH	6.1
601	10	QFARM	GARDEN RD	GARCIA, LUIS	5
601	12	QFARM	GARDEN RD	WEAVER, LESTER + MIRIAM	8.83
601	14	QFARM	718 GARDEN RD	GROFF, J MERLIN + LOIS ANN	5.83

602	1	QFARM	ALVINE RD	COLE, ROBIN A & RUTH J	5
602	9	QFARM	ALVINE RD	COOK, JOHN W + NANCY M	20.58
602	10.01	QFARM	ALVINE RD	COOK, JOHN WILLIAM + NANCY MARIE	17.77
602	11	QFARM	418 ALVINE RD	COOK, JOHN W & NANCY M	4.44
602	12	QFARM	ALVINE RD	BASILE, RONALD	41.01
602	18	QFARM	UPPER NECK RD	KERSHAK GEORGE	9.62
602	19	QFARM	CROW POND RD	LAMARRA, THOMAS W + JUDY ANN	33
602	20	QFARM	CROW POND RD	BASILE, RONALD ET ALS	95.23
602	21	QFARM	PARVIN MILL RD	NIXHOLM, CURTIS & SHARI	55.98
603	1	QFARM	420 CROW POND RD	PAGELS, THOMAS ROBERT + ELIZABETH A	24.95
603	3	QFARM	CROW POND RD	BASILE, RONALD ET ALS	25
603	9.01	QFARM	649 UPPER NECK RD	POEPPPEL, GREGORY D	7.24
603	22	QFARM	ENGLISH RD	BASILE, RONALD	78.95
603	26	QFARM	ENGLISH RD	PAGELS, THOMAS ROBERT + ELIZABETH A	0.26
604	18	QFARM	UPPER NECK RD	LACIOPPA THOMAS	24.47
604	20	QFARM	PARVIN MILL RD	LACIOPPA THOMAS	19.9
604	21	QFARM	PARVIN MILL RD	LACIOPPA, THOMAS	46.76
604	22	QFARM	PARVIN MILL RD	CHEMGLASS REALTY, III LLC%D SURDAM	46.64
701	8	QFARM	PORCHTOWN RD	HALL STEVEN	110.44
701	9	QFARM	PORCHTOWN RD	HALL STEVEN	6.99
701	9.01	QFARM	PORCHTOWN RD	HALL STEVEN	76.73
701	17	QFARM	UPPER NECK RD	PENVEN, GAYLE A	51
701	22.01	QFARM	ALVINE RD	PIERSON, DORIS V	5
701	33	QFARM	ALVINE RD	GRAIFF, MICHAEL + SHERRY	23.5
701	36	QFARM	465 ALVINE RD	RUGGIERI, MICHAEL	24.57
701	37	QFARM	483 ALVINE RD	MR REALTY HOLDINGS LLC	24.19
701	47	QFARM	GARDEN RD	MUCCIARELLI-ZAMPINO, LAURA J	12.1
701	48	QFARM	GARDEN RD	WEINBERG, SEYMOUR	49
701	49	QFARM	GARDEN RD	JAFFE, HOWARD S ET ALS	27
701	51	QFARM	GARDEN RD	WILSON, JOAN	5
701	52	QFARM	GARDEN RD	EVERINGHAM, RODNEY + BARBARA G	8.73
701	54	QFARM	GARDEN RD	WEAN, BRUCE D & BLANCHE	7.74
701	56	QFARM	GARDEN RD	CHRISTAL PROPERTIES, LLC	81.92
701	60	QFARM	GARDEN RD	MIHALECZ JOSEPH E	12.17
801	1	QFARM	WILLOW GROVE RD	SHELTON PROPERTY MANAGEMENT LLC	12.04
801	18	QFARM	ALVINE RD	TAMAGNI III, HENRY	19.04
801	21	QFARM	WILLOW GROVE RD	HUGHES, CHARLES E + DEBORAH M	28.76
801	22	QFARM	WILLOW GROVE RD	OLBRICH, EDWARD	17.34
801	25	QFARM	PORCHTOWN RD	MORRISON, ELFRIEDE -DOERING	11.1
801	33	QFARM	HOLDCRAFT RD	FIRTH, MARGARET R	40.55

801	34	QFARM	WILLOW GROVE RD	TAMAGNI, HENRY III	93.05
801	35	QFARM	WILLOW GROVE RD	OLBRICH, EDWARD	14.86
801	36	QFARM	HOLDCRAFT RD	TOAL-KIBORT, PATRICIA	9.21
801	37	QFARM	HOLDCRAFT RD	TOAL-KIBORT, PATRICIA	24.13
801	39	QFARM	HOLDCRAFT RD	PAULAITIS JR, CHARLES E	54.9
801	40.03	QFARM	PORCHTOWN RD	RODRIGUEZ, JO ANNE L	43.32
801	41	QFARM	LAWRENCE CORNER RD	PAULAITIS, CHARLES E JR + CATHERINE	3.07
801	42	QFARM	LAWRENCE CORNER RD	PAULAITIS, CHARLES E JR + CATHERINE	14.17
801	43	QFARM	LAWRENCE CORNER RD	PAULAITIS, CHARLES E JR	86.23
801	44	QFARM	HUGHES RD	HUGHES, CHARLES E	40.3
801	45	QFARM	HUGHES RD	OLBRICH, EDWARD B + BETH J	0.5
801	47	QFARM	LAWRENCE CORNER RD	OLBRICH, EDWARD	5.34
801	48	QFARM	LAWRENCE CORNER RD	TOAL-KIBORT, PATRICIA	45.73
802	1	QFARM	ALVINE RD	COLLINS,JOHN J + ELIZ J + SEAN J	12.78
802	11	QFARM	UPPER NECK RD	SMITH, ROBERT + MONICA	7.22
802	11.01	QFARM	UPPER NECK RD	SMITH, ROBERT + MONICA	6.38
802	18	QFARM	UPPER NECK RD	CRISANTI, DENNIS + DENISE	9.77
802	34	QFARM	PORCHTOWN RD	CRISANTI, DENNIS + DENISE	1.53
802	36	QFARM	PORCHTOWN RD	CRISANTI, DENNIS + DENISE	20.49
802	37	QFARM	PORCHTOWN RD	BASILONE, NORMAN A + DEBORAH A	37.18
901	4	QFARM	LAWRENCE CORNER RD	J.E. WATERHOUSE, LLC	23.76
901	6	QFARM	LAWRENCE CORNER RD	J E WATERHOUSE LLC	10.78
901	9	QFARM	LAWRENCE CORNER RD	HOTZ, AMANDA ANN	15.44
901	9.01	QFARM	LAWRENCE CORNER RD	CALIBER FARM LLC	12.18
901	9.02	QFARM	LAWRENCE CORNER RD	PALUMBO, JOHN W + CIPPARONE, GINA A	10
901	48	QFARM	668 BUCK RD	WESH, CONSTANCE	13.99
901	57	QFARM	BUCK RD	DEITRICH, CHRIS & SANDRA L	28.65
902	4	QFARM	UPPER NECK RD	WOJCULEWSKI, JOHN F SR & ALETA L	28.68
902	36	QFARM	MC KISHEN RD	RUMPP, MICHAEL A & SUSAN E	5.67
902	36.01	QFARM	MCKISHEN RD	WOJCULEWSKI, JOHN SR + ALETA	64.94
903	1	QFARM	PORCHTOWN RD	HALL STEVEN	23.41
903	2	QFARM	PORCHTOWN RD	HALL STEVEN	23.52
903	3	QFARM	PORCHTOWN RD	THE MENAJLO FAMILY PARTNERSHIP	19.8
903	13	QFARM	930 CENTERTON RD	BAILEY, CATHERINE	6
903	26	QFARM	UPPER NECK RD	FOSTER, BRADFORD R & JOANN	38.91
903	27	QFARM	UPPER NECK RD	GERSTENBACHER, JOSEPH + CHRISTINA	11.49
904	2	QFARM	CENTERTON RD	OLIVET METHODIST CHURCH	9.07
1001	10	QFARM	WILLOW GROVE RD	DUBOIS, ROBERT C + MARY LOU	27.92
1001	12	QFARM	WILLOW GROVE RD	DUBOIS, ROBERT C + MARY LOU	21.16

1001	21	QFARM	LAWRENCE CORNER RD	WILSON III, HARRY J + DONNA M	16.63
1002	1	QFARM	BUCK RD	DUBOIS, ROBERT C + MARY LOU	2.98
1002	5	QFARM	WILLOW GROVE RD	PETRONGLO, STEVEN J + MARGARET	7.7
1002	12	QFARM	HOLDCRAFT RD	TOAL-KIBORT, PATRICIA	33.5
1002	13	QFARM	HOLDCRAFT RD	TOAL-KIBORT, PATRICIA	15.94
1002	14	QFARM	HUGHES RD	HUGHES, CHARLES E	36.62
1002	15	QFARM	HUGHES RD	OLBRICH, EDWARD	25.71
1002	16	QFARM	HUGHES RD	OLBRICH, EDWARD	29.4
1002	17	QFARM	HUGHES RD	OLBRICH, EDWARD	8.22
1002	19	QFARM	HUGHES RD	OLBRICH, EDWARD B	11.03
1002	26	QFARM	BUCK RD	PETRONGLO, JULIA	44.96
1101	1	QFARM	CENTERTON RD	BOLNICK, HELEN ET AL	46.9
1101	5	QFARM	LAWRENCE CORNER RD	WALKER, CHRISTOPHER A	13.89
1101	11	QFARM	BUCK RD	PASSMORE, KATHLEEN J	9.19
1101	11.01	QFARM	BUCK RD	LEITNER, NICHOLAS F + SHIRLEY A	5.7
1101	11.03	QFARM	BUCK RD	EBLING III, THOMAS A & MARGARETANNE	6.5
1101	16	QFARM	CENTERTON RD	IVESON III, F W ET AL C/O D IVESON	10
1101	40.01	QFARM	CENTERTON RD	EMIGHOLZ, NICHOLAS + MICHELLE	5
1101	41	QFARM	CENTERTON RD	HETZELL, NELSON L & CYNDY W	16.26
1101	42	QFARM	CENTERTON RD	DIMEDIO, PAULA A	17.11
1101	42.03	QFARM	CENTERTON RD	COSTA, DAWN M	18.29
1101	44	QFARM	CENTERTON RD	LAMPLUGH, WILLIAM S + SHERI L	24.5
1101	45	QFARM	CENTERTON RD	HALL RENTALS LLC	27.43
1101	46	QFARM	CENTERTON RD	ENGLISH, DAVID J + MICHELE A	28.74
1101	48	QFARM	CENTERTON RD	OLBRICH, EDWARD	8.12
1102	1	QFARM	CENTERTON RD	BECKER, ERICK D & PHYLLIS M	2.57
1102	2	QFARM	CENTERTON RD	BRISBIN, JAMES W + DOROTHY L	10.68
1102	3	QFARM	CENTERTON RD	BOLNICK, HELEN ET AL	75.18
1102	6	QFARM	CENTERTON RD	VISCONTI, ROCKY + KATHY	30.04
1102	12	QFARM	CENTERTON RD	OLBRICH, EDWARD	31
1102	13	QFARM	CENTERTON RD	OLBRICH, EDWARD	41.02
1102	14	QFARM	CENTERTON RD	HALL RENTALS LLC	93.17
1102	14.01	QFARM	CENTERTON RD	HALL PARTNERSHIP	2
1102	15	QFARM	CENTERTON RD	TISA, KENNETH S	21.8
1102	15.01	QFARM	CENTERTON RD	TISA, KENNETH	16.74
1102	16	QFARM	CENTERTON RD	HARRIS, LESLIE JR & ALICE M	7.74
1102	23	QFARM	CENTERTON RD	BRADY, LINDA D % R F LICKFELD, JR	10.03
1102	25	QFARM	CENTERTON RD	DE ANGELIS, FLORENCE	33.16
1102	27.01	QFARM	SHEEP PEN RD	TERNAY, ROBERT J	8.02

1102	34	QFARM	SHEEP PEN RD	CHEN, LI CI	12.96
1102	34.01	QFARM	SHEEP PEN RD	CHEN, LI CI	15.37
1102	34.02	QFARM	SHEEP PEN RD	CHEN, LI CI	19.84
1102	35	QFARM	SHEEP PEN RD	GARRISON, DONALD + JOANNE	18.5
1102	37	QFARM	SHEEP PEN RD	CHEN, LI CI	34.77
1102	38	QFARM	994 LOWER MILL RD	STEPHENS, WILLIAM + MARRERO, J	22.76
1102	42	QFARM	LOWER MILL RD	GARTON PHILIP C	32.86
1102	43	QFARM	LOWER MILL RD	LESTER, JEFFREY M & DEBORAH B	62.18
1102	60	QFARM	LOWER MILL RD	CAMP COWGIL LLC	36.86
1102	61	QFARM	LOWER MILL RD	CRISPIN, LYDIA F C/O DARRYL CRISPIN	4.93
1102	62	QFARM	LOWER MILL RD	CRISPIN, LYDIA C/O DARRYL CRISPIN	22.5
1102	78	QFARM	CENTERTON RD	BECKER, ERICK D + PHYLLIS	6.42
1201	1	QFARM	BURLINGTON RD	APPEL, ALBERT	9.77
1201	2	QFARM	BURLINGTON RD	APPEL, ALBERT	7.4
1201	3	QFARM	BURLINGTON RD	GRECO GROUP LLC	3.97
1201	5	QFARM	BURLINGTON RD	LEATHERN, PATRICIA + TOBIN D	8.21
1201	6	QFARM	BURLINGTON RD	JOHNSON, ANNA L	14.46
1201	8.02	QFARM	EFT RD	PATVIRG FARMLANDS LLC	4.82
1202	1	QFARM	BURLINGTON RD	GRECO GROUP LLC	2.89
1202	2	QFARM	BURLINGTON RD	BROOKS, RAYMOND L & JOAN D	0.51
1202	3	QFARM	BURLINGTON RD	GRECO GROUP LLC	20.86
1202	4	QFARM	SALEM STREET	TICE, BARRY SCOTT & JOANNE GLASPEY	0.69
1202	9	QFARM	MILL RD	GRECO GROUP LLC	54.23
1202	11	QFARM	MILL RD	GRECO GROUP LLC	46.27
1202	13	QFARM	BURLINGTON RD	GRECO GROUP LLC	64.4
1202	14	QFARM	SAND BRIDGE RD	GRECO GROUP LLC	40.52
1202	16	QFARM	SAND BRIDGE RD	UNITED SPORTSMANS ASSOCIATION	0.22
1203	2	QFARM	BURLINGTON RD	K S + L E BRADWAY IRREVOCABLE TRUST	57.68
1203	3	QFARM	SAND BRIDGE RD	GRECO GROUP LLC	0.67
1203	7	QFARM	SAND BRIDGE RD	JOHNSON, ANNA L	9.73
1203	8	QFARM	SAND BRIDGE RD	UNITED SPORTSMANS ASSOCIATION	17.21
1203	9	QFARM	SAND BRIDGE RD	UNITED SPORTSMANS ASSOCIATION	29.89
1203	10	QFARM	SAND BRIDGE RD	GRECO GROUP LLC	52.59
1203	12	QFARM	MILL RD	NELSON, HORACE J	7.2
1203	15	QFARM	MILL RD	RIEGEL HELEN	20.59
1203	18.02	QFARM	LOWER MILL RD	NOEL, JOSEPH	15.34
1203	20	QFARM	MILL RD (OFF)	CRUZ, VICTORINO C + SANTIAGO, D H	24.29
1203	20.01	QFARM	MILL RD	SHIELDS, STEPHANIE	6
1203	29	QFARM	LOWER MILL RD	KEENAN, JOSEPH W & SUSAN C	18.75
1203	34	QFARM	LOWER MILL RD	UNITED SPORTSMANS ASSOCIATION	47.38

1203	36	QFARM	913 LOWER MILL RD	BROWN, DANIEL M + LYNNE M	21.37
1203	46.01	QFARM	LOWER MILL RD	DUBOIS PROPERTIES, LLC	63
1203	47	QFARM	PALATINE RD	D'AGATA, VINCENT	10.5
1203	48	QFARM	PALATINE RD	EACHUS, WARD E	40
1203	49	QFARM	PALATINE RD	EACHUS, WARD E	94.5
1203	50.01	QFARM	PALATINE RD	MONTI, CHRISTINIA V & L LAUMERQ	6.14
1203	50.02	QFARM	JOYCE'S LN	KRAMER, JOYCE + GRAMLEY, DAMON	17.18
1203	50.03	QFARM	JOYCE'S LN	KRAMER, JOYCE + GRAMLEY, GUY	25.34
1203	50.04	QFARM	JOYCE'S LN	KRAMER, JOYCE + DRIEGER, ANNETTE	7.2
1203	50.05	QFARM	JOYCE'S LN	KRAMER, JOYCE + KENDZERSKI, MICHELLE	7.94
1204	12	QFARM	SALEM ST REAR	BROOKS, MICHAEL N + EMILY A	15.81
1204	18	QFARM	SAND BRIDGE RD	HATHAWAY, HELEN JOAN, ET AL	6.55
1204	18.04	QFARM	SAND BRIDGE RD	HATHAWAY, HELEN JOAN, ET AL	1.38
1204	18.07	QFARM	SAND BRIDGE RD	TIMBERMAN, BURROUGHS W JR	5.94
1204	22	QFARM	MILL RD	TICE INVESTMENT PROPERTIES, LLC	11.42
1204	23	QFARM	MILL RD	COLLINS, SEAN J	6.81
1301	1	QFARM	EFT RD	PATVIRG FARMLANDS LLC	36.61
1301	4	QFARM	BURLINGTON RD	DUBOIS PROPERTIES, LLC	77.53
1301	5	QFARM	EFT RD	BROOKS, MICHAEL N	6.24
1301	7	QFARM	BURLINGTON RD	HARZ, ERIC + MICHELE	11
1301	8	QFARM	BURLINGTON RD	DANNER, JAIME L	16.15
1301	9	QFARM	POLE RD	HARRIS, EARL W & MARIE	13.11
1302	2	QFARM	BURLINGTON RD	WILLIAMS, BRUCE E JR & RUTH	7.83
1302	5	QFARM	RATTLESNAKE LANE	WILLIAMS, BRUCE E JR & RUTH	17.19
1302	6	QFARM	RATTLESNAKE LANE	DUBOIS PROPERTIES, LLC	4.44
1303	2	QFARM	PALATINE RD	KRAMER, JOYCE + MONTI, KATHLEEN	17.5
1303	3	QFARM	PALATINE RD	HURFF, BRETT H + TARALEE A O'MALLEY	20.76
1303	4	QFARM	PALATINE RD	ROBERT E HLUCHY CREDIT SHELTER TRST	115.5
1303	9	QFARM	GRIERS LANE	LOSCALZO, JOSEPH V JR	13.04
1303	12	QFARM	GREENVILLE RD	DUBOIS PROPERTIES, LLC	8.6
1303	13	QFARM	GREENVILLE RD	DUBOIS PROPERTIES, LLC	17.08
1303	14	QFARM	GREENVILLE RD	TAYLOR, R WILLIAM + EILEEN T	11.4
1303	16	QFARM	GREENVILLE RD	VOROS, PETER I + ANGELA S	32.01
1303	17	QFARM	GREENVILLE RD	THE JOYCE HLUCHY IRREV LIVING TRUST	48.37
1303	19	QFARM	BURLINGTON RD	BANCER, ANN MARIE-EST	5
1303	20	QFARM	BURLINGTON RD	BANCER, JOSEPH N & ROSE MARIE	12.74
1304	6	QFARM	PALATINE RD	WARD, JACK R + DANI M	29
1304	7	QFARM	PALATINE RD	ROBERT E HLUCHY CREDIT SHELTER TRST	47.74
1304	11	QFARM	OLIVET RD	WARD, GERALD C SR + MOLLY	21.93
1304	14	QFARM	OLIVET RD	SAFFORD, MICHAEL J & J GRIFFITH	13.92

1304	25	QFARM	GREENVILLE RD	DUBOIS PROPERTIES, LLC	24.4
1304	29	QFARM	DU BOIS RD	ROBERT E HLUCHY CREDIT SHELTER TRST	33.71
1401	2	QFARM	POLE RD	HARRIS, EARL W & MARIE	25.45
1401	2.02	QFARM	BURLINGTON RD	HARRIS, EARL W + MARIE	4.28
1401	3.01	QFARM	BURLINGTON RD	PATTERSON, JAMES W + DEBRA A	9.07
1401	4	QFARM	BURLINGTON RD	MANNINO, GIULIO & ROSA	16.19
1401	5	QFARM	BURLINGTON RD	DU BOIS, DAVID W	62.76
1401	8	QFARM	BURLINGTON RD	DUBOIS, CHRISTIAN B	29.24
1401	8.01	QFARM	GRIERS LANE	DUBOIS PROPERTIES, LLC	30.24
1401	9	QFARM	GRIERS LANE	DUBOIS PROPERTIES, LLC	26.8
1401	10	QFARM	GRIERS LANE (REAR)	COOMBS PROPERTIES, LLC	1.48
1402	1	QFARM	RATTLESNAKE LANE	PERRY, ROBERT G & ELSWORTH E	72.4
1402	1.01	QFARM	BURLINGTON RD	RIDGWAY, THEODORE C + BEVERLY P	7.8
1402	2	QFARM	RATTLESNAKE LANE	DUBOIS PROPERTIES, LLC	62.29
1402	6	QFARM	GRIERS LANE	DUBOIS PROPERTIES, LLC	35.54
1402	8	QFARM	GRIERS LANE	DUBOIS PROPERTIES, LLC	29.3
1402	8.01	QFARM	GRIERS LANE	DUBOIS GRAIN, LLC	29.3
1403	1	QFARM	GRIERS LANE	JOHNSON, DONALD & NANCY	12.25
1403	2	QFARM	GRIERS LANE	DUBOIS PROPERTIES, LLC	70.85
1403	3	QFARM	BURLINGTON RD	GARRISON, DONALD C + LOUISE	38.93
1404	1	QFARM	GRIERS LANE	DU BOIS, STEVEN J & LINDA	6.03
1404	2	QFARM	GREENVILLE RD	DUBOIS PROPERTIES, LLC	53.19
1404	3	QFARM	GREENVILLE RD	BENNETT, BARBARA A + S GARRISON JR	49.82
1404	4	QFARM	OLIVET RD	GARRISON, DONALD C & LOUISE E	33.21
1404	6	QFARM	BURLINGTON RD	GARRISON, STEPHEN A & JANET S	57.15
1404	7	QFARM	BURLINGTON RD	DUBOIS PROPERTIES, LLC	90.75
1405	1	QFARM	GREENVILLE RD	MAY M WAYNE	11.04
1405	7.01	QFARM	GREENVILLE RD	RERA, LENNY J + BETH ANN	32.26
1405	8	QFARM	GREENVILLE RD	PARKELL, LINDA G	31.61
1405	21	QFARM	GREENVILLE RD	HANNON, ADAM-EST %LINDA PARKELL	0.48
1405	23	QFARM	GREENVILLE RD	GARRISON, DONALD C	17.18
1405	25	QFARM	OLIVET RD	GARRISON, DONALD C + LOUISE E	28.09
1405	26	QFARM	BURLINGTON RD	GARRISON, ROGER W	5.64
1405	28	QFARM	BURLINGTON RD	GARRISON, ROGER W & DIANNE E FOX	5.1
1405	29	QFARM	BURLINGTON RD	GARRISON, DONALD C & LOUISE E	38.48
1405	30	QFARM	OLIVET RD	GARRISON, STEPHEN A & JANET S	20.56
1405	30.01	QFARM	OLIVET RD	PARKELL, LINDA	25.31
1405	33	QFARM	OLIVET RD	PARKELL, LINDA GARRISON	17.1
1405	34	QFARM	GREENVILLE RD	PARKELL, LINDA G	4.33
1406	1	QFARM	BURLINGTON RD	GARRISON, DONALD C + LOUISE	4.7

1501	1	QFARM	DEERFIELD RD	MEHAFFEY, DOUGLAS K + MICHELE	23.39
1501	7	QFARM	CENTERTON RD	FULLWAY GROUP, LLC	30
1502	5	QFARM	GREENVILLE RD	HELMS, RICHARD J JR + DIANE	1.93
1502	6	QFARM	GREENVILLE RD	HELMS, RICHARD JR & DIANE	4.19
1502	8	QFARM	GREENVILLE RD	PIZZO, DOMINIC N JR	5.66
1502	10	QFARM	GREENVILLE RD	MARTIN, JERE S + MELODY R	4.33
1502	11	QFARM	338 GREENVILLE RD	MARTIN, JERE S + MELODY R	5.62
1502	12	QFARM	GREENVILLE RD	MARTIN, JERE S + MELODY R	4.67
1502	18	QFARM	OLIVET RD	NEHER, WALTER + DEBORAH	5.8
1502	20	QFARM	HUSTED STATION RD	ROBERT E HLUCHY CREDIT SHELTER TRST	59.34
1502	33	QFARM	HUSTED STATION RD	FAVORITO, ANTHONY + ANNA	25.88
1503	1	QFARM	HUSTED STATION RD	KANDLE WARREN E JR & ETHEL G	171.7
1503	7	QFARM	HUSTED STATION RD	FAVORITO, ANTHONY + ANNA	17.37
1503	7.01	QFARM	277 HUSTED STATION RD	FAVORITO, ANTHONY + ANNA	56.7
1503	7.03	QFARM	HUSTED STATION RD	FAVORITO, ANTHONY + ANNA	6.58
1503	12.01	QFARM	HUSTED STATION RD	ACEVEDO, RENE + JULIA	9.82
1503	12.02	QFARM	HUSTED STATION RD	MULFORD, LISA + SWYDESKY SR EDWARD	7.41
1503	12.03	QFARM	HUSTED STATION RD	DEMORE, SAMUEL A + LOIS G	8.98
1503	73	QFARM	DEERFIELD RD	LAKE CENTERTON PK HOMEOWNERS ASSOC	15
1503	79	QFARM	DEERFIELD RD	TOYE JOSEPH ESTATE	9.06
1503	80	QFARM	DEERFIELD RD	TOYE, JOSEPH ESTATE	0.5
1503	81	QFARM	DEERFIELD RD	TOYE, JOSEPH ESTATE	14.16
1503	82	QFARM	DEERFIELD RD	TUPPER, ALMA % K CASS EXECT	2.53
1511	1.02	QFARM	PALATINE RD	GAUNTT, JOHN S + NANCY L	10.9
1511	1.05	QFARM	PALATINE RD	WILLIAMS, ROBERT C + KATHLEEN M	8
1511	1.06	QFARM	PALATINE RD	IACONELLI, MICHAEL J	8.3
1511	1.07	QFARM	PALATINE RD	BROOKS, NEIL R + LINDA M	7.6
1511	1.08	QFARM	PALATINE RD	DROMGOOLE TRUST % DANIEL CAPES,ESQ.	7.6
1511	1.09	QFARM	PALATINE RD	DROMGOOLE, ARTHUR P JR	8
1511	1.1	QFARM	PALATINE RD	COOPER, PETER L. + DENISE	7.4
1511	9	QFARM	LOWER MILL RD	DUBOIS PROPERTIES, LLC	29.02
1511	11	QFARM	SHEEP PEN RD	ENGLISH, EDWARD J	12
1601	19	QFARM	CENTERTON RD	BIFULCO BROTHERS	9.4
1601	22	QFARM	CENTERTON RD	SIMMERMAN, BARBARA J	5.05
1601	24	QFARM	CENTERTON RD	WILLIAMS, MARVIN W JR, REVOC TRUST	6.35
1601	25	QFARM	CENTERTON RD	WILLIAMS, MARVIN W JR, REVOC TRUST	21.93
1701	2	QFARM	CENTERTON RD	BIFULCO BROTHERS	52.44
1701	5	QFARM	CENTERTON RD	FBF REALTY, LLC	44.58

1801	2	QFARM	GARDEN RD	THE MENAJLO FAMILY PARTNERSHIP	10.91
1801	3	QFARM	GARDEN RD	CARMAN, EDWARD W	34.37
1801	4	QFARM	GARDEN RD	CARMAN, EDWARD W & PAULA	75.68
1801	5	QFARM	GARDEN RD	MIHALECZ JOSEPH E	20.63
1801	5.01	QFARM	GARDEN RD	MIHALECZ, J E JR + J E SR + T	4.16
1801	5.02	QFARM	GARDEN RD	MIHALECZ, DEBRA + JOSEPH + TERESA	2.04
1801	6	QFARM	GARDEN RD	DUBOIS FARM PROPERTIES LLC	67.84
1801	11	QFARM	MULLER RD	MIHALECZ JOHN K & JANE A	24
1801	13	QFARM	MULLER RD	DONELSON, TARA L + RYAN J	16.63
1801	14	QFARM	PARVIN MILL RD	COOK, JOHN	57.68
1801	15	QFARM	PARVIN MILL RD	SMITH, WALTER L % LAURIE PELTON	39.53
1801	26	QFARM	ALMOND RD	SNYDER, JAMES D	20.38
1801	28	QFARM	ALMOND RD	FISHER, JOHN D & PATRICIA J	7.89
1801	29	QFARM	ALMOND RD	SNYDER HARRY W & NONA L	25.43
1801	49	QFARM	ALMOND RD	TKACH, ANDREW JR	12.46
1801	51	QFARM	ALMOND RD	DUBOIS, ROBERT D & TAMMY L	7.01
1801	52	QFARM	ALMOND RD	POOLAKE, HEIKI & DONNA A	10.85
1801	71	QFARM	1009 PARVIN MILL RD	CUSHANE, THOMAS A + PATRICIA J	18
1801	72	QFARM	PARVIN MILL RD	HALTER, GLENDON + CAROL A	16.89
1801	73	QFARM	PARVIN MILL RD	CTI SOLUTIONS INC	86.5
1901	6	QFARM	485 GARDEN RD	FREEMAN, JOSEPH L	23.83
1901	11	QFARM	GARDEN RD	WEINBERG, MARK ET ALS	9.3
1901	12	QFARM	GARDEN RD	WEINBERG, MARK ET ALS	12.74
1901	17	QFARM	PARVIN MILL RD	WEINBERG, MARK ET ALS	23.4
1901	18	QFARM	PARVIN MILL RD	BERNARDINI, STEVEN & JO-ELLEN	13.73
1901	18.01	QFARM	PARVIN MILL RD	BERNARDINI, STEVEN + JOELLEN	3
2001	1.01	QFARM	PARVIN MILL RD	BIFULCO BROTHERS	30.12
2001	1.02	QFARM	PARVIN MILL RD	PAGELS, THOMAS R + ELIZABETH ANN	5.15
2001	9	QFARM	CRYSTAL RD	SARA,LM RLT ET ALS%S BRECKER	8.75
2001	10	QFARM	CRYSTAL RD	SARA,LM RLT ET ALS%S BRECKER	3.6
2001	11	QFARM	CRYSTAL RD	SARA,LM RLT ET ALS%S BRECKER	10
2001	14	QFARM	ALVINE RD	RIZZO JR, ANTHONY D	28.3
2001	15	QFARM	ALVINE RD	SMITH, WALTER L % LAURIE PELTON	47.3
2001	17	QFARM	ALVINE RD	BASOLIS, ELBERT G ET AL	97.93
2001	28	QFARM	ALMOND RD	JWP PROPERTIES LLC	18.27
2001	29.01	QFARM	ALMOND RD	BIFULCO BROTHERS	5.16
2001	29.02	QFARM	ALMOND RD	BIFULCO, UMBERTO III ET AL	55.46
2002	3	QFARM	ALVINE RD	DUNCAN, JAMES N + LINDA A	18.03
2002	4	QFARM	ALVINE RD	HADFIELD, TIMOTHY P + KIMBERLY A	14.34
2002	4.01	QFARM	ALVINE RD	HADFIELD, TIMOTHY P + KIMBERLY	6.29

2002	5	QFARM	ALVINE RD	SMITH, WALTER L % LAURIE PELTON	30.57
2002	6	QFARM	SHIFF AVE	SMITH, WALTER L %LAURIE PELTON	0.1
2002	7	QFARM	SHIFF AVE	TROMMELLO, SANDRA ROBINSON ET AL	5.94
2002	8	QFARM	SHIFF AVE	EBERLE, PAUL H + KENNETH V	5.4
2002	14	QFARM	CROW POND RD	WILSON, JAMES M IV	8.85
2002	16	QFARM	CROW POND RD	JUREWICZ, STELLA S	9.5
2003	2	QFARM	ALVINE RD	JWP PROPERTIES, LLC	66.3
2003	4.01	QFARM	ALVINE RD	JWP PROPERTIES, LLC	52.96
2003	5	QFARM	GARDEN RD	COLE, RUTH J + ROBIN A	7.36
2003	13	QFARM	GARDEN RD	HELIG, NOLAN R + DEVORAH	24.49
2003	15	QFARM	CROW POND RD	PETERS, THEODORE	10.72
2003	16	QFARM	CROW POND RD	LENCHITZ, NORMAN	16.71
2003	17	QFARM	CROW POND RD	FLORES, BARBARA K ET AL	29.58
2003	21	QFARM	CROW POND RD	SARA,LM RLT ET ALS%S BRECKER	14.64
2003	22	QFARM	SHIFF AVE	KUPELIAN, ROBERT L	35.46
2003	23	QFARM	CROW POND RD	JWP PROPERTIES, LLC	9.11
2004	6	QFARM	PARVIN MILL RD	ITALIANO, PAUL V & ANNA B	9.97
2004	29	QFARM	643 ALVINE RD	SMITH, DAVID A & MARGARET L	9
2004	33	QFARM	CRYSTAL RD	DAVIS, HOWARD W + JUDITH ANNE	29.27
2004	36	QFARM	CRYSTAL AVE	SADEGHIAN, HOMAYOON D C/O DAVID	61.16
2004	37	QFARM	CRYSTAL RD	O'HARA, E + M + RODRIGUEZ, CARMEN E	28.18
2007	4	QFARM	PARVIN MILL RD	COPARE, FIORE J + ANDREA	10.68
2101	13	QFARM	SHIFF AVE	NICHOLS, CHRISTOPHER D & DALEK	9.41
2101	14	QFARM	ROSENFELDT AVE	SWYDESKY, SHARON	9.2
2101	16	QFARM	ROSENFELDT AVE	WALTERS, ELLEN	10.13
2101	17	QFARM	ROSENFELDT AVE	WALTERS, ELLEN	7.2
2101	36	QFARM	ALMOND RD	WOZUNK, LEONARD ROBERT	14.17
2101	38	QFARM	ALMOND RD	MILLER JOHN G & ETHEL M APT 187 EW	20.8
2101	42	QFARM	ALMOND RD	MILLER JOHN G & ETHEL M APT 187 EW	18.91
2101	44	QFARM	ALMOND RD	MAYERFELD FARMS AND SUPPLY CO., INC	36.37
2101	47	QFARM	ALMOND RD	DAVIS, RUSSELL	7.81
2101	48	QFARM	ALMOND	TOBOLSKI JR, ROBERT + CYNTHIA	13.76
2101	50	QFARM	ALMOND RD	MAYERFELD FARMS & SUPPLY CO INC	23.26
2101	52	QFARM	CROW POND RD	PITTS GROVE FARMS, LLC	40.66
2102	7	QFARM	ROSENFELDT AVE	MESIANO, NICHOLAS A + CHRISTINA L	2.82
2102	8	QFARM	GERSHAL AVE	MESIANO, NICHOLAS A + CHRISTINA L	2.58
2201	1	QFARM	SHIFF AVE	KLAK, ANDREZEJ A & MAGDALINA	7.77
2201	6	QFARM	CROW POND RD	PINIZZOTTO, NICHOLAS A JR & TAMARA	9.41
2201	11	QFARM	HENRY AVE	CLAYPOOL, T L + PONTELANDOLFO, R	12.13
2201	14	QFARM	HENRY AVE	LYETTEFI, OMAR + MARIA + N LENCHITZ	10.01

2201	16	QFARM	CROW POND RD	NICHOLS, JAMES K & SUSAN E	8.08
2201	18.01	QFARM	CROW POND RD	CRAIG TAYLOR CONSTRUCTION CO, LLC	2.02
2201	18.02	QFARM	CROW POND RD	CRAIG TAYLOR CONSTRUCTION CO, LLC	2.02
2201	18.03	QFARM	CROW POND RD	CRAIG TAYLOR CONSTRUCTION CO, LLC	2.02
2201	18.04	QFARM	CROW POND RD	CRAIG TAYLOR CONSTRUCTION CO, LLC	2.8
2201	19	QFARM	GARDEN RD	MAJEK, JOHN A & MARTHA E	10.91
2202	7	QFARM	HENRY AVE	DECKER, GERALD + LOIS A	14.57
2202	8	QFARM	HENRY AVE	DECKER, GERALD + LOIS A	14.14
2202	10	QFARM	1081 GERSHAL AVE	SPANN, WILLIE MAE	12.66
2202	12	QFARM	GERSHAL AVE	LEVIN BARRY B % WILLIAM LEVIN POA	7.3
2202	13	QFARM	GERSHAL AVE	LEVIN BARRY B % WILLIAM LEVIN POA	12.61
2202	15	QFARM	GERSHAL AVE	LEVIN, WILLIAM & LEVIN, BARRY	13.11
2202	16	QFARM	SHIFF AVE	LEVIN, WILLIAM & LEVIN, BARRY	13.63
2202	17	QFARM	SHIFF AVE	BAUMAN, ANNA L	13.63
2202	19	QFARM	SHIFF AVE	WARGO, ANDREW S & MARY P	6.14
2202	20.01	QFARM	SHIFF AVE	GRUCCIO JR, PHILIP A & DENISE J	8
2203	4.02	QFARM	HENRY AVE	BAUMAN, ANNA L	4.57
2203	32	QFARM	GERSHAL AVE	BAUMAN, ANNA L	6
2203	33	QFARM	GERSHAL AVE	BAUMAN, ANNA L	10.6
2203	42	QFARM	ISAACS AVE	BAUMAN, ANNA L	10.65
2203	42.02	QFARM	ISAACS AVE	BAUMAN, ANNA L	0.71
2203	43	QFARM	ISAACS AVE	BAUMAN, ANNA L	13.53
2301	2	QFARM	GERSHEL AVE	LEVIN, WILLIAM & LEVIN, BARRY	2.09
2401	13	QFARM	EPPINGER AVE	CHEVRA KADISHA OF ALLIANCE	3.43
2401	14	QFARM	EPPINGER AVE	CHEVRA KADISHA OF ALLIANCE	6.23
2402	34	QFARM	GERSHAL AVE	MAYERFELD FARMS & SUPPLY CO INC	6.11
2501	1	QFARM	ALMOND RD	WOZUNK ROBERT W & SANDRA	4.63
2501	2	QFARM	ALMOND RD	WOZUNK, ROBERT W & SANDRA	4.56
2501	5	QFARM	ALMOND RD	MILLER, JOHN G & ETHEL M APT 187 EW	6
2501	19	QFARM	CENTRAL AVE	SEIBEL, MICHAEL + LOIS	5.76
2501	24	QFARM	CENTRAL AVE	MAYERFELD FARMS & SUPPLY CO, INC	4.56
2501	25	QFARM	546 CAN HOUSE RD	BIRMINGHAM, THERESA	10.55
2503	4	QFARM	CENTRAL AVE	LORENTZ, GRANT ET ALS	3.84
2503	16	QFARM	GERSHAL AVE	STEPHENS, ROBERT P	12.23
2503	22.03	QFARM	LANDIS AVE	LORENTZ, GRANT ET ALS	19.59
2601	1.02	QFARM	543 CAN HOUSE RD	RENTZ, JEFFREY W + EARLEEN	7.63
2601	3	QFARM	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO	1.24
2601	3.01	QFARM	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO	0.93
2601	3.02	QFARM	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO	0.93
2601	4	QFARM	104 CENTRAL AVE	MAYERFELD FARM & SUPPLY CO	10.92

2601	4.01	QFARM	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO	0.93
2601	4.02	QFARM	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO	1.07
2601	6	QFARM	CENTRAL AVE	COOK, JOHN W + NANCY M	26.78
2601	29	QFARM	ALMOND RD	HAAK GUSTAV H JR & MARILYN T	6.27
2601	31	QFARM	315 ALMOND RD	MAYERFELD, MARTIN ET ALS	54.4
2601	32	QFARM	ALMOND RD	FRANKEL, BLOSSOM K TRUSTEE	30.48
2602	1	QFARM	CENTRAL AVE	JAHSST INC C/O BIERIG BROS INC	10.22
2602	12.01	QFARM	ALVINE RD + LANDIS AVE	FASST FARMS LLC	40.47
2602	13	QFARM	CENTRAL AVE	COOK, JOHN W & NANCY W	25
2701	1	QFARM	130-136 MIDDLE DR	MERCKX, ROBYN + MATTHEW	9.85
2701	2	QFARM	MIDDLE DR	MERCKX, ROBYN + MATTHEW	1.9
2701	3	QFARM	MIDDLE DR	MERCKX, ROBYN + MATTHEW	2.13
2701	32	QFARM	ALMOND RD	BIFULCO, UMBERTO & CHARLOTTE R	35.15
2701	33	QFARM	ALMOND RD	JWP PROPERTIES LLC	48.5
2701	35	QFARM	ALMOND RD	JWP PROPERTIES, LLC	18.39
2701	36	QFARM	ALMOND RD	JWP PROPERTIES, LLC	19.73
2701	37	QFARM	ALMOND RD	CREAMER, ELAINE M	20.52
2701	38	QFARM	ALMOND RD	CREAMER, ELAINE M	33.44
2701	46	QFARM	ALVINE RD	MIHALECZ, STANLEY + JEAN	10.23
2701	55	QFARM	1083 ALVINE RD	CLIFFORD, JAMES A	13.55
2701	56	QFARM	ALVINE RD	DREYFUSS, EDITH	48.79
2701	60	QFARM	ALVINE RD	KEVRA, ADAM S-TRUST%LARISSA FALASCO	11.94
2701	62	QFARM	ALVINE RD	JUNGHANS, WILLIAM A & PATRICIA	6.91
2701	63	QFARM	ALVINE RD	ATLANTIC CITY ELECTRIC COMPANY	7.87
2701	131	QFARM	PARVIN MILL RD	WULDERK NICHOLAS	0.94
2701	132	QFARM	PARVIN MILL RD	WULDERK NICHOLAS	16.62
2701	135	QFARM	PARVIN MILL RD	MIRANDA, MARC J + SUSAN-CUSHANE	8.64
2701	137	QFARM	MORTON AVE	LISAR LLC	45.62
2701	138	QFARM	MORTON AVE	DALY, CAROL V TRUSTEE	25.65
2701	138	QFARM	MORTON AVE	SMITH, ROBERT J JR & DENISE M	4.57
2701	141	QFARM	BIG OAK RD	CASELLI, LOUIS S & ERICA LYNN	42.32
2701	142	QFARM	BIG OAK RD	COZZA, CLAUDE V	14.12
2701	143	QFARM	BIG OAK RD	SPARKS, JOHN K + SHARON R CAROCCIO	13.38
2701	178	QFARM	BIG OAK RD	GENOVA INVESTMENTS, INC	8.58
2801	4	QFARM	PARVIN MILL RD	LOETELL ALBERT S	21.89
2803	11	QFARM	MORTON AVE	PAVLIDES, CONSTANTINOS A ET AL	7.85
2901	41	QFARM	CENTERTON RD	WHITSON, GARY L + JANN A + BRAD L	23.44
3001	1	QFARM	LANDIS AVE	ATLANTIC CITY ELECTRIC COMPANY	17.82
3001	2	QFARM	LANDIS AVE	ALANTIC CITY ELECTRIC COMPANY	24.49

3001	6	QFARM	LANDIS AVE	LORENTZ, GRANT ET ALS	12.48
3001	20	QFARM	EVELYN AVE	ALANTIC CITY ELECTRIC COMPANY	11.55
3001	22	QFARM	EVELYN AVE	ALANTIC CITY ELECTRIC COMPANY	20.05
3001	38	QFARM	ALVINE RD	ATLANTIC CITY ELECTRIC COMPANY	22.27
3001	39	QFARM	ALVINE RD	ATLANTIC CITY ELECTRIC COMPANY	26.39
3002	1	QFARM	LANDIS AVE	ATLANTIC CITY ELECTRIC COMPANY	25.95
3002	2	QFARM	ALVINE RD	ATLANTIC CITY ELECTRIC COMPANY	21.95
3002	17	QFARM	TUSKA AVE	TABLE, EDWARD & MARGARET	12.12
3002	18	QFARM	TUSKA AVE	KOERING, DORIS ET AL	21.76
3002	22	QFARM	STILLMAN AVE	KOERING BROTHERS, LLC	32.44
3002	23	QFARM	STILLMAN AVE	VERTOLLI, MICHAEL + ERIN	32.37
3002	27	QFARM	STILLMAN AVE	SCHAPER, LURETTA G	28.9
3002	29	QFARM	STILLMAN AVE	SCHAPER, HERBERT H & MARY L	22.45
3002	30	QFARM	STILLMAN AVE	SCHAPER, HERBERT H & MARY L	1.9
3002	31	QFARM	LANDIS AVE	MERCIER, LAWRENCE	25.64
3003	1	QFARM	LANDIS AVE	CATALANA, T C + CARMINE IV, TRUSTEES	5.09
3003	3	QFARM	913 LANDIS AVE	TRATEEN, LLC	8.7
3003	4	QFARM	STILLMAN AVE	SCHAPER, LURETTA G	9.05
3003	6	QFARM	612 KENYON AVE	SCHAPER, KEITH + JULIE INGRID	4.51
3003	7	QFARM	LANDIS AVE (REAR)	SCHAPER, KEITH	6.05
3003	7.01	QFARM	KENYON AVE	CIFALOGGIO, MARK A	0.55
3003	7.02	QFARM	KENYON AVE	SCHAPER, FRANK	4.32
3003	7.03	QFARM	KENYON AVE	SCHAPER, CHRISTOPHER J	1.91
3003	7.04	QFARM	KENYON AVE	SCHAPER, MARY L	1.06
3003	8	QFARM	STILLMAN AVE	SCHMITZLER, JON E & NORA	2.89
3003	9	QFARM	STILLMAN AVE	SCHMITZLER, JON E & NORA	1.74
3101	8	QFARM	GERSHAL AVE	WENGER, LLOYD & PAULINE	19.04
3101	10	QFARM	GERSHAL AVE	WENGER, LLOYD & PAULINE R	6.76
3101	11	QFARM	GERSHAL AVE	WENGER, LLOYD & PAULINE R	17
3101	12	QFARM	GERSHEL AVE	MAYERFELD FARM & SUPPLY CO INC	7.71
3101	13	QFARM	GERSHEL AVE	MAYERFELD FARM & SUPPLY CO INC	3.9
3101	23	QFARM	LANDIS AVE	MAYERFELD FARM + SUPPLY CO INC	10.4

Soil Type	Description	Farm Class	Acres
AhrA	Alloway silt loam, 0 to 2 percent slopes	Prime farmland	7.66
AucB	Aura loamy sand, 0 to 5 percent slopes	Prime farmland	125.45
AugB	Aura sandy loam, 2 to 5 percent slopes	Prime farmland	3816.07
AugC	Aura sandy loam, 5 to 10 percent slopes	Statewide importance	22.65
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes	Prime farmland	2260.99
AuhC	Aura gravelly sandy loam, 5 to 10 percent slopes	Statewide importance	100.61
AupA	Aura loam, 0 to 2 percent slopes	Prime farmland	1358.13
AupB	Aura loam, 2 to 5 percent slopes	Prime farmland	2506.51
BEXAS	Berryland+Mullica soils, 0-2 percent slopes, occasionally flooded	Unique importance	182.78
ChsAt	Chicone silt loam, 0 to 1 percent slopes, frequently flooded	Not prime farmland	58.22
ChtA	Chillum silt loam, 0 to 2 percent slopes	Prime farmland	151.62
ChtB	Chillum silt loam, 2 to 5 percent slopes	Prime farmland	749.92
DocB	Downer loamy sand, 0 to 5 percent slopes	Statewide importance	2612.55
DocC	Downer loamy sand, 5 to 10 percent slopes	Statewide importance	35.47
DoeA	Downer sandy loam, 0 to 2 percent slopes	Prime farmland	612.55
DoeB	Downer sandy loam, 2 to 5 percent slopes	Prime farmland	522.29
DopB	Downer-Galestown complex, 0 to 5 percent slopes	Not prime farmland	115.66
EveB	Evesboro sand, 0 to 5 percent slopes		2124.66
EveC	Evesboro sand, 5 to 10 percent slopes		275.09
FmhAt	Fluvaquents, loamy, 0 to 3 percent slopes, frequently flooded	Not prime farmland	38.83
FodB	Fort Mott loamy sand, 0 to 5 percent slopes	Statewide importance	65.84
GabB	Galestown sand, 0 to 5 percent slopes	Unique importance	610.97
GamB	Galloway loamy sand, 0 to 5 percent slopes	Statewide importance	306.68
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	Statewide importance	162.07
HboA	Hammonton sandy loam, 0 to 2 percent slopes	Prime farmland	12.08
MakAt	Manahawkin muck, 0 to 1 percent slopes, frequently flooded	Unique importance	3456.92
MbrA	Matapeake silt loam, 0 to 2 percent slopes	Prime farmland	10.19
MbuA	Mattapex silt loam, 0 to 2 percent slopes	Prime farmland	101.44
MbuB	Mattapex silt loam, 2 to 5 percent slopes	Prime farmland	3.81
MutA	Muttontown sandy loam, 0 to 2 percent slopes	Prime farmland	24.11
OTKA	Othello and Fallsington soils, 0 to 2 percent slopes	Statewide importance	1498.65
PEEAR	Pedricktown, Askecksy, and Mullica soils, 0 to 2 percent slopes, rarely flooded	Not prime farmland	881.6
PHG	Pits, sand and gravel	Not prime farmland	97.68
SacA	Sassafras sandy loam, 0 to 2 percent slopes	Prime farmland	994.63
SacB	Sassafras sandy loam, 2 to 5 percent slopes	Prime farmland	1107.68
UR	Urban land	Not prime farmland	5.16
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	Not prime farmland	3.58
WATER	Water	Not prime farmland	453.92
WoeA	Woodstown sandy loam, 0 to 2 percent slopes	Prime farmland	1722.08
TOTAL			29196.8

Market	Address	Municipality
Bifulco Farms	590 Almond Road	Pittsgrove
Bradway's Farm Market	97 Main Street,	Quinton
Byrnes Farms	230 Sharptown-Auburn Road	Pilegrove
Coombs Barnyard	20 NJ Rte 70	Upper Pittsgrove
Dad's Produce	439 South Broadway	Pennsville
DiBella's Farm Market	1199 Route 40,	Pilesgrove
Fox's Farm Market & Garden	395 Harding Hwy.,	Pittsgrove
Frank J. Fichera Farms	370 Pointers- Auburn Rd.,	Salem
Harvey's Honey	912 Rt. 40,	Monroeville
Halter's Farm Market	74 Hook Road	Pennsville
Graham's Jersey Farm Market	1077 Rt. 40 & Quinton Rd.	Carneys Point
J & F Battiato Farms	555 Quaker Neck Road	Salem
Larchmont Farms, Inc	201 Rt. 77,	Elmer
Moore's Farm Market	324 Pointers Auburn Rd.	Mannington
Parvins Mill Farms	1060 Parvins Mill Road	Pittsgrove
Paulaitis Farm	5224 Lawrence Corner Road,	Pittsgrove
Pennsville Farm & Custard	N. Broadway,	Pennsville
Rick's Country Produce	187 Richwood Rd.,	Monroeville
Sauder's Farm Market	184 Almond Rd., Pittsgrove	Pittsgrove
SnyderFarmstead	1000 Almond Road	Pittsgrove
Tkach's	824 Almond Rd.,	Pittsgrove
Walker's Farm Market	105 Porchtown Rd.,	Pittsgrove
Weaver's Farm Market	762 Garden Rd.,	Pittsgrove

LOCAL AND REGIONAL SUPPORT SERVICES	
Aerial Applicators	
Downstown Aero Crop Service, Inc	Vineland
Oakland Farms Crop Service	Bridgeton
Equipment	
Fred Harz & Son	Elmer
Central Jersey Equipment	Elmer
Farm-Rite, Inc	Bridgeton
Leslie G. Fogg, Inc	Bridgeton
Roorks Farm Supply, Inc	Elmer
Peach Country Tractor, Inc	Mullica Hill
Seed	
Cedar Lane Auction & Feed Store	Elmer
Coleman Seed	Elmer
Helena Agri-Enterprises LLC	Woodstown
Helena Agri-Enterprises LLC	Pittsgrove
Growmark FS	Bridgeton
Nutrien Ag Solutions	Bridgeton
McAllister Farm Services	Shiloh
Jersey Asparagus Farms, Inc.	Elmer
South Jersey Farmers Exchange	Woodstown
Stokes Seeds	Vineland
Farm-Rite, Inc	Bridgeton
Fertilizer/Lime/Chemicals/Supplies	
Bishop Farms	Elmer
Coleman Fees & Lime	Elmer
Nutrien Ag Solutions	Bridgeton
The Espoma Company	Millville
Farm-Rite, Inc	Bridgeton
The Greenest Fertilizer Company	Elmer
Helena Agri-Enterprises LLC	Woodstown
Helena Agri-Enterprises LLC	Pittsgrove
Growmark FS	Bridgeton
South Jersey Farmers Exchange	Woodstown
Slaughterhouses	
Burlington Beef (Henry Kohn Inc.)	Monroeville
Salem Halal Meat Packaging, LLC	Salem
Bierig Brothers Inc.	Vineland
Niblock's Pork Products	Salem
Marcacci Meats	Vineland

LOCAL AND REGIONAL SUPPORT SERVICES	
Livestock Haulers	
Villari Brothers Trucking	Wenonah
Greenhouse & Nursery Supplies	
Griffin Greenhouse Supplies, Inc.	Bridgeton
Mayerfeld Farms & Supply Co., Inc.	Pittsgrove Twp
Rode's Greenhouses	Swedesboro
Auctions	
Cedar Lane Auction & Feed Store	Elmer
Vineland Cooperative Produce Auction	Vineland
Grain Buyers	
Perdue- Bridgeton Grain Elevator	Upper Deerfield

Name	Location	County
AGRO Merchant Group	Mullica Hill	Gloucester
CPS Distribution Service	Woodstown	Salem
Cumberland Cold Storage Compressor Room	Bridgeton	Cumberland
Cumberland Freezers	Bridgeton	Cumberland
Davy Cold Storage	Vineland	Cumberland
Eastern Pro Pak	Glassboro	Gloucester
First Choice Freezer & Cold Storage	Vineland	Cumberland
Four Seasons Cold Storage	Pittsgrove	Salem
KMT Brrr Inc	Bridgeton	Cumberland
Lucca's Freezer & Cold Storage	Vineland	Cumberland
Mid Eastern Cold Storage Incorporated	Vineland	Cumberland
Mullica Hill Cold Storage Incorporated	Mullica Hill	Gloucester
RLS Logistics	Newfield	Gloucester
RLS Logistics	Vineland	Cumberland
Safeway Freezer Storage Incorporated	Vineland	Cumberland
Stor-Rite Freezer Storage	Vineland	Cumberland
T & T Freezers	Vineland, NJ	Cumberland
Timberline Cold Storage Inc	Pitman	Gloucester

Name	Location	County
B & B Produce Inc	Vineland	Cumberland
Bacigalupo R Trucking	Vineland	Cumberland
Bifulco Farms Inc	Pittsgrove	Salem
Consalo Wm & Sons	Vineland	Cumberland
D Spina & Sons	Salem	Salem
Don-A-Lynn Product Inc	Vineland	Cumberland
Donald Myers Produce Inc	Vineland	Cumberland
Fresh Wave	Vineland	Cumberland
Garrison C & D	Elmer	Salem
Krichmar Produce Co Inc	Vineland	Cumberland
Leone, Alfred S Produce Inc	Vineland	Cumberland
Maple Run Farms	Cedarville	Cumberland
Millbridge Farms Incorporated	Vineland	Cumberland
Nardelli Bros	Cedarville	Cumberland
Rigo Produce Inc	Vineland	Cumberland
Seaburst Farms	Woodbury	Gloucester
South Jersey Produce Cooperative Association Inc	Vineland	Cumberland
Vandenberg Jac Company	Vineland	Cumberland
Verchio's Produce Outlet	Sewell	Gloucester
Wagner Provisions Co	Gibbstown	Gloucester

BLOCK	LOT	QC CODE	ACRES	LOCATION	OWNER_NAME
1503	12.01	QFARM	9.82	HUSTED STATION RD	ACEVEDO, RENE + JULIA
1201	1	QFARM	9.77	BURLINGTON RD	APPEL, ALBERT
1201	2	QFARM	7.4	BURLINGTON RD	APPEL, ALBERT
1303	20	QFARM	12.74	BURLINGTON RD	BANCER, JOSEPH N & ROSE MARIE
1503	12	QFARM	0	391 HUSTED STATION RD	BERKAUZER, JOHM P +DONNA
2001	1.01	QFARM	30.12	PARVIN MILL RD	BIFULCO BROTHERS
2001	29.01	QFARM	5.16	ALMOND RD	BIFULCO BROTHERS
2701	32	QFARM	35.15	ALMOND RD	BIFULCO, GENNARO G I
2001	29.02	QFARM	55.46	ALMOND RD	BIFULCO, UMBERTO III ET AL
1101	1	QFARM	46.9	CENTERTON RD	BOLNICK, HELEN ET AL
1102	3	QFARM	75.18	CENTERTON RD	BOLNICK, HELEN ET AL
1102	23	QFARM	10.03	CENTERTON RD	BRADY, LINDA D
1102	2	QFARM	10.68	CENTERTON RD	BRISBIN, JAMES W + DOROTHY L
701	56	QFARM	81.92	GARDEN RD	CHRISTAL PROPERTIES, LLC
2201	11	QFARM	12.13	HENRY AVE	CLAYPOOL, T L + PONTELANDOLFO, R
2701	55	QFARM	13.55	1083 ALVINE RD	CLIFFORD, JAMES A
2201	19	QFARM	10.91	GARDEN RD	CLINE, KIMBERLY
602	1	QFARM	5	ALVINE RD	COLE, ROBIN A & RUTH J
2003	5	QFARM	7.36	GARDEN RD	COLE, RUTH J + ROBIN A
1101	42.03	QFARM	18.29	CENTERTON RD	COSTA, DAWN M
802	36	QFARM	20.49	PORCHTOWN RD	CRISANTI, DENNIS + DENISE
1102	62	QFARM	22.5	LOWER MILL RD	CRISPIN, LYDIA C/O DARRYL CRISPIN
1102	61	QFARM	4.93	LOWER MILL RD	CRISPIN, LYDIA F C/O DARRYL CRISPIN
1203	20	QFARM	24.29	MILL RD (OFF)	CRUZ, VICTORINO C + SANTIAGO, D H
1203	47	QFARM	10.5	PALATINE RD	D'AGATA, VINCENT
2701	138	QFARM	25.65	MORTON AVE	DALY, CAROL V TRUSTEE
1102	25	QFARM	33.16	CENTERTON RD	DE ANGELIS, FLORENCE
2202	7	QFARM	14.57	HENRY AVE	DECKER, GERALD + LOIS A
2202	8	QFARM	14.14	HENRY AVE	DECKER, GERALD + LOIS A
901	2		0.86	275 LAWRENCE CORNER RD	DEITRICH, CHRIS & SANDRA L
901	10		41	BUCK RD	DEITRICH, CHRIS & SANDRA L
901	57	QFARM	28.65	BUCK RD	DEITRICH, CHRIS & SANDRA L
501	2	QFARM	8.78	GARDEN RD	DELEX CONSTRUCTION, INC
501	2.01	QFARM	3.56	RECKONDORFER AVE	DELEX CONSTRUCTION, INC
501	2.02	QFARM	0.97	RECKONDORFER AVE	DELEX CONSTRUCTION, INC.
501	4	QFARM	1.31	GARDEN RD	DELEX CONSTRUCTION, INC.
501	4.01	QFARM	2.65	MENDES AVE	DELEX CONSTRUCTION, INC.
501	4.02	QFARM	4.61	MENDES AVE	DELEX CONSTRUCTION, INC.
1101	42	QFARM	17.11	CENTERTON RD	DIMEDIO, PAULA A
1801	13	QFARM	16.63	MULLER RD	DONELSON, TARA L + RYAN J
2701	56	QFARM	48.79	ALVINE RD	DREYFUSS, EDITH
1511	1.08	QFARM	7.6	PALATINE RD	DROMGOOLE TRUST % DANIEL CAPES,ESQ.
1511	1.09	QFARM	8	PALATINE RD	DROMGOOLE, ARTHUR P JR
1401	5	QFARM	62.76	BURLINGTON RD	DU BOIS, DAVID W
1402	8.01	QFARM	29.3	GRIERS LANE	DUBOIS GRAIN, LLC
1203	46.01	QFARM	63	LOWER MILL RD	DUBOIS PROPERTIES, LLC
1402	8	QFARM	29.3	GRIERS LANE	DUBOIS PROPERTIES, LLC
1511	9	QFARM	29.02	LOWER MILL RD	DUBOIS PROPERTIES, LLC
1511	11	QFARM	12	SHEEP PEN RD	ENGLISH, EDWARD J
2602	12.01	QFARM	40.47	ALVINE RD + LANDIS AVE	FASST FARMS LLC
1502	33	QFARM	25.88	HUSTED STATION RD	FAVORITO, ANTHONY + ANNA
1503	7	QFARM	17.37	HUSTED STATION RD	FAVORITO, ANTHONY + ANNA
1503	7.01	QFARM	56.7	277 HUSTED STATION RD	FAVORITO, ANTHONY + ANNA

BLOCK	LOT	QC CODE	ACRES	LOCATION	OWNER_NAME
1503	7.03	QFARM	6.58	HUSTED STATION RD	FAVORITO, ANTHONY + ANNA
801	33	QFARM	40.55	HOLDCRAFT RD	FIRTH, MARGARET R
2601	32	QFARM	30.48	ALMOND RD	FRANKEL, BLOSSOM K TRUSTEE
601	3	QFARM	64	GARDEN RD	GARCIA, LUIS
601	10	QFARM	5	GARDEN RD	GARCIA, LUIS
1102	35	QFARM	18.5	SHEEP PEN RD	GARRISON, DONALD + JOANNE
1511	1.02	QFARM	10.9	PALATINE RD	GAUNTT, JOHN S + NANCY L
301	5	QFARM	7.35	291 FORK BRIDGE RD	GERACE, CHRISTOPHER L + MARY BRIDGET
2202	20.01	QFARM	8	SHIFF AVE	GRUCCIO JR, PHILIP A & DENISE J
1102	42	QFARM	32.86	LOWER MILL RD	HAHN, JORDAN K + ADA R
1102	14.01	QFARM	2	CENTERTON RD	HALL PARTNERSHIP
1101	45	QFARM	27.43	CENTERTON RD	HALL RENTALS LLC
1102	14	QFARM	93.17	CENTERTON RD	HALL RENTALS LLC
1301	7	QFARM	11	BURLINGTON RD	HARZ, ERIC + MICHELE
801	44	QFARM	40.3	HUGHES RD	HUGHES, CHARLES E
1002	14	QFARM	36.62	HUGHES RD	HUGHES, CHARLES E
202	46	QFARM	39.47	WILLOW GROVE RD	HUGHES, CHARLES E + DEBORAH M
801	21	QFARM	28.76	WILLOW GROVE RD	HUGHES, CHARLES E + DEBORAH M
1303	3	QFARM	20.76	PALATINE RD	HURFF, BRETT H + TARALEE A O'MALLEY
701	49	QFARM	27	GARDEN RD	JAFFE, HOWARD S ET ALS
2602	1	QFARM	10.22	CENTRAL AVE	JAHSST INC C/O BIERIG BROS INC
1201	6	QFARM	14.46	BURLINGTON RD	JOHNSON, ANNA L-EST
2002	16	QFARM	9.5	CROW POND RD	JUREWICZ, STELLA S
2003	17	QFARM	29.58	CROW POND RD	JWP PROPERTIES LLC
1203	2	QFARM	57.68	BURLINGTON RD	K S + L E BRADWAY IRREVOCABLE TRUST
2701	60	QFARM	11.94	ALVINE RD	KEVRA, WILLIAM, TEST TRUST, FALASCO, L
201	73	QFARM	17.1	134 LANGLEY RD	KIM, YOUNG SONG + CHONG KI
201	73.02	QFARM	17.71	LANGLEY RD	KIM, YOUNG SONG + CHONG KI
2201	1	QFARM	7.77	SHIFF AVE	KLAK, ANDRZEJ A & MAGDALINA
1203	50.04	QFARM	7.2	JOYCE'S LN	KRAMER, JOYCE + DRIEGER, ANNETTE
1203	50.02	QFARM	17.18	JOYCE'S LN	KRAMER, JOYCE + GRAMLEY, DAMON
1203	50.03	QFARM	25.34	JOYCE'S LN	KRAMER, JOYCE + GRAMLEY, GUY
1203	50.05	QFARM	7.94	JOYCE'S LN	KRAMER, JOYCE + KENDZERSKI, MICHELLE
1303	2	QFARM	17.5	PALATINE RD	KRAMER, JOYCE + MONTI, KATHLEEN
503	36	QFARM	0.83	JESSE BRIDGE RD	LACIOPPA THOMAS
604	18	QFARM	24.47	UPPER NECK RD	LACIOPPA THOMAS
604	20	QFARM	19.9	PARVIN MILL RD	LACIOPPA THOMAS
503	35	QFARM	14.94	PARVIN MILL RD	LACIOPPA, THOMAS
604	21	QFARM	46.76	PARVIN MILL RD	LACIOPPA, THOMAS
201	94	QFARM	13.94	LANGLEY RD	LANGLEY, VINCENT
1102	43	QFARM	62.18	LOWER MILL RD	LESTER, JEFFREY M & DEBORAH B
2202	5		3.75	70 HENRY AVE	LEVIN, WILLIAM
2202	12	QFARM	7.3	GERSHAL AVE	LEVIN, WILLIAM H
2202	13	QFARM	12.61	GERSHAL AVE	LEVIN, WILLIAM H
2202	15	QFARM	13.11	GERSHAL AVE	LEVIN, WILLIAM H
2202	16	QFARM	13.63	SHIFF AVE	LEVIN, WILLIAM H
2301	2	QFARM	2.09	GERSHAL AVE	LEVIN, WILLIAM H
2402	9		5.57	EPPINGER AVE	LEVIN, WILLIAM H
2701	110		9.39	PARKSIDE DR	LEVIN, WILLIAM H
2701	137	QFARM	45.62	MORTON AVE	LISAR LLC
2801	4	QFARM	21.89	PARVIN MILL RD	LOETELL ALBERT S
2503	4	QFARM	3.84	CENTRAL AVE	LORENTZ, GRANT ET ALS

BLOCK	LOT	QC CODE	ACRES	LOCATION	OWNER NAME
2503	22.03	QFARM	19.59	LANDIS AVE	LORENTZ, GRANT ET ALS
3001	6	QFARM	12.48	LANDIS AVE	LORENTZ, GRANT ET ALS
1303	9	QFARM	13.04	GRIERS LANE	LOSCALZO, JOSEPH V JR
1303	19	QFARM		5 BURLINGTON RD	LUPO, KEVIN + JOAN
2201	14	QFARM	10.01	HENRY AVE	LYETTEFI, OMAR + MARIA + N LENCHITZ
1304	17		1.42	OLIVET RD	MADDEN, RYAN
1304	18		1.42	311 OLIVET RD	MADDEN, RYAN D + DENISE M
1502	10	QFARM	4.33	GREENVILLE RD	MARTIN, JERE S + MELODY R
1502	11	QFARM	5.62	338 GREENVILLE RD	MARTIN, JERE S + MELODY R
1502	12	QFARM	4.67	GREENVILLE RD	MARTIN, JERE S + MELODY R
2601	3	QFARM	1.24	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO
2601	3.01	QFARM	0.93	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO
2601	3.02	QFARM	0.93	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO
2601	4	QFARM	10.92	104 CENTRAL AVE	MAYERFELD FARM & SUPPLY CO
2601	4.01	QFARM	0.93	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO
2601	4.02	QFARM	1.07	CAN HOUSE RD	MAYERFELD FARM & SUPPLY CO
2101	50,51	QFARM	23.26	ALMOND RD	MAYERFELD FARMS & SUPPLY CO INC
2501	24	QFARM	4.56	CENTRAL AVE	MAYERFELD FARMS & SUPPLY CO, INC
2101	44	QFARM	36.37	ALMOND RD	MAYERFELD FARMS AND SUPPLY CO., INC
2505	5		2.65	782 GERSHAL AVE	MAYERFELD LEGACY TRUST
2601	31	QFARM	54.4	315 ALMOND RD	MAYERFELD, MARTIN ET ALS
2102	7	QFARM	2.82	ROSENFELDT AVE	MESIANO, NICHOLAS A + CHRISTINA L
2102	8	QFARM	2.58	GERSHAL AVE	MESIANO, NICHOLAS A + CHRISTINA L
701	60	QFARM	12.17	GARDEN RD	MIHALECZ JOSEPH E
1801	5	QFARM	20.63	GARDEN RD	MIHALECZ JOSEPH E
1801	5	QFARM	20.63	GARDEN RD	MIHALECZ JOSEPH E
1801	5.01	QFARM	4.16	GARDEN RD	MIHALECZ, J E JR + J E SR + T
2701	46	QFARM	10.23	ALVINE RD	MIHALECZ, STANLEY
802	18	QFARM	9.77	UPPER NECK RD	MILLER, DAVID
701	47	QFARM	12.1	GARDEN RD	MUCCIARELLI-ZAMPINO, LAURA J
2101	13	QFARM	9.41	SHIFF AVE	NICHOLS, CHRISTOPHER D & DALEK
503	26	QFARM	56.49	CROW POND RD	NIXHOLM REAL ESTATE HOLDINGS LLC
602	21	QFARM	55.98	PARVIN MILL RD	NIXHOLM, CURTIS & SHARI
801	47	QFARM	5.34	LAWRENCE CORNER RD	OLBRICH, EDWARD
1002	15	QFARM	25.71	HUGHES RD	OLBRICH, EDWARD
1002	16	QFARM	29.4	HUGHES RD	OLBRICH, EDWARD
1002	17	QFARM	8.22	HUGHES RD	OLBRICH, EDWARD
1101	48	QFARM	8.12	CENTERTON RD	OLBRICH, EDWARD
801	45	QFARM	0.5	HUGHES RD	OLBRICH, EDWARD B + BETH J
601	5	QFARM	72.47	PARVIN MILL RD	OWENS, JANICE M + WELLS FARGO BANK
1101	11	QFARM	9.19	BUCK RD	PASSMORE, KATHLEEN J
2001	15	QFARM	47.3	ALVINE RD	PELTON, LAURIE A, TRUSTEE W SMITH ILT
2002	5	QFARM	30.57	ALVINE RD	PELTON, LAURIE A, TRUSTEE W SMITH ILT
1402	1	QFARM	72.4	RATTLESNAKE LANE	PERRY, ROBERT G & ELSWORTH E
2003	15	QFARM	10.72	CROW POND RD	PETERS, THEODORE
104	59	QFARM	77	LANGLEY RD	PETRONGLO, TULLIA AKA JULIA, TRUSTEE
104	61	QFARM	11.93	WILLOW GROVE RD	PETRONGLO, TULLIA AKA JULIA, TRUSTEE
202	1	QFARM	23.24	LANGLEY RD	PETRONGLO, TULLIA AKA JULIA, TRUSTEE
2201	6	QFARM	9.41	CROW POND RD	PINIZZOTTO, NICHOLAS A JR & TAMARA
1102	24	QFARM	0	CENTERTON RD	rancho relaxo
1203	15	QFARM	20.59	MILL RD	RIEGEL HELEN
1303	4	QFARM	115.5	PALATINE RD	ROBERT E HLUCHY CREDIT SHELTER TRST

BLOCK	LOT	QC CODE	ACRES	LOCATION	OWNER NAME
1304	7	QFARM	47.74	PALATINE RD	ROBERT E HLUCHY CREDIT SHELTER TRST
1304	29	QFARM	33.71	DU BOIS RD	ROBERT E HLUCHY CREDIT SHELTER TRST
201	73.01	QFARM	16.26	LANGLEY RD	RUSSELL, JEFFREY D + MI SUK
202	44	QFARM	17.92	WILLOW GROVE RD	SHELTON PROPERTY MANAGEMENT LLC
202	45	QFARM	22.77	WILLOW GROVE RD	SHELTON PROPERTY MANAGEMENT LLC
801	1	QFARM	12.04	WILLOW GROVE RD	SHELTON PROPERTY MANAGEMENT LLC
1801	27	QFARM	7.96	ALMOND RD	SNYDER, HARRY + PATRICIA
1801	29	QFARM	25.43	ALMOND RD	SNYDER, HARRY + PATRICIA
1801	26	QFARM	20.38	ALMOND RD	SNYDER, JAMES D
2202	10	QFARM	12.66	1081 GERSHAL AVE	SPANN, WILLIE MAE
2503	16	QFARM	12.23	GERSHAL AVE	STEPHENS, ROBERT P
1102	38	QFARM	22.76	994 LOWER MILL RD	STEPHENS, WILLIAM + MARRERO, J
1303	14	QFARM	11.4	GREENVILLE RD	TAYLOR, R WILLIAM + EILEEN T
903	3	QFARM	19.8	PORCHTOWN RD	THE MENAJLO FAMILY PARTNERSHIP
1102	15.01	QFARM	16.74	CENTERTON RD	TISA, KENNETH
1102	15	QFARM	21.8	CENTERTON RD	TISA, KENNETH S
2101	48	QFARM	13.76	ALMOND	TOBOLSKI JR, ROBERT
1203	7	QFARM	9.73	SAND BRIDGE RD	UNITED SPORTSMAN ASSOC OF N AMERICA
1101	5	QFARM	13.89	LAWRENCE CORNER RD	WALKER, CHRISTOPHER A
1304	11	QFARM	21.93	OLIVET RD	WARD, GERALD C SR + MOLLY
1304	6	QFARM	29	PALATINE RD	WARD, JACK R + DANI M
601	12	QFARM	8.83	GARDEN RD	WEAVER, LESTER + MIRIAM
1901	11	QFARM	9.3	GARDEN RD	WEINBERG, MARK ET ALS
1901	12	QFARM	12.74	GARDEN RD	WEINBERG, MARK ET ALS
1901	17	QFARM	23.4	PARVIN MILL RD	WEINBERG, MARK ET ALS
701	48	QFARM	49	GARDEN RD	WEINBERG, SEYMOUR
2101	38	QFARM	20.8	ALMOND RD	WENGER, JAMES N + BARBARA J
2101	42	QFARM	18.91	ALMOND RD	WENGER, JAMES N + BARBARA J
1302	5	QFARM	17.19	RATTLESNAKE LANE	WILLIAMS, BRUCE E JR & RUTH
1001	21	QFARM	16.63	LAWRENCE CORNER RD	WILSON III, HARRY J + DONNA M
401	60	QFARM	51.97	FORK BRIDGE RD	WOLF, ELMER + SUSAN
2501	1	QFARM	4.63	ALMOND RD	WOZUNK ROBERT W & SANDRA
2101	36	QFARM	14.17	ALMOND RD	WOZUNK, LEONARD ROBERT
2501	2	QFARM	4.56	ALMOND RD	WOZUNK, ROBERT W & SANDRA

Pittsgrove Township Agriculture Advisory Committee
Planning Incentive Grant Ranking Criteria
2021 Comprehensive Farmland Preservation Plan

Acreage

- 50 or more = 5 points
- 40 to 50 = 4 points
- 30 to 40 = 3 points
- 20 to 30 = 2 points
- 10 to 20 = 1 point

Soils

- Percent of Prime = % x 5 points
- Percent of Statewide Importance = % x 4 points
- Percent of Local Importance = % x 2 points

Tillable

- 80 to 100% = 5 points
- 60 to 79% = 4 points
- 40 to 69% = 3 points
- 20 to 39% = 2 points
- 10 to 19% = 1 point

Boundaries/Buffers

- Preserved farmland = 5 points
- Preserved non-farmland = 4 points
- Eight-year program = 4 points
- Unrestricted farmland = 3 points
- Streams and wetlands = 3 points
- Limited access parks = 3 points
- High access parks = 2 points

Density

- Within ½ mile of 100+ acres of other preserved farmland = 5 points
- Within ½ mile of 50 to 99 acres of other preserved farmland = 4 points
- Within ½ mile of 50+ acres of eight-year farms = 3 points
- Within ½ mile of 50+ acres of other preserved (nonfarmland) = 3 points

Frontage

- 1500 feet of continuous road frontage = 5 points
- 1200 feet of continuous road frontage = 4 points
- 900 feet of continuous road frontage = 3 points
- 600 feet of continuous road frontage = 2 points

Special Consideration

- Environmentally Sensitive* = 5 points
- Eight-Year Program = 3 points

* State Planning Areas PA4 and PA5

Upper Freehold Township Country Code Policy Statement

This document expresses the philosophy of Upper Freehold Township residents. The residents of this Township have either been raised here and chosen to stay or moved here because they enjoy the "rural life." This community has shown a strong commitment to remaining rural by: committing a portion of their tax dollars to Farmland Preservation, foregoing services taken for granted in suburban and city areas, and traveling the extra distance for the necessities.

Many residents have moved to this area because the "rural atmosphere" of their former hometown has been lost to development. Others may be rural newcomers escaping the suburbs and cities. These residents must remember not to expect perfectly paved roads, water and sewer service, a local police department, municipal trash pick-up, and other "luxuries." Residents in a rural community will endure the slow moving farm machinery on the road, early morning tractor noise, and perhaps unpleasant odors of natural fertilizers for the sake of maintaining the country life.

If you are considering this area as your home, please remember that the snowplow may not come as often as you may feel necessary, the supermarket will always be at least a one-half hour ride away. The New Jersey State Police have been providing us with excellent coverage and all necessary special services, and we hope to continue that relationship as long as possible. As a member of this community you will have to contract for trash removal with a private vendor and on two occasions during the year you will be permitted to bring your larger, bulk waste to the Municipal Garage during a Township Clean-up Week. In exchange for your participation in providing these services to your family we will insure a tax rate without the high costs associated with maintaining equipment and employing personnel to deliver these services.

You will sometimes have to pay a price to remain a rural community ... residential development and farmland assessed properties do not provide the rateables of commercial development. Farmland assessed property provides a community with open space, owners enjoy a reduced property assessment, however, the entire Municipality benefits from this acreage that will have no impact on the local school district or other services. Property owners that sell development rights pursuant to the Farmland Preservation Act insure that farming will continue in New Jersey. The residential development must be controlled in consideration of the services it demands. New homes, lead to new roads, and to new or expanded schools ... and as we all know the present funding of education through property taxes is a strain on the residents of New Jersey. The increased traffic through Upper Freehold Township that has been a result of development in surrounding communities has put pressure on local residents by compelling us to improve roads for the sake of the safety of all citizens.

It is with this ideology that the Committee of Upper Freehold Township does hereby adopt this Code as a notice to all present citizens and future citizens of this Community that Upper Freehold Township Officials will continue the philosophy in their policy and procedure to provide its constituents with a Country Lifestyle.