



CAPE MAY COUNTY COMPREHENSIVE FARMLAND PRESERVATION PLAN

September 2022



CAPE MAY COUNTY

COMPREHENSIVE FARMLAND PRESERVATION PLAN

Approved by the County Agriculture Development Board: August 29, 2022

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OPEN SPACES
CAPE MAY COUNTY

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Open Spaces & Farmland Preservation

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

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Contents

Introduction

10

Chapter 1:

13

County's Agricultural Land Base

Location And Size of Agricultural Land Base.....	14
Soil Distribution and Types.....	16
Irrigation and Water Resources.....	22
Statistics and Trends.....	23

Chapter 2:

27

County's Agricultural History

Trends in Market Value of Agricultural Products Sold.....	28
Crop/Production Trends Over the Last 20 Years.....	31
Support Services within Market Region.....	33
Other Agriculture-Related Industries.....	33

Chapter 3:

45

Land Use Planning Context

State Development and Redevelopment Plan.....	46
Draft State Strategic Plan (2011).....	54
Special Resource Areas.....	54
County Master Plan and Development Regulations.....	59
Current Land Use and Trends.....	61
Sewer Service Areas / Public Water Supply Service Areas.....	65
Municipal Master Plan and Zoning.....	67
Density Transfer Opportunities.....	83

Chapter 4:

87

Overview of County's Farmland Perservation Program

Agricultural Development Areas.....	88
Farmland Preserved to Date by Program and Municipality.....	90
Term Farmland Preservation Programs.....	93
Coordination with Open Space Preservation Initiatives.....	94
Farmland Preservation Program Funding Expended to Date by Source.....	95
Monitoring of Preserved Farmland.....	95
Coordination with TDR Programs.....	95

Chapter 5:

97

Future Farmland Preservation Program

Preservation Goals.....	98
Description of Project Areas.....	99
Minimum Eligibility Criteria.....	101
County Ranking Criteria.....	101
County Policies Related to Farmland Preservation.....	102
Funding Plan.....	103
Farmland Preservation Program / CADB Administrative Resources.....	105
Factors Limiting Farmland Preservation Implementation.....	106

Chapter 6:

109

Agricultural Economic Development

Cape May County Initiatives.....	110
Consistency with NJ Department of Agriculture Economic Development Strategies.....	110
Agricultural Industry Retention, Expansion, and Recruitment.....	119

Chapter 7:

129

Natural Resource Conservation

Natural Resource Protection.....	130
Water Resources.....	133
Waste Management Planning.....	138
Energy Conservation Planning.....	140
Outreach & Incentives.....	141
Sustainability.....	142

Chapter 8:

147

Agriculture Industry Sustainability, Retention and Promotion

Existing Agricultural Industry Support.....	148
Other Strategies.....	152

Appendices

Appendix A: **SADC Local and Regional Service Providers**

Appendix B: **Targeted Farms**

Appendix C: **County Ranking Criterion**



INTRODUCTION

This Plan serves as an update to Cape May County's May 2008 Farmland Preservation Plan. This Plan is prepared in accordance with the State Agriculture Development Committee's (SADC) "Guidelines for Development County Comprehensive Farmland Preservation Plans", originally adopted on December 14, 2006 and readopted as amended on July 25, 2019.

Cape May County is the southernmost county in New Jersey, located between the Delaware Bay and the Atlantic Ocean. The County is bordered by Atlantic County to the north, and Cumberland County to the west.

Cape May County is traversed by three North-South transportation corridors: the Garden State Parkway, Route 9, and Route 47. The Parkway and Route 9 run parallel on the eastern side of the County leading up to Atlantic County, while the Route 47 corridor is located on the western side of the County, leading northwest to Cumberland County.

Characteristically, the County is composed of three distinct parts. On the east, a chain of five low-lying islands contains most of the County's resorts. From southwest to northeast, they extend for approximately 32 miles from Cape May City to Ocean City. The sands making up these barrier beaches, as the islands are called, form a firm-bottomed beach which slopes gently into the Atlantic Ocean. Many years ago, geologists considered these beaches to be of little potential value, but today they are the heart of Cape May County's economy and contain a good portion of the County's permanent population and infrastructure.

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

West of these wetlands lies the remainder of the County, generally referred to as the mainland. This low relief area, a portion of the outer Atlantic coastal plain, contains large, developed areas, freshwater wetland areas, many acres of woodland, and roughly 5,500 acres of active farmland. Additionally, the Delaware Bayfront is considered to be one of the most scenic and pristine natural bayfront areas on the east coast of the United States.

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

Despite the prevalence of environmentally sensitive areas and its transient population, Cape May County continues to thrive in terms of the agricultural economy, as the farming and hospitality industries are closely intertwined. Through farmland preservation, Cape May County is afforded the opportunity to capitalize on the agriculture community's ability to maintain open spaces that provide aesthetic, historical and environmental benefits, such as wildlife habitat and groundwater recharge.



Chapter 1:
**COUNTY'S AGRICULTURAL
LAND BASE**

Cape May County is approximately 286 square miles, or 183,126 acres in total, with 158,824 acres consisting of land area (ie. not water or streams based upon NJDEP 2015 Land Use Land Cover). The municipalities located along the barrier islands along the Atlantic Ocean are primarily developed, with the exception of the wetland areas, which are located between the islands and the mainland. The County’s mainland consists of a combination of urban and rural development patterns largely based on sewer service areas.

Several sources provide information regarding Cape May County’s agricultural statistics. The United States Department of Agriculture (USDA) Census of Agriculture utilizes a surveyed sample of the County’s farmland owners and operators. Another source, Cape May County tax assessment data, is based upon information provided by landowners on farmland assessment forms, which represent their agricultural operations. The difference in methodologies makes it impractical to compare the data from one source to another, though each source on its own provides valuable information regarding agriculture in Cape May County.

Location And Size of Agricultural Land Base

According to Cape May County’s tax assessment records, the County has approximately 10,631 acres of assessed farmland. As shown in the following map, “Existing Farmland,” farms are primarily concentrated within the northwestern quadrant of the County. However, there are several farms that are scattered throughout the southern portion of the County.

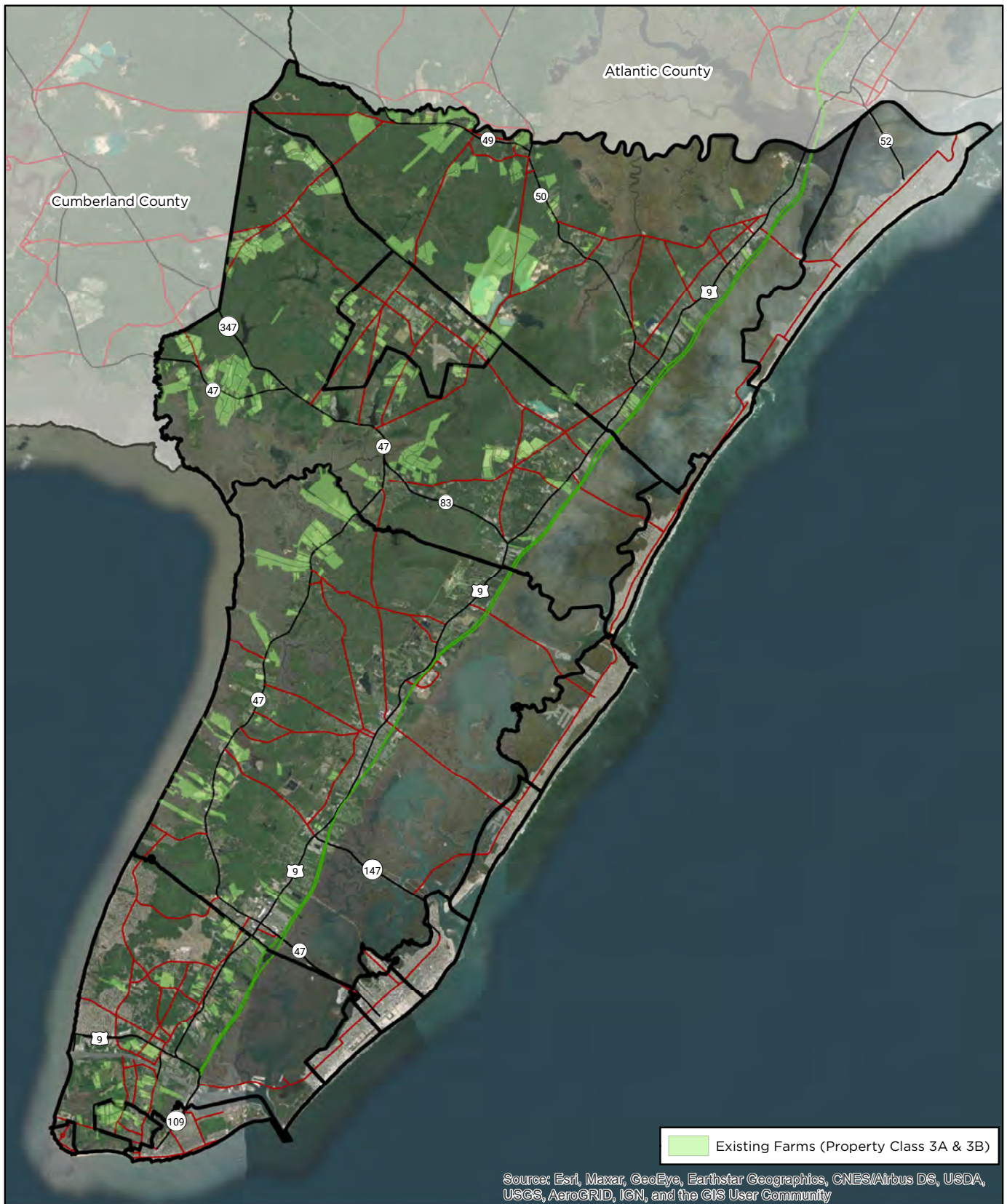
The following chart details the number of acres of farmland per municipality in the County according to tax assessment records. These properties are assessed as 3A: Regular Farmland and 3B: Qualified Farmland.

From a regional perspective, Cape May County’s total agricultural acreage (8,135 acres according to the 2017 Agriculture Census) is considerably smaller and decreasing more rapidly than neighboring Atlantic County and Cumberland County. The County has fewer and smaller farms due to peoples’ desire to reside here. Since the 2002 Agricultural Census, Cape May County has lost nearly 20 percent of its agricultural land compared to a four percent (4%) loss in Atlantic County and seven percent (7%) loss in Cumberland County. Considering Cape May County’s smaller total area, its large tidal and freshwater wetland areas, and its relative lack of large, contiguous upland areas suitable for agriculture, this disparity is understandable. These same characteristics partially explain why Cape May County’s average farm size is smaller (Cape May: 50 acres, Atlantic: 64 acres, Cumberland: 118 acres) and its agricultural products vary from those of its neighboring counties.

Existing Farmland by Municipality		
Municipality	Acres	Percentage
Dennis Township	3,944.6	34.5%
Lower Township	940.7	8.2%
Middle Township	2,547.0	22.3%
Upper Township	3,372.7	29.5%
West Cape May	226.3	2.0%
Woodbine Borough	386.2	3.4%
Totals	11,417.5	100.0%

Source: NJ 2021 Tax Assessment Data; acreages calculated in GIS

and its agricultural products vary from those of its neighboring counties.



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Existing Farmland

Cape May County - Farmland Preservation Plan

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Soil Distribution and Types

Knowledge of soil types, characteristics, and their geographic distribution can inform planning and policy processes. It can also influence the smart growth and development of a community. Data on soil depth, permeability, water table and other physical properties are useful when determining the suitability of soils for foundation construction, location of septic fields, landscaping, and construction of roads, athletic fields, and parks. This soil data in addition to the Important Agricultural Soils Classifications and the County Soils Surveys are maintained by the USDA Natural Resources Conservation Service.

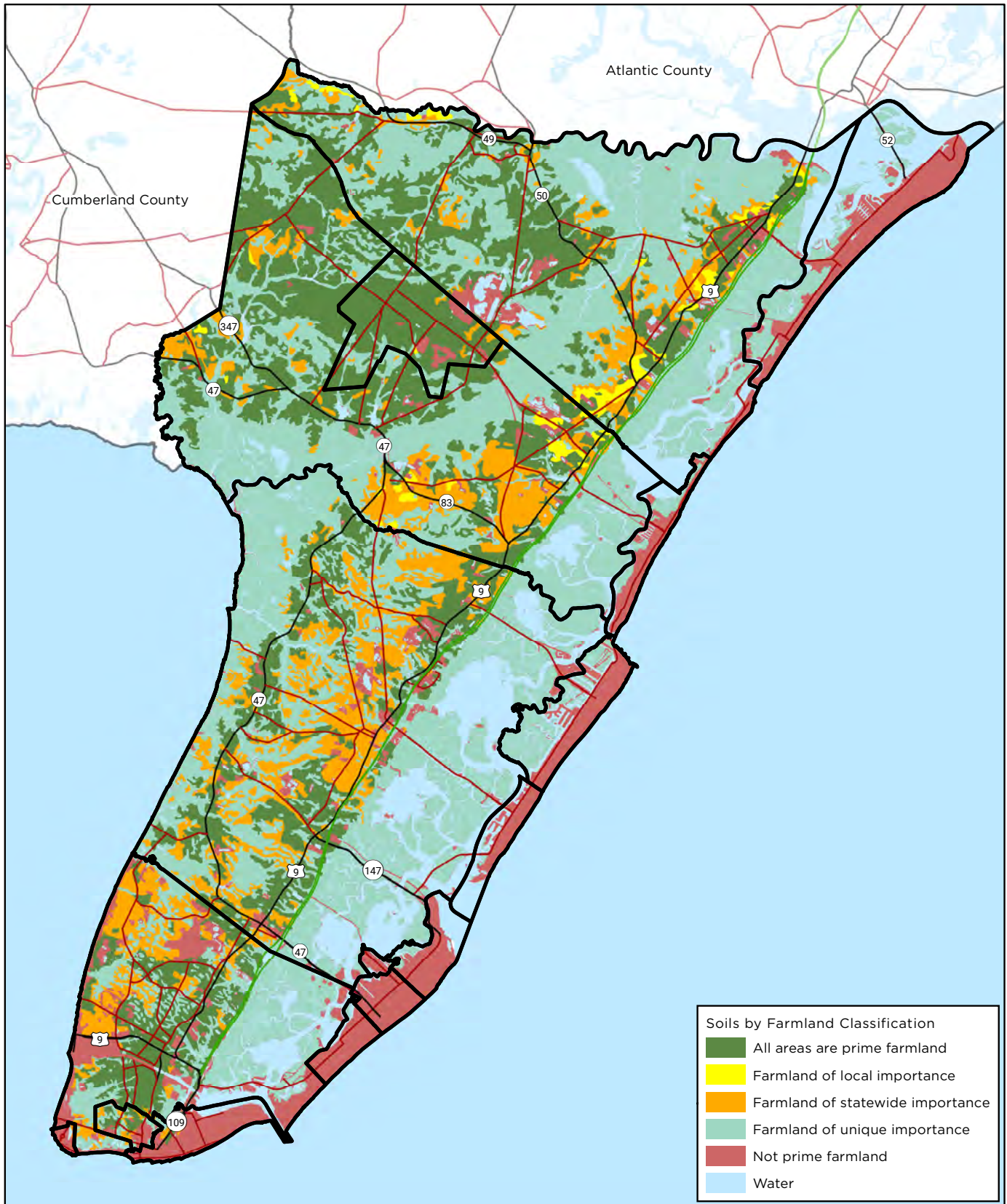
An important consideration in farmland preservation is the quality of soils for agricultural production. The major advantages of prime agricultural soils are their fertility and lack of limitations for crop production purposes. Prime soils will support almost any type of agriculture common to this region.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

The soil data provided in this report is provided by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), which started conducting national soil surveys in 1935 and continues today. The farmland classification prescribed by NRCS identifies map units as prime farmland soils, farmland soils of statewide importance, farmland soils of unique importance, or other soils that are not suitable for agriculture. Farmland classification identifies the location and extent of most suitable soils for producing food, feed, fiber, forage, and oilseed crops. This identification is useful in the management and maintenance of the resource base that supports the productive capacity of American agriculture. Cape May County has approximately 42,457 acres of prime soils, 20,046 acres of statewide importance, 77,181 acres of unique importance, 1,670 acres of local importance and 41,530 acres of not prime soils, 22,144 acres of which consists of water.

Cape May County Active Farmland by Soil Type			
Soil Classification	Total Acres	Active Farmland Acreage	Percent of Total Acres
Prime Farmland Soils	42,457.3	3,899.7	9.2%
Statewide Importance Soils	20,045.9	1,202.3	6.0%
Soils of Unique Importance	77,181.5	229.2	0.3%
Soils of Local Importance	1,669.6	79.1	4.7%
Not Prime Farmland Soils (including water)	41,530.5	43.8	0.1%
TOTAL	182,884.8	5,454.2	3.0%

Source: United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey

The following map shows the location of the Farmland Soil Classification within Cape May County.



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Soils by Farmland Classification Cape May County - Farmland Preservation Plan

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January 2022

In addition to the Farmland Classification, soils also have an assigned non irrigated land capability class. This classification system is based upon the capability of the soil to support development and agriculture. These Capability Classes are designated by the numbers 1 through 8, with 1 having few limitations to restrict the use and 8 having the most restrictive limitations. The classes are defined as the following:

1. Class 1 soils have few limitations that restrict their use.
2. Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
3. Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.
4. Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.
5. Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
6. Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
7. Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
8. Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Further, the non-irrigated land capability class is also assigned a subclass, which are designated by adding a small letter, "e", "w", "s", or "c," to the class numeral. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry. It should be noted that Class 1 soils do not have a subclass, as there are few limitations.

The following section details each of the farmland classifications, as well as the land capability class for each soil unit within the County.

Prime Farmland Soils

Prime Farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. SADC Prime Farmland Soils include all those soils in the USDA Land Capability Class I and selected soils

from USDA Land Capability Class II. USDA Class I soils have slight limitations that restrict their use. USDA Class II soils have moderate limitations that reduce the choice of plants or require moderate limitations that reduce the choice of plants or require moderate conservation practices. SADC Prime Farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses.

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

According to the NRCS, some areas of prime farmland may require measures that overcome a hazard or limitation, such as flooding, wetness, and drought. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures. According to the NRCS Web of Soils Survey, Cape May County has 11 types of soils that are considered Prime Farmland, as detailed in the following chart.

Prime Soils in Cape May County					
Symbol	Soil Description	Land Capability Classification	Sub Class	Acres	Percent
AugA	Aura sandy loam, 0 to 2 percent slopes, Northern Coastal Plain	1	-	1,182.98	2.8%
AugaB	Aura sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	2	e	0.72	0.0%
AugB	Aura sandy loam, 2 to 5 percent slopes, Northern Coastal Plain	2	e	590.61	1.4%
DenA	Dennisville sandy loam, 0 to 2 percent slopes	1	-	2,244.81	5.3%
DoeAO	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	1	-	6,906.75	16.3%
DoeBO	Downer sandy loam, 2 to 5 percent slopes, Northern Tidewater Area	2	e	1,794.37	4.2%
HboA	Hammonton sandy loam, 0 to 2 percent slopes	2	w	15,169.65	35.7%
IngB	Ingleside loamy sand, 0 to 5 percent slopes	1	-	6,011.05	14.2%
InnA	Ingleside sandy loam, 0 to 2 percent slopes	1	-	4,664.72	11.0%
SwbmA	Swainton sandy loam, 0 to 2 percent slopes	1	-	3,537.31	8.3%
SwbmB	Swainton sandy loam, 2 to 5 percent slopes	2	e	354.34	0.8%
TOTAL				42,457.31	

Source: United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey

Soils of Statewide Importance

SADC Soils of Statewide Importance include those soils in the USDA Land Capability Class II and Class III that do not meet the criteria as SADC Prime Farmland Soils. USDA Class II soils have moderate limitations that reduce the choice of plants or require moderate conservation practices. Class III soils have severe limitations that reduce the choice of plants or require special conservation practices, or both. These soils can economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as SADC Prime Farmland if conditions are favorable. Criteria for defining and delineating this land are to be determined by the appropriate State agency or agencies. In some States, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by State law. Cape May County has four (4) soil series that are classified as Statewide Importance.

Soils of Statewide Importance in Cape May County					
Symbol	Soil Description	Land Capability Classification	Sub Class	Acres	Percent
DocBO	Downer loamy sand, 0 to 5 percent slopes, Northern Tidewater Area	2	e	4,308.81	21.5%
FobB	Fort Mott sand, 0 to 5 percent slopes	3	s	3,474.68	17.3%
GamB	Galloway loamy sand, 0 to 5 percent slopes	3	w	2,146.23	10.7%
HbmB	Hammonton loamy sand, 0 to 5 percent slopes	2	w	10,116.14	50.5%
TOTAL				20,045.85	

Source: United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey

The County has no soil units that are considered Statewide Importance, if drained.

Soils of Unique Importance

Unique soils are soils other than prime farmland soils that are used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are citrus, tree nuts, olives, cranberries, and other fruits and vegetables. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California. The County has six (6) types of soils of Unique Importance.

Soils of Unique Importance in Cape May County					
Symbol	Soil Description	Land Capability Classification	Sub Class	Acres	Percent
AptAv	Appoquinimink-Transquaking-Mispillion complex, 0 to 1 percent slopes, very frequently flooded	8	w	19,987.3	25.9%
BEXAS	Berryland and Mullica soils, 0 to 2 percent slopes, occasionally flooded	5	w	25,795.3	33.4%
MakAt	Manahawkin muck, 0 to 2 percent slopes, frequently flooded	7	w	7,960.9	10.3%
MmtAv	Mispillion-Transquaking-Appoquinimink complex, 0 to 1 percent slopes, very frequently flooded	8	w	7,729.6	10.0%
PdwAv	Pawcatuck-Transquaking complex, 0 to 1 percent slopes, very frequently flooded	8	w	11,898.6	15.4%
TrkAv	Transquaking mucky peat, 0 to 1 percent slopes, very frequently flooded	8	w	3,809.8	4.9%
TOTAL				77,181.5	

Source: United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey

Soils of Local Importance

Soils of local importance include those soils that are not prime or of statewide importance and are used for the production of high value food, fiber or horticultural crops. In some local areas, certain farmlands are not identified as having national or statewide importance. Where appropriate, these lands are identified by the local agency or agencies concerned as important to local agricultural production. These may also include tracts of land that have been designated for agriculture by local ordinance. Cape May County has one (1) type of soil categorized as being of Local Importance.

Soils of Local Importance in Cape May County					
Symbol	Soil Description	Land Capability Classification	Sub Class	Acres	Percent
EveB	Evesboro sand, 0 to 5 percent slopes	7	s	1,669.6	100%
TOTAL				1,669.6	

Source: United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey

Not Prime Farmland Soils

Not Prime Farmland Soils include those soils that are not prime farmland, of statewide importance, unique, or of local importance. These soils lack the physical and chemical which allow for agricultural crops to thrive. The following table shows the Soils of Not Prime Farmland in Cape May County.

Not Prime Soils in Cape May County

Symbol	Soil Description	Land Capability Classification	Sub Class	Acres	Percent
BEADV	Beaches, 0 to 15 percent slopes, very frequently flooded	8	w	1,183.0	6.1%
HorDr	Hooksan sand, 2 to 15 percent slopes, rarely flooded	7	s	2,027.5	10.5%
PHG	Pits, sand and gravel	8	s	3,075.5	15.9%
PstAt	Psammaquents, sulfidic substratum, 0 to 2 percent slopes, frequently flooded	8	w	1,516.4	7.8%
PsvAr	Psammments, wet substratum, 0 to 2 percent slopes, rarely flooded	7	s	585.9	3.0%
UdrB	Udorthents, refuse substratum, 0 to 8 percent slopes	7	s	314.7	1.6%
UR	Urban land	8	s	1,476.3	7.6%
USPSAS	Urban land-Psammments, sulfidic substratum complex, 0 to 2 percent slopes, occasionally flooded	8	s	4,001.3	20.6%
USPSBR	Urban land-Psammments, wet substratum complex, 0 to 2 percent slopes, rarely flooded	8	s	5,205.5	26.9%
TOTAL				19,386.1	

Source: United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey

Irrigation and Water Resources

Irrigation can be used by farmers to create viable agricultural land that would otherwise be unsuitable for intensive crop production. Irrigation transports water to crops to increase yield, keeps crops cool under excessive heat conditions, and can be used to prevent freezing.

Although natural precipitation can provide some water for agricultural operations, it does not provide a consistent supply of water to sustain farming activities. As a result, farmers must adopt irrigation practices based on their farm's location and surrounding environment. The most common sources of irrigation include:

- Drilling wells and pumping water from the ground. This method is regarded as the most popular technique but is also the costliest.
- Farm pond irrigation method. This technique captures surface water from the surrounding area. In areas where the water table is very close to the surface, it taps into the groundwater.
- Pumping water from a stream. Farmers may adopt this method if their farmland is close to streams, lakes and rivers.
- Farmers can then choose between different methods of irrigation, including sprinkler or drip irrigation systems. Generally, drip irrigation systems are thought to be the more efficient method. The following table represents the number of farms and acres irrigated within the County, based on US Agricultural Census data.

Cape May County communities rely on both surface and ground water supply sources for their water needs. Surface water supplies are derived from various reservoirs, lakes and streams situated throughout the County, while subsurface sources are obtained from the Kirkwood Cohansey aquifer system, which consists of the Holly Beach water-bearing zone, Estuarine sand aquifer, Cohansey aquifer, Rio Grande water-bearing zone, Atlantic City 800-foot sand, and the Piney Point aquifer.

Cape May County Irrigated Farms & Acreage 1987-2017				
Year	Farms	% Change	Acres	% Change
1987	46	-	1,536	-
1992	55	19.6%	1,270	-17.3%
1997	99	80.0%	1,144	-9.9%
2002	67	-32.3%	1,783	55.9%
2007	66	-1.5%	2,342	31.4%
2012	56	-15.2%	2,242	-4.3%
2017	49	-12.5%	1,433	-36.1%

Source: USDA Census of Agriculture

As displayed in the chart above, the number of irrigated farms within the County has fluctuated over the last 30 years. According to the Census of Agriculture, in 1997, the number of farms using irrigation peaked to 99, whereas the total number of acres that were irrigated peaked to over 2,300 acres in 2007. However, over the last 10 years, both the number of farms and the number of acres irrigated have substantially decreased, returning to roughly similar levels as those of 1987.

Statistics and Trends

Although Cape May County's total agricultural land area has decreased over the last 15 years, the County experienced an increase in total agricultural land of roughly 380 acres between 2015 and 2017. Between 2005 and 2010, the County lost approximately 1,200 acres of farmland. The following table details the changes in farm assessed land, as reported on the annual tax forms, categorized as cropland, woodlands, pastureland, equine, and renewable energy.

As demonstrated in the following table, the majority of the County's agricultural land is historically composed of cropland and woodlands. Since 2005, the dominant form of agricultural land has shifted away from cropland and towards woodland management, and pastureland has consistently comprised the smallest amount of land area. The County had no land dedicated to renewable energy until 2015; it is expected that this category of land will grow in the coming years as interest in renewable energy gains and the technology advances to become more cost-effective.

Agricultural Lands in Cape May County												
Year	Cropland		Woodlands		Pastureland		Equine		Renewable Energy		Total Ag Land	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%	Acres	% Change
2005	5,290	48.9%	4,698	26.8%	708	9.9%	126	0.2%	0	0.0%	10,822	-
2010	3,964	41.2%	5,069	26.5%	555	9.2%	22	0.2%	0	0.0%	9,610	-12.6%
2015	3,264	35.9%	5,281	25.8%	514	8.5%	22	0.2%	0.6	0.0%	9,083	-5.8%
2017	3,479	36.8%	5,423	26.5%	547	8.1%	16	0.1%	1	0.0%	9,466	4.0%

Source: Farmland Assessment Reports

Number of Farms and Farms by Size

According to the US Agricultural Census, the number of farms within Cape May County has, overall, reflected a rising trend since 1987. In 2007, the County had 201 farms, the highest reported to date. In 2012, the number of farms decreased by 49 or 24%. As of 2017, there were 164 farms, representing an overall increase of 40 farms over the last 30 years.

The general size of farms in Cape May County tends to be located on the smaller side of the scale, with the vast majority consisting of less than 180 acres. Over the last 30 years, the County has only had a maximum of one (1) farm over 1,000 acres, compared to an average of 84 farms ranging in size from 10 to 49 acres. The number of farms measuring between one (1) to nine (9) acres has more than doubled over the past 30 years, while farms in to 10 to 49-acre and 50 to 179-acre ranges have increased by 26 percent and 23 percent respectively. This pattern reflects the rising trend of smaller, more specialized “boutique” style farms that continue to gain popularity.

Number of Cape May County Farms		
Year	Number	% Change
1987	124	-
1992	163	31.5%
1997	149	-8.6%
2002	197	32.2%
2007	201	2.0%
2012	152	-24.4%
2017	164	7.9%

Source: USDA Census of Agriculture

Cape May County Farms by Size							
Farm Size	1987	1992	1997	2002	2007	2012	2017
1-9 acres	17	39	29	45	52	29	44
10-49 acres	61	74	76	107	110	86	77
50-179 acres	31	34	31	34	34	34	38
180-499 acres	9	14	10	9	3	1	3
500-999 acres	5	1	3	2	1	1	2
1,000+ acres	1	1	-	-	1	1	1

Source: USDA Census of Agriculture

Average and Median Farm Size

The average farm size in Cape May County has been shrinking since reaching its peak in 1987, when the average farm size was 109 acres. The average farm size declined to 40 acres in 2007, hitting its lowest point in the past 30 years. As of 2017, the average farm is less than half the acreage it was in 1987. Conversely, the median farm size in the County has remained relatively consistent since data was first collected in 1997. In 1997, the median farm size was 21 acres, which decreased to 15 acres in 2002 and 2007, before it rebounded to 22 in 2012. As of 2017, the median farm size in Cape May County is 19 acres, representing an overall decrease of just 10 percent.

Average Farm Size and Median Farm Size in Cape May County				
Year	Average Farm Size		Median Farm Size	
	Acres	% Change	Acres	% Change
1987	109	-	N/D	-
1992	71	-34.9%	N/D	-
1997	65	-8.5%	21	-
2002	51	-21.5%	15	-28.6%
2007	40	-21.6%	15	0.0%
2012	48	20.0%	22	46.7%
2017	50	4.2%	19	-13.6%

Source: USDA Census of Agriculture



Chapter 2:
**OVERVIEW OF COUNTY'S
AGRICULTURAL INDUSTRY**

Trends in Market Value of Agricultural Products Sold

Due to higher production costs related to land values, property taxes and labor costs, New Jersey farmers are at a disadvantage compared to farmers in other areas of the country. Cape May County farmers in particular are faced with the added complication of limited resources to support existing farming operations, let alone expansion. Among the trends experienced by Cape May County's agricultural community are increases in the attractiveness of buying local products, pick-your-own farms, farmers markets, agritourism operations, and the County's tourism industry.

As outlined in the following table, Cape May County ranks fifth place in the state out of 16 New Jersey counties that have aquaculture and 151st place in the country out of 1,251 counties for aquaculture products. Other state-wide rankings include ninth place for hog and pig production (out of 17 counties), 12th place in the state for other animals and animal products (out of 19 counties), and 13th in the state for other crops and hay (out of 19 counties). Other notable nationwide rankings include 328th place for nursery, greenhouse, floriculture and sod production (out of 2,601 counties) and 405th place for cultivated Christmas trees, short rotation and woody crops (out of 1,384 counties). Overall, the County ranks 16th place for total state-wide crop sales, earning \$8.7 million in sales, and 14th place for total sales of livestock, poultry and products, bringing in \$1 million. The local trends for farm commodities are addressed in the following section of this plan.



Cape May County's Agricultural Industry in a State and National Context			
Commodity	Sales (\$1,000)	Rank in State	Rank in US
Crops	\$8,771	16	2,101
Grains, oilseeds, dry beans, dry peas	\$208	16	2,380
Tobacco	-	-	-
Cotton and cottonseed	-	-	-
Vegetables, melons, potatoes, sweet potatoes	\$938	16	768
Fruits, tree nuts, berries	\$735	14	552
Nursery, greenhouse, floriculture, sod	\$6,628	15	328
Cultivated Christmas trees, short rotation woody crops	\$40	15	405
Other crops and hay	\$221	13	2,580
Livestock, poultry, and products	\$1,067	14	2,828
Poultry and eggs	\$29	17	1,440
Cattle and calves	\$19	15	2,730
Milk from cows	-	-	-
Hogs and pigs	\$99	9	914
Sheep, goats, wool, mohair, milk	\$20	15	2,189
Horses, ponies, mules, burros, donkeys	\$13	16	2,257
Aquaculture	\$751	5	151
Other animals and animal products	\$136	12	650

*D = Withheld to avoid disclosing data for individual operations.
Source: USDA Census of Agriculture*

In addition to the above commodities, according to the 2017 US Census of Agriculture, 17 farms in the County sold value-added agricultural products totaling \$558,000. Value-added products are those products that originated from crop or livestock commodities produced on the operation. Through further manufacture or processing, these items are transformed into products worth more than the originally produced commodity. Value-added products include jams, wines, cheese, floral arrangements, cider, etc.

An analysis of US Agricultural Census data provides insight on the trends in the market value of agricultural products produced by Cape May County farms. As shown in the following table, total sales of agricultural products have more than doubled over the last 30 years. The largest increases in total sales occurred from 1997 to 2002, representing an increase of 39.5 percent. The following Agricultural Census (2007) showed an additional increase in total sales of nearly 23 percent. These considerable gains can be attributed to the continuing trend of farms changing to higher value crops, such as nursery and vineyard products. In 2012, the County experienced an overall loss in total sales of nearly 82 percent. As of 2017, the total sales increased roughly 18 percent to \$9.8 million, but only represent 67 percent of the peak sales in 2007.

Market Value of Agricultural Products Sold in Cape May County				
Year	Total Sales (\$1,000)	% Change	Average Per Farm (\$)	% Change
1987	\$4,602	-	\$37,113	-
1992	\$5,614	18.0%	\$34,443	-7.8%
1997	\$6,807	17.5%	\$45,685	24.6%
2002	\$11,251	39.5%	\$57,110	20.0%
2007	\$14,586	22.9%	\$72,567	21.3%
2012	\$8,027	-81.7%	\$52,810	-37.4%
2017	\$9,838	18.4%	\$59,988	12.0%
Total Change 1987-2017	\$5,236	113.8%	\$22,875	38.1%

Source: USDA Census of Agriculture

Over the last 30 years, Cape May County has experienced a swell of agricultural sales, driven in large part by crops and nursery sales. The most significant increase for livestock and poultry sales occurred from 1997 to 2002. The most significant increase in crops and nursery sales occurred from 1997 to 2002. As discussed above, the trend towards higher-value crops like nursery and vineyard products continued through 2007. However, according to the Agricultural Census of 2012, the County witnessed a significant waning in crops and nursery sales and relative stagnation in livestock and poultry sales. As of 2017, crops and nursery sales accounted for \$8.7 million (89%) of the total market value, and livestock and poultry sales made up the remaining \$1 million (11%). Total agricultural sales increased to \$9.8 million, representing an increase of 18% between 2012 and 2017.

Crops and nursery sales have remained by far the County's most profitable agricultural sector over the past 30 years, bringing in an average of \$7.6 million more than livestock and poultry sales each year. As shown in the above chart, livestock and poultry sales in 2017 were the highest they have been, representing an increase of more than 50 percent. However, despite the decline of crops and nursery sales between 2007 and 2017, this sector is expected to remain the County's strongest well into the future.

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

Field Crop & Livestock Sales in Cape May County						
Year	Total Sales (\$1,000)	% Change	Livestock, Poultry Sales (\$1,000)	% Change	Crops, Nursery Sales (\$1,000)	% Change
1987	\$4,602	-	\$486	-	\$4,116	-
1992	\$5,615	18.0%	\$324	-50.0%	\$5,291	22.2%
1997	\$6,807	17.5%	\$276	-17.4%	\$6,531	19.0%
2002	\$11,251	39.5%	\$491	43.8%	\$10,760	39.3%
2007	\$14,586	22.9%	\$552	11.1%	\$14,034	23.3%
2012	\$8,027	-81.7%	\$526	-4.9%	\$7,501	-87.1%
2017	\$9,838	18.4%	\$1,067	50.7%	\$8,771	14.5%
Total Change 1987-2017	\$5,236	113.8%	\$581	119.5%	\$4,655	113.1%

Source: USDA Census of Agriculture

Crop/Production Trends Over the Last 20 Years

Roughly 55 percent of the County's harvested cropland consists of forage land (alfalfa, hay). The second-most harvested crop in 2017 was soybeans with 290 acres (18.1%), followed by vegetables for sale at 238 acres (14.8%) and corn for grain with 193 acres (12.0%).

Acreage of Field Crops in Cape May County, 2017		
Field Crop	Acreage	Percentage
Soybeans	290	18.1%
Corn for Grain	193	12.0%
Vegetables for Sale	238	14.8%
Forage Land (Alfalfa, Hay)	884	55.1%
Wheat	(D)	0.0%
Potatoes (excl. Sweet Potatoes)	(D)	0.0%
Corn for Silage	0	0.0%
Barley	0	0.0%
TOTAL	1,605	100.0%

Source: USDA Census of Agriculture

The following table shows trends in Cape May County's field crop production from 1987 to 2017. While the data is incomplete, the picture is clear that forage land comprises the majority

of field crop acreage throughout the County, followed by soybeans and corn for grain or seed. Forage land, which consists of all types of hay and alfalfa, has accounted for an average of 982 acres a year over the past three decades.

Field Crop Acreage in Cape May County 1987-2017							
Commodity	1987	1992	1997	2002	2007	2012	2017
Corn, Grain or Seed	141	(D)	477	(D)	105	182	193
Corn, Silage or Greenchop	(D)	-	-	-	-	(D)	-
Wheat	-	-	-	(D)	-	(D)	(D)
Barley	-	-	-		-	-	-
Soybeans	(D)	286	(D)	400	-	(D)	290
Potatoes (excl. Sweet Potatoes)	-	-	-	(D)	3	4	(D)
Forage Land (Alfalfa, Hay)	808	1,356	1,336	892	806	792	884

Source: USDA Census of Agriculture

According to 2018 Farmland Assessment data, alfalfa and other types of hay are harvested most commonly in Dennis, Lower, Middle and Upper Townships, as well as Woodbine Borough. The bulk of the soybeans produced in the County are grown on farms located in Dennis and Lower Township, with other farms in Middle Township and West Cape May Borough. The Farmland Assessment data from 2018 also shows that vegetables for sale are primarily grown in Middle, Lower, and Dennis Township as well as West Cape May Borough. Corn for grain or seed is primarily grown in Dennis, Middle, and Upper Townships, and on a few smaller farms in Lower Township, West Cape May Borough and Woodbine Borough. Corn for silage or greenchop, which occupies a significantly smaller land base, is grown in Dennis and Upper Townships.

Land Devoted to Fruits and Vegetables (in acres)					
Year	Total Fruit	Berries	Grapes	Nursery	Total Vegetables
2005	119	20	81	1,304	616
2010	160	27	85	1,262	460
2015	130	46	42	942	280
2018	190	59	70	1,109	302

Source: Farmland Assessment Reports

According to the Farmland Assessment Reports, between 2005 and 2018, the total acreage devoted to fruit production in the County increased by 71 acres from 119 acres to 190 acres. The Total Fruit category includes apples, peaches, berries, grapes, other fruit, nonbearing fruit, and tree nuts. Land used for berry production also increased during this time by 39 acres, from 20 acres in 2005 to 59 acres in 2018. Grape production fluctuated within this period, peaking to 85 acres in 2010, declining to 42 acres in 2015, and increasing to 70 acres in 2018.

Land used to produce nursery items declined slightly between 2005 and 2018; in 2005, 1,304 acres of land were farms for nursery production, decreasing to 942 acres in 2015, before increasing to 1,109 acres in 2018. Land used for vegetable production decreased significantly over this time period; in 2006, 616 acres were devoted to farming vegetables, which decreased to 280 acres in 2015. In 2018, the amount of land devoted to vegetable production increased to 302 acres, an overall decrease of 314 acres from its peak in 2005. Vegetables grown in Cape May County in 2018 include asparagus, lima beans, snap beans, sweet corn, cucumbers, eggplant, lettuce, sweet pepper, white potatoes, sweet potato, pumpkins, spinach, squash, tomatoes, melons, herbs, and other mixed vegetables.

The growth of nursery crops is a land use issue related to the continuing increase of new residential properties. In addition, several farms actively produce dune grass and other plants suitable for beach restoration. Vineyard growth, on the other hand, is due to the efforts of local entrepreneurs and the efforts of the State in marketing Cape May County's unique climate, which is ideally suited to certain vineyard operations. The climate in the County is so unique that the Cape May Peninsula has been recognized as an American Viticultural Area as a subset of the Outer Coastal Plain.

Support Services within Market Region

As noted in the 2008 Farmland Preservation Plan, there are limited options in terms of local and regional vendors and market venues to serve the County's agricultural community. Cape May County farmers often rely on nearby Atlantic, Cumberland and Salem Counties for many agriculture-related services and products, such as aerial application, feed, fertilizers, financial services, food processing, livestock haulers, insurance, irrigation, manure removal, poultry services and supplies, seed supplies, large animal veterinarians, beekeeping supplies, and organic service providers.

The 2008 Farmland Preservation Plan identified only three (3) feed suppliers within the County compared to multiple vendors in nearby Cumberland and Atlantic counties; however, the most recent updates to the Draft Green Pages prepared by the SADC identify only one (1) feed supplier located within Cape May County: Smeltzer & Sons Feed Supply. Farmers in need of heavy equipment and machinery typically use dealers in nearby Salem or Cumberland Counties, or travel to adjoining states. Many also buy used equipment advertised in regional farm journals and on the internet. For maintenance of farm equipment and machinery, farmers depend on the mail order of the necessary parts and service visits by qualified individuals.

The County is also in need of processing facilities. At present, the County has a single processing facility, dedicated solely to seafood. Lund's Fisheries, located on Ocean Drive in Lower Township, is not currently identified on the SADC Draft Green Pages. Lund's Cape May Facility sells both land and sea frozen products to markets around the world. Farmers in the County rely on slaughterhouses located outside of the County, in other counties or states. Despite the County's relative lack of processing and wholesaling facilities, many County farmers can still prosper through the use of direct marketing and roadside farm markets.

As interest in eating locally continues to gain popularity and with the continued branding of “Jersey Fresh” products, these methods will only become more successful in terms of the sales of raw agricultural products; however, a more robust variety of agricultural support service is needed in order to facilitate more sales, especially those of value-added products. A list of local and regional service providers is available in the Appendix.

Other Agriculture-Related Industries

Cape May County’s agricultural industry continues to respond to market demands and evolve as its support system shifts and its economic base changes. Innovation is important for farmers in the County to remain competitive in today’s agricultural market. Many of the County’s farming operations have already diversified and stabilized their products in response to changing industry and market conditions. Agritourism facilities such as hayrides, farmers markets, corn mazes, pick-your-own, direct marketing, farm-to-table restaurants, agricultural festivals, educational events, and special events, are available throughout Cape May County’s municipalities. These activities appeal to the growing residential population in the region and provide farmers with an opportunity to generate additional farm income. In terms of agritourism, Cape May County is perhaps most recognized for the prominence of wineries. As interest in this industry continues to grow, the County is afforded the opportunity to rely on additional, less seasonal forms of agritourism, which further drives economic growth.

Other trends that are creating financial opportunities for Cape May County farmers to diversify include emerging crop breeds developed at Rutgers, organic products, and specialty crops.

The New Jersey Department of Agriculture (NJDA) produced its most recent Economic Development Strategies in 2011, wherein they indicated that the nationwide consumer demand for organically grown food continues to increase annually. Consumers are seeking a greater variety of organic products and have demonstrated a willingness to pay more for these products. As organic items represent a growing proportion of their sales, restaurants are responding to these consumer demands by seeking out local organic suppliers. It is expected that the trend of local organic farms emerging in the County will continue to grow in the future.

Furthermore, the County’s seasonal population influx coincides with the growing season during the summer months, allowing farms in the County, that offer direct marketing and sales on site, to profit from a consistent customer base. Farmstands located along major transportation corridors, such as Route 9 and Route 47, benefit from the passing traffic of vacations heading to their vacation destination.

Aquaculture

Cape May County ranks 5th in the State out of 16 counties for aquaculture production, for good reason. The County is the home of two (2) aquaculture facilities: Rutgers Aquaculture Innovation Center (also referred to as the AIC Lab) in North Cape May and the Cape Shore

Laboratory in Green Creek. Both facilities are associated with the Rutgers New Jersey Agricultural Experiment Station (NJAES). The AIC Lab is a valuable resource for the state's many aquaculture businesses. The AIC Lab provides for scientific research on aquaculture, supports the production of disease-resistant seed oysters, and serves as a business incubator for small-scale pilot projects.

The Cape Shore Lab includes two hatcheries with 3,000 square feet of quarantine hatchery space as well as 3,200 square feet of office, dry lab, and classroom space, in addition to an on-site dormitory. The facility also has a newly added 6,000-gallon reservoir to hold the high salinity water required by the many species in their care. The Rutgers NJAES website notes that the Cape Shore Lab is currently working on such projects as:

- Selective breeding program to produce fast-growing MSX, Dermo and JOD resistant Eastern oysters (*Crassostrea virginica*);
- Production of triploid, tetraploid, and other genetic constructs of Eastern (*C. virginica*) and Suminoe (*C. ariakensis*) oysters used for genomic studies; and,
- Production of cultchless Eastern oysters used in restoration efforts and also by mid-Atlantic and Northeastern aquaculture groups.

There are Aquaculture Development Zones (ADZs) located adjacent to the Cape Shore Laboratory in Green Creek. ADZs were created by the Bureau of Shellfisheries in the New Jersey Department of Environmental Protection to protect habitat and administer the shellfish leasing program which supports private aquaculture activities. The ADZs in Cape May County include an intertidal section of about 150 acres that extends south of the Cape Shore Lab to Green Creek across the entire area of tidal flats. There are two subtidal sections of the ADZ located offshore of Bidwell Creek and Dias Creek within the Delaware Bay. In addition to the ADZs, there are also traditional shellfish lease areas, which are located to the north of the Cape Shore Lab, to Bidwell's Creek.

Organic Farming

The USDA Organic Integrity database currently identifies the Stone Circle Farm in Cape May Court House, that grows a wide variety of specialty vegetables, herbs, and cut flowers, all of which is USDA Certified Organic. The 'Find Jersey Fresh' database does not identify any organic farming operations within the County.

Farmers Markets

Cape May County has a webpage that highlights the existing farmers market operations in the County, called the "Bounty of the County." The County also maintains a list of 29 active farmers markets/farm stands under their 'Business Directory'. The County also maintains an "Agricultural Story Map" through its Geographic Information Systems Office of the County Planning Department that include additional information pertaining to sales. In addition to Cape May County sources, the Jersey Fresh website is another source of information.

The following chart details farms with direct marketing and sales, along with additional farmers markets in Cape May County across these sources:

Farmstands		
Name	Location	Notes
Almost Heaven Farm (Farm Market)	94 Sunset Rd Woodbine, NJ 08270	Fresh vegetables and flowers 7 days a week 7am to 9pm Honor System
Avalon Produce Market	29th & Ocean Drive Avalon, New Jersey 08220	Jersey fresh produce, desserts, entrees
Beach Plum Farm	140 Steven Street, Cape May NJ, 08204	Vegetables, herbs, flowers, restaurant, events 9am-1pm, Tues-Thur, Saturdays, in season
Belleplain Farms	346 Hand Mill Road Belleplain, NJ 08270	Corn, soybean, grain soybean & rye seed.
Betty Ratsliffe Maiorana Farm	US 9 & SR 83 Clermont, NJ 08210	Tomatoes, Peas, Radishes, Parsley, Asparagus, U-Pick Christmas Trees 10 am-5pm 7 days April through December
Billy's Produce	911 W Hand Ave Cape May Court House, NJ 08210	Tomatoes, peppers, squash, eggplant, string beans, cucumbers, gladiolas, sunflowers, zinnias, mums, others, 7am-6pm, 7 days a week, May-Oct
Boulevard Produce Market	521 Sea Isle Blvd Ocean View, NJ	Restaurant, produce, deli, baked goods
Butterwood Farm	501 Butter Road Palermo, NJ 08223	Perennial Flowers, Native Annuals, Vegetables, wreaths grave blankets & firewood 7 days a week in season anytime
Cape May Farmers Market (formerly Lehner Farm & Nurseries)	175 Rt 47 S Cape May Court House, NJ 08210	Local fresh produce stand, biweekly open air market
Castagna's Farm	19 Rt 610 Petersburg Petersburg, NJ 08270	Vegetables and Flowers 7 days a week in season 8:30 to 6pm
Central Park Farm	801 Park Blvd Cape May, NJ	Fresh seafood, flowers, strawberries, blueberries, cherries, asparagus, corn, tomatoes, squash
Church's Garden Center & Farm	522 Seashore Road Erma, NJ 08242	Vegetable plants, flowers, trees, bulk mulch, top soil, and nursery stock Mon-Sat 8am to 6pm
Clinton Conover Farms-Swainton	752 Rt 9 Swainton, NJ 08210	Corn, tomatoes, peppers, beans, eggplants, watermelons, cantaloupes, pumpkins, gourds, Indian corn, baked goods, annual flowers, 8am-6pm, 7 days a week
Clinton Conover Farms-Cape May Court House	551 Stone Harbor Blvd, Cape May Courthouse, NJ 08210	Corn, tomatoes, peppers, beans, eggplants, watermelons, cantaloupes, pumpkins, gourds, Indian corn, baked goods, annual flowers

Farmstands		
Name	Location	Notes
Country Greenery	1518 Rt 9 Swainton, NJ 08210	Annuals, Perennials, Shrubs, Trees, Garden Supplies, Landscaping
Delancey's Farm Market	2562 N. Rt 9 Ocean View, NJ 08230	Fresh Fruit, Vegetables, Blueberries, Corn, Tomatoes, Annuals, Perennials
Duckies Farm Market & Bright Farm	736 Broadway Ave West Cape May, NJ 08204	Vegetables 7 days a week May 1st to end of Oct 9am to 7pm off season close at 5:30
Eight and Plum Farms, LLC	755 Belleplain Rd, Woodbine, NJ 08270	Vegetables, flowers, native plants, shrubs
Fidler Run Farm	456 Fidler Road Woodbine, NJ 08270	Equestrian- Shows, Training, Breeding, Lessons, and Boarding
Franks Farm Market		
George's Farm Market	209 Woodland Ave Marmora, NJ 08223"	Fresh Fruit and Vegetables available in season
Hand's Farm	3129 Rt 9 S Rio Grande, NJ 08242	Fresh Produce, Cut Flowers, Bedding Plants, Hanging Baskets, Local Honey
Jalma Farms	2424 Rt 9 Ocean View, NJ 08230	Beach Plum Jams, Beach Plum Syrup, Beach Plum Seedlings, Aronia Berry Jams, Aronis Berry Syrup. Call for appointment or order on line
LeGates Farm	3400 Bayshore Road North Cape May, NJ 08204	Corn, tomatoes, peppers, pumpkins etc... late June thru November
Littleworth Tree Farm	1957 Tuckahoe Road Petersburg, NJ 08210	Christmas Trees, wreaths & grave blankets tag tree early and cut later open November and December
Macellaro's Orchard	145 Macellaro Road Woodbine, NJ 08270	Strawberries, Hot Peppers, Tomatoes, Cucumbers, Squash, Apples
Marlboro Farm	517 Rt 47 Cape May, NJ 08204	Corn, Tomatoes, Peppers, Peaches, Pumpkins and more
Meyers Farm	425 Rt 47 N Goshen, NJ 08218	Fresh produce open daily 7-7 Mid-May to Mid-November
No Frills Farm	1028 Seashore Road, Cold Spring, NJ 08204, south of Cape May Canal	Corn, tomatoes, peppers, flower and vegetable plants, herb plants, cut flowers and herbs, hanging baskets
Produce Shack	682 New England Road Cape May Court House, NJ 08204	Fresh brown eggs, vegetables, blueberries, strawberries, raspberries, open year round in winter beets, collard and mustard greens
Rea's Farms	400 Stevens St West Cape May, NJ 08204	Vegetable plants, flowers, nursery 9-5 weekends in May 7 days starting in June Fall hayrides to the pumpkin patch homemade jellies and jams
Rusty Acres Farm	900 Belleplain Road Woodbine, NJ 08270	Local Honey, Fresh Eggs, Flowers, Summer Squash, Fresh Herbs, Tomatoes

Farmstands		
Name	Location	Notes
Schneider's Nursery	730 Rt 610 Petersburg, NJ 08270	Annuals, perennials, mums, herbs, vegetable plants and pole lima beans. (Grave blankets Nov-Dec) Open April-December 9-5
Secluded Acres Hay Farm	1479 Rt. 50 Woodbine, NJ 08270	Hay, Straw, Corn Stalks, Gourds, Pumpkins, Indian Corn-Halloween Stand
Shine on Me Farms	716 Seashore Road Erma, NJ 08204	Fresh Produce, Homemade Jams, Jellies, Local Honey, and Ice Cream
Stiles Farm and Nursery	172 Rt 47 S. Cape May Court House, NJ 08210	U-Pick Blueberries
VanVorst Farm	700 Rt 50, Petersburg, NJ, 08270	Sweet corn, some vegetables Open in season

In addition to the above farms and farmers markets, several municipalities within the County also host weekly farmers markets throughout the growing season, with the majority being open from June through September, coinciding with County's peak tourism season.

Conventional Farmers Market		
Name	Location	Notes
Ocean City Farmers Market	Sixth and Asbury Ave Ocean City, NJ	Vegetables, herbs, fruits, honey, jams, jellies, many other items from local farmers Open 8am-1pm, Wednesdays through Sep 4
Sea Isle City Farmers Market	Excursion Park (JFK Blvd & Pleasure Ave) Sea Isle City, NJ 08243	Vegetables, Herbs, Fruits, Honey, Jams, Jellies, Gluten Free Items, Baked Goods, and more Open Tuesdays 8am-1pm, June-Sept
Stone Harbor Farmers Market	95th Street and Second Street Stone Harbor, NJ	Vegetables, herbs, fruits, honey, jams, jellies, many other items produced by local farmers Open 8am-12pm, Sundays through September
Upper Township Farmers Market	2053 Route 9 (ACME Shopping Center) Seaville, NJ 08246	Vegetables, Herbs, Fruit, Honey, Jams, Jellies, Crafts, Soaps, Food Vendors, and more Open Sundays 9am - 2pm, June-Aug
West Cape May Farmers Market	732 Broadway West Cape May NJ	Vegetables, herbs, fruits, honey, jams, jellies, many other items produced by local farmers Open 3pm-7:30pm, Tuesdays through end of August
Downtown Wildwood Farmers Market	Byrne Plaza 3400 Pacific Ave, Wildwood, NJ 08260	Agricultural products, food products, handmade non-food items Open Saturdays end of May through early September

Pick-Your-Own Farms

Pick-your-own farm stands are another way to attract customers, providing a family-friendly outdoor activity while allowing the farmers to receive maximum profit. Within Cape May County, the following businesses advertise pick-your-own agricultural products:

- Littleworth Tree Farm in Woodbine
- Allen Family Farm in Dennis Township
- Betty Ratsliffe Maiorana Farm in Dennis Township
- Eisele's Bee & Tree Farm in Upper Township
- Rea's Farm Market in West Cape May
- Stiles Farm and Nursery in Cape May Court House

Community Supported Agriculture (CSAs) and Co-Ops

Community Supported Agriculture (CSAs) and food cooperatives (co-ops) are an increasingly popular method for consumers to buy local, seasonal food directly from the farmer and therefore cut out the added costs. These arrangements provide benefits to the farmer as well as to the consumer, in that the risks and rewards are both shared. Neither the Jersey Fresh website nor the USDA Organic Integrity database identifies any active CSA operations within or in close proximity to Cape May County; however, the following farms advertise CSA programs:

- Peddler Farms in Woodbine
- Thimblefull Farm in Cape May Court House
- Stone Circle Farm in Middle Township

Beekeeping

Beekeeping, also known as apiculture, is a growing trend in New Jersey. Bees can be raised for their honey and other products that the hive produces including beeswax, propolis, flower pollen, bee pollen, and royal jelly, as well as to pollinate crops or to produce bees to sell to other beekeepers. Cape May County boasts two (2) well-known apiaries offering a wide variety of honey products and other value-added products:

- Cape May Honey Farm at 135 Sunset Boulevard in West Cape May
- Eisele's Bee and Tree Farm at 280 Old Tuckahoe Road, Petersburg, NJ 08270
- Busy Bees NJ at 80 South Delsea Drive in Cape May Court House

Wineries, Breweries and Distilleries

As agritourism continues to grow in popularity, adult uses on farms also continue to gain traction. Throughout New Jersey, wineries, distilleries, and breweries offer a unique local experience in a picturesque setting. Often, the wineries use grapes grown on the farm, and may also import grapes from other wineries located throughout the state and country. Distilleries

and breweries have also been known to use locally grown ingredients to create their product. There are currently no breweries, and only one distillery, located on a farm within Cape May County, but there is a booming industry of wineries that draws crowds from all over the state. It is likely that these types of uses will continue to increase in popularity in the coming years. Cape May County has the following wineries/vineyards:

- Natali Vineyards in Cape May Court House, Middle Township
- Jessie Creek Winery in Cape May Court House, Middle Township
- Hawk Haven Vineyard and Winery in Rio Grande, Lower Township
- Cape May Winery in North Cape May, Lower Township
- Turdo Vineyards and Winery in North Cape May, Lower Township
- Willow Creek Winery and Farm in West Cape May

Additionally, Nauti Spirits Distillery is a well-known distilling operation located in North Cape May, Lower Township. The distillery operates its facility on a preserved farm.

The County's website, under the 'Business Directory', maintains a comprehensive directory of all wineries, breweries and distilleries located within the County.

In October of 2017, the SADC approved proposed rules to allow special occasion events to be held at wineries located on preserved farms under certain circumstances. The rules formalize existing procedures for implementing the winery pilot program that was established pursuant to the legislation. The rules also establish the standards for verifying compliance with the legislation's income limit, including audit procedures. The rules became effective on November 20, 2017, on publication in the New Jersey Register.

In March of 2020, the SADC released the final report with recommendations pertaining to the winery pilot program. A key finding of the report was that the SADC recommended the legislature to allow certain farm based "events" that are not currently permitted on preserved farms, to be conducted by owners of all preserved commercial farms, and that reasonable standards be applied to their size, frequency and impact to the farm's resources. The provisions should further acknowledge the need to protect the public investment in farmland preservation and ensure that the land remains primarily dedicated to agricultural production activities. As wineries become an increasingly paramount fixture of the County's agricultural industry, this document will help the Cape May County Agriculture Development Board to develop policies that benefit local vintners and farmers alike.

Equine / Alpacas

The equine business – which includes racing, breeding, training, driving, sales, rehabilitation, boarding, and boarding – is an increasingly prevalent agriculture-related industry for many rural communities in the State. The US Agricultural Census ranks Cape May County as 16th in the State out of 19 counties for the production of horses, ponies, mules, burros and donkeys.

According to 2018 Farmland Assessment data, Cape May County has a total of 16 acres devoted to equine facilities, such as boarding, rehab, training or other uses. These uses are primarily located in Dennis, Lower, and Middle Townships as well as Woodbine Borough. Among the notable equine-related facilities in the County are:

- Green Acres Horse Farm in Lower Township, South of the Cape May Canal
- Sea Horse Farm in Lower Township, South of the Cape May Canal
- Cape May County Equestrian Facility in Cape May Court House
- Howell's Show Horses in Cape May Court House
- Shenandoah Appaloosas in Woodbine
- Pembroke Farms in Dennis Township

In addition to equine facilities, the County is also home to a small population of alpacas. The Jersey Shore Alpaca farm is located in Green Creek (Middle Township), and the Hayburner Hollow Alpaca Farm is located in Woodbine.

Agritourism / Agricultural Events

Cape May County is home to a number of unique agritourism attractions, in addition to its many farmers markets, wineries, breweries and distilleries. Historic Cold Spring Village and Beach Plum Cottage are two local fixtures with reaches far outside of the County. The Historic Cold Spring Village is a 22-acre village of 18th and 19th century buildings. The Village is listed on the New Jersey Register of Historic Places and boasts an on-site brewery. West Cape May is home to the Beach Plum Cottage, a unique farm-to-table concept offering a bed and breakfast, breakfast, lunch and dinner series, and a market with fresh produce, local agricultural products, housewares, and gifts. Notable agriculture-related events within the County include the following:

- Annual Holiday Craft Show – takes place in December on the Sheep Farm located at 551 Hands Mill Road in Belleplain
- Down on the Farm Weekend at Historic Cold Spring Village – takes place at the Historic Cold Spring Village located at 733 Seashore Road in Cape May. The event showcases antique and modern farming equipment and tools and offers tours of the historic Corson-Gandy Barn.
- West Cape May- West Cape May hosts the annual Lima Bean Festival and Tomato Festival. The Tomato Festival is held at the beginning of September to celebrate all things tomato. Proceeds from the event benefit WCM Shade Tree Commission's endeavor to improve the tree canopy of the Borough. The Lima Bean Festival is held annually at the beginning of October to celebrate the Borough's farming heritage.

Butchers

Local butchers can be an important service to the livestock and poultry industry, as well as a memorable and more rewarding experience for consumers. The following butchers are located within the County:

- Woodbine Meat Market and Hoof 2 Package Butcher Shop in Woodbine
- Gaiss Market in Villas
- Westside Meats in Rio Grande
- Westside Market in West Cape May







Chapter 3

LAND USE PLANNING CONTEXT

45

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. New growth and development should be located in “centers”, which are compact forms of development, rather than in “sprawl” development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources, and use the State’s infrastructure more efficiently. The Plan includes eight statewide goals and dozens of policies which are intended to implement the goals. The goals are as follows:

1. Revitalize the State’s cities and towns.
2. Conserve the State’s natural resources and systems.
3. Promote beneficial economic growth, development and renewal for all residents of New Jersey.
4. Protect the environment, prevent and clean up pollution.
5. Provide adequate public facilities and services at a reasonable cost.
6. Provide adequate housing at a reasonable cost.
7. Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.
8. Ensure sound and integrated planning and implementation statewide.

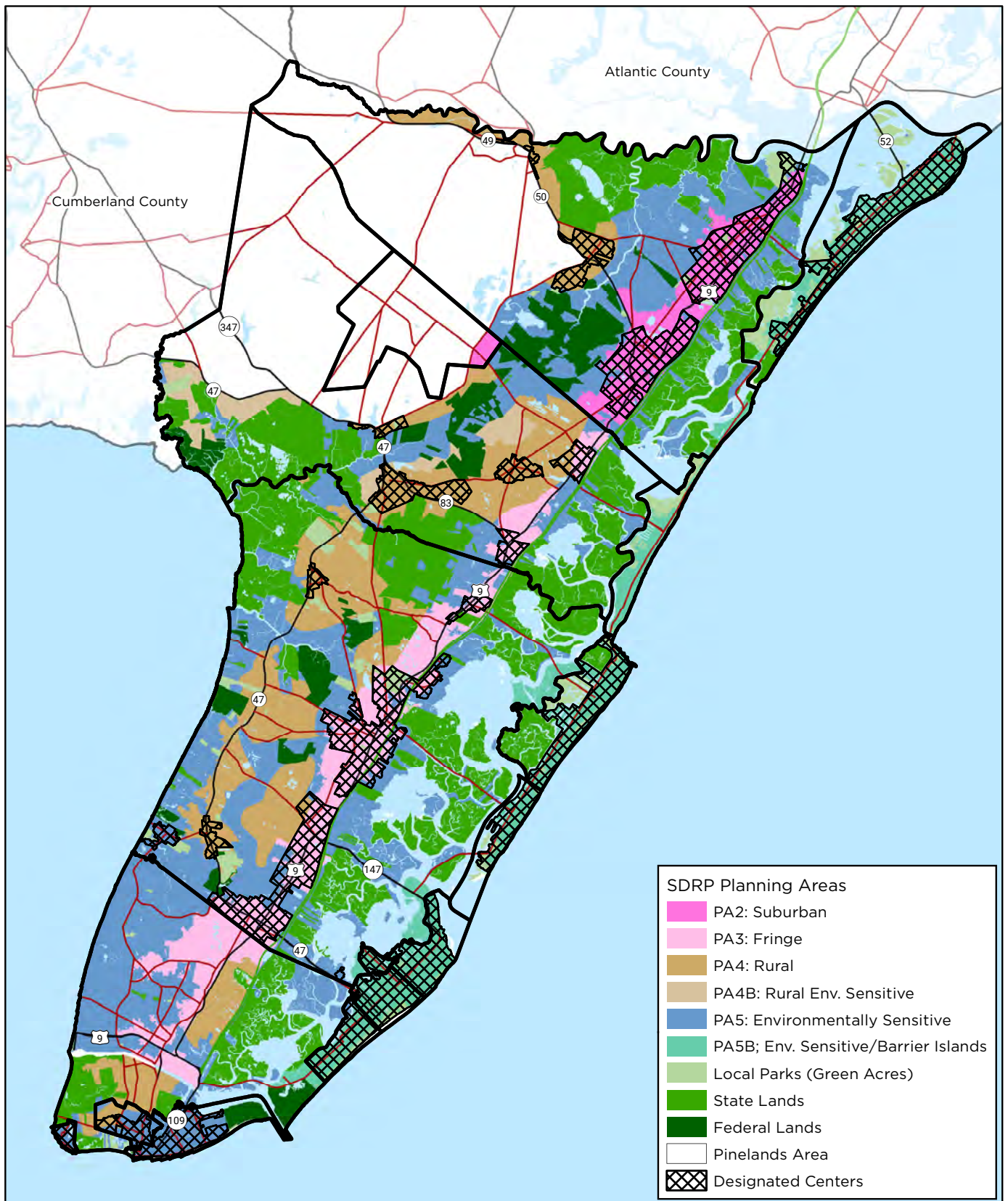
The SDRP also contains a goal of preserving the agricultural industry and retention of farmland in New Jersey through “coordinating planning and innovative land conservation techniques to protect agriculture viability while accommodating beneficial development and economic growth necessary to enhance 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.

The majority of Cape May County lies within either the Environmentally Sensitive, Pinelands, and State Park Planning Areas. The County’s western coastline along the Delaware Bay consists primarily of Environmentally Sensitive planning areas and State Parks, while the eastern coastline along the Atlantic Ocean consists of mainly Environmentally Sensitive Barrier Islands and Local Parks. The following chart details the acreage associated with the planning areas in the County.

SDRP Planning Area Acreage in Cape May County		
Planning Area	Total Acres	Percent of Total Land Area
PA2 Suburban	5,287.2	3.2%
PA3 Fringe	10,617.0	6.4%
PA4 Rural	18,680.3	11.3%
PA4B Rural Environmentally Sensitive	2,173.8	1.3%
PA5 Environmentally Sensitive	34,807.6	21.0%
PA5B Env. Sensitive Barrier Islands	10,413.0	6.3%
Local Parks - Green Acres	4,926.9	3.0%
State Lands	32,883.0	19.9%
Federal Lands	6,881.6	4.2%
Pinelands	38,733.7	23.4%
TOTAL	165,404.0	100.0%

The following table details the acreage of active farmland categorized by SDRP Planning Area. The Rural Planning Area comprises the largest land area of active farmland at 1,926 acres, representing more than 35 percent of the County's active farmland and 10 percent of the County's Rural Planning Area. The Rural Environmentally Sensitive Planning Area occupies the smallest land area in the County at roughly 2,174 acres, but has the second highest percentage of the overall Planning Area at nearly 7 percent. The next most common type of active farmland is situated within the Pinelands Planning Area, with 1,830 acres. The Pinelands Planning area represents 33.5 percent of the County's active farmland and 4.7 percent of the County's Pinelands land area.

Active Farmland Acreage by SDRP Planning Area			
Planning Area	Acres of Active Farmland	Percent of Active Farmland	Percent of Overall Planning Area
PA2 Suburban	167.5	3.1%	3.2%
PA3 Fringe	398.7	7.3%	3.8%
PA4 Rural	1,926.6	35.3%	10.3%
PA4B Rural Environmentally Sensitive	144.9	2.7%	6.7%
PA5 Environmentally Sensitive	443.6	8.1%	1.3%
Local Parks - Green Acres	258.4	4.7%	5.2%
State Lands	282.0	5.2%	0.9%
Federal Lands	2.6	0.1%	0.0%
Pinelands	1,830.0	33.6%	4.7%
TOTAL	5,454.2	100.0%	-



Source: NJOGIS, NJGIN, NJDEP, NJDOT

State Development and Redevelopment Plan
 Cape May County - Farmland Preservation Plan

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Active farmland is noted as being located within Planning Areas categorized as State Land and Federal Land. This may be an error due to the line work stemming from source data, such as the digitizing the Planning Areas and/or errors from the Land Use Land Cover dataset.

The SDRP establishes criteria for each of the Planning Areas that are intended to be used as a guide for delineating the areas. The following section summarizes each planning area in Cape May County, with respect to the County's agricultural lands.

Planning Area 2: Suburban Planning Area

The Suburban Planning Area is generally land located adjacent to the Metropolitan Planning Area, but lacks high intensity Centers, and has a more dispersed and fragmented pattern of low-intensity development. It is also generally found located along highways, and the communities rely almost entirely on private automobiles for transportation.

The intent of the Suburban Planning Area is to:

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and,
- Revitalize cities and towns.

These areas are situated in the northern section of the County, within Upper Township and a small portion of Dennis Township. The Suburban Planning Area has a total of 5,287 acres of land area, 167 acres of which is active farmland, based on the 2015 NJDEP Land Use Land Cover data.

Planning Area 3: Fringe Planning Area

The Fringe Planning Area is a predominantly rural landscape that is not prime agricultural or environmentally sensitive land, with scattered small communities and free-standing residential, commercial and industrial development. Most of the Fringe Planning Area do not have large investments in water/sewer infrastructure. In general, the Fringe Planning Area serves as a transition between suburban and rural landscapes.

The intent of the Fringe Planning Area is to:

- Accommodate growth in Centers;
- Protect the Environs primarily as open lands;
- Revitalize cities and towns;
- Protect the character of existing stable communities;
- Protect natural resources;
- Provide a buffer between more developed Metropolitan and Suburban Planning Areas

- and less developed Rural and Environmentally Sensitive Planning Areas; and,
- Confine programmed sewers and public water services to Centers.

The Fringe Planning Area forms a narrow strip through the center of the County, mostly within Dennis, Middle and Lower Townships. However, portions of this area have access to water and sewer service. Moreover, due to “adjacency clause”, portions of the County were mischaracterized, and much of the area designated as the Fringe Planning Area is more consistent with the Suburban Planning Area (PA2). The Fringe Planning Area has 10,616 acres of total land area, with roughly 399 acres of active farmland, based on the 2015 Land Use Land Cover data.

Planning Area 4: Rural Planning Area

The Rural Planning Area comprises much of the countryside of the state, especially where there are large masses of cultivated or open land that surround rural Town, Village and Hamlet centers.

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

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

The State Plan recommends “protecting the rural character of the area by encouraging a pattern of development that promotes a stronger rural community in the future while meeting the immediate needs of rural residents, and by identifying and preserving farmland and other open lands. The Plan also promotes policies that can protect and enhance the rural economy and agricultural industry, thereby maintaining a rural environment.” Moreover, the SDRP states that Rural Planning Areas need strong Centers and that Centers should attract private investment that otherwise might not occur.

The 2015 NJDEP Land Use Land Cover data shows that Cape May County’s Rural Planning Area (18,680 total acres) holds the most acreage of active farmland, at roughly 1,900 acres.

Planning Area 4B: Rural Environmentally Sensitive Planning Areas

The Rural Environmentally Sensitive Planning Area has one or more environmentally sensitive features. The intentions of this planning area are the same as those mentioned previously in the Rural Planning Area, and that is to:

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

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

The objectives of the Rural Environmentally Sensitive Areas mirror those of the Environmentally Sensitive Planning Area.

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

The Rural Environmentally Sensitive Planning Area comprises the smallest land area in the County (roughly 2,174 acres) and is located in the northern portion of the County, around the Pinelands Area. Based on 2015 Land Use Land Cover data, there are roughly 145 acres of active farmland of this SDRP category within the County.

Planning Area 5: Environmentally Sensitive Planning Area

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

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

According to the SDRP, the intention of the Environmentally Sensitive Planning Area is to:

- Protect environmental resources through the protection of large contiguous areas of land;
- Accommodate growth Centers;
- Protect the character of existing communities;

- Confine programmed sewers and public water services to Centers; and,
- Revitalize cities and towns.

The State Plan indicates that large contiguous areas of undisturbed habitat should be maintained to protect sensitive natural resources and systems. Moreover, new development in this area should capitalize on the inherent efficiencies of compact development patterns found in existing Centers. Benefits associated with center focused development include the preservation of open space, farmland and natural resources and to preserve or improve community character, increase opportunities for reasonably priced housing and strengths beneficial economic development opportunities.

SDRP is very specific in its intention for the Environmentally Sensitive Planning Area; “new development should be guided into Centers to preserve open space, farmland and natural resources and to preserve or improve community character, increase opportunities for reasonably priced housing and strengthen beneficial economic development opportunities.”

The Environmentally Sensitive Planning Area comprises the largest land area in Cape May County aside from the Pinelands, at 34,800 acres. Based on 2015 Land Use Land Cover data, there are 443 acres of active farmland within the Environmentally Sensitive Planning Area.

Planning Area 5B: Environmentally Sensitive Barrier Island Planning Area

The intent of the Environmentally Sensitive Barrier Island Planning Area is to protect and enhance the existing character of the Barrier Island communities, minimize the risks of natural hazards, provide public access to coastal resources and maintain and improve coastal resources. The question of climate change and sea-level rising are obviously of deep concern with respect to the barrier islands. The intent of the Environmentally Sensitive Planning Area is to account for and address the following:

- Seasonal population fluctuations
- Disaster and coastal hazard preparedness including those that may emanate acutely from sea-level rising and the increased frequency of extreme weather events
- Long-term coastal changes including those that may emanate more gradually from sea-level rising and beach erosion
- Extended tourist seasons and year-round residential development
- Protection of sensitive areas exposed to high public use
- Expansion of public access along beaches and bay fronts

The Environmentally Sensitive Barrier Island Planning Area has approximately 10,400 acres of the County’s land area, but no active farmland, based on the 2015 Land Use Land Cover data.

Centers & Nodes

Centers are important to the farming community as they often host farmers markets from which local produce and other goods are sold for additional income. The farmers markets support the local economy focused in Centers by attracting visitors to these downtown areas. As of July 2021, there are 23 existing Designated Centers in Cape May County according to the Department of State:

Designated Centers in Cape May County				
Center	Municipality	Center Type	Start	Expire
Avalon	Avalon Boro	Designated Town	10/27/1999	1/11/2022
Cape May	Cape May City	Designated Town	10/17/2012	10/17/2022
Cape May Point	Cape May Point Boro	Designated Village	7/15/2009	1/11/2022
Clermont	Dennis Twp	Designated Village	5/15/2013	5/15/2023
Dennisville	Dennis Twp	Designated Village	5/15/2013	5/15/2023
Ocean View	Dennis Twp	Designated Village	5/15/2013	5/15/2023
South Dennis	Dennis Twp	Designated Village	5/15/2013	5/15/2023
South Seaville	Dennis Twp	Designated Village	5/15/2013	5/15/2023
Cape May Court House	Middle Twp	Designated Hamlet	9/28/2011	9/28/2021
Del Haven	Middle Twp	Designated Village	9/28/2011	9/28/2021
Goshen	Middle Twp	Designated Regional Center	9/28/2011	9/28/2021
Green Creek	Middle Twp	Designated Regional Center	9/28/2011	9/28/2021
Hildreth	Middle Twp	Designated Village	9/28/2011	9/28/2021
Rio Grande-Whitesboro-Burleigh	Middle Twp	Designated Village	9/28/2011	9/28/2021
Swainton	Middle Twp	Designated Village	9/28/2011	9/28/2021
Ocean City	Ocean City	Designated Regional Center	11/24/2009	1/11/2022
Stone Harbor	Stone Harbor Boro	Designated Town	10/27/1999	1/11/2022
Marmora-Palermo-Beesleys Point	Upper Twp	Designated Village	2/21/2007	1/11/2022
Petersburg	Upper Twp	Designated Village	2/21/2007	1/11/2022
Seaville	Upper Twp	Designated Town	2/21/2007	1/11/2022
Tuckahoe	Upper Twp	Designated Town	2/21/2007	1/11/2022
West Cape May	West Cape May Boro	Designated Town	4/16/2008	4/16/2021
The Wildwoods	North Wildwood City, Wildwood City, Wildwood Crest Boro, West Wildwood Boro	Designated Regional Center	4/22/1998	1/11/2022

According to the Department of State, there are no delineated Cores or Nodes within Cape May County as of July 2021.

Draft State Strategic Plan (2011)

In 2011, the State released the final draft of the State Strategic Plan which had the intent to serve as an update to the 2001 SDRP. While the State Strategic Plan has not been officially adopted, and the SDRP is still the official State Plan, it is still prudent to plan with updated State goals and objectives in mind so as to be prepared for its eventual implementation, or the implementation of a State Plan with similar goals.

The 2011 State Strategic Plan contains four overarching goals that “incorporate[s] administrative actions, legislative and regulatory forms, and public investment prioritization.” These goals are as follows:

- Goal 1: Targeted Economic Growth
- Goal 2: Effective Planning for Vibrant Regions
- Goal 3: Preservation and Enhancement of Critical State Resources
- Goal 4: Tactical Alignment of Government

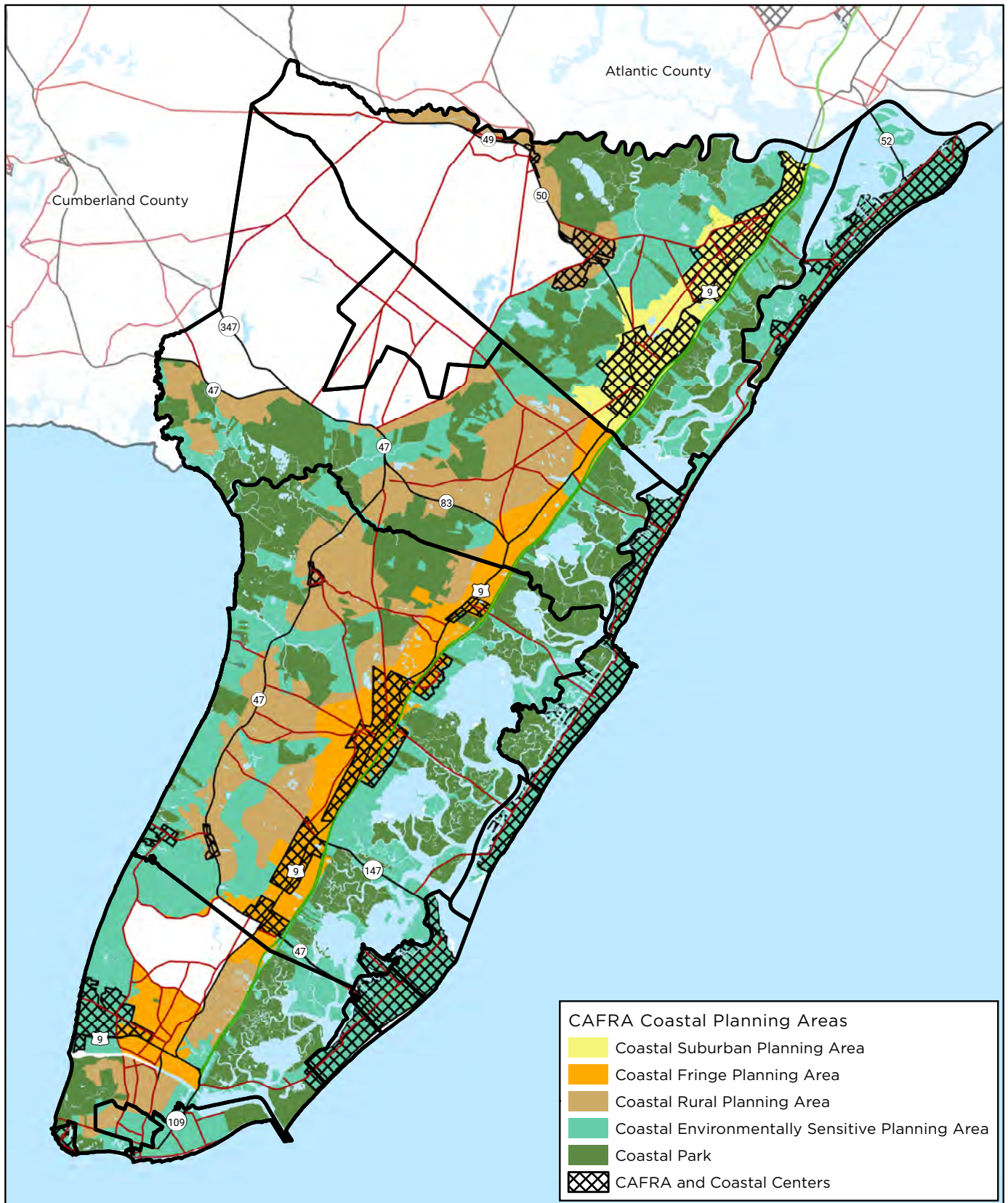
The Strategic Plan further states, “these goals must work in tandem as their interrelationship represents a critical piece of the State’s blueprint for success.” Additionally, the 2011 State Strategic Plan articulates a number of goals as Garden State Values, stated as follows:

- Garden State Value #1: Concentrate development and mix uses.
- Garden State Value #2: Prioritize Redevelopment, infill, and existing infrastructure.
- Garden State Value #3: Increase job and business opportunities in priority growth investment areas.
- Garden State Value #4: Create High-Quality, Livable Places.
- Garden State Value #5: Provide Transportation Choice & Efficient Mobility of Goods.
- Garden State Value #6: Advance Equity.
- Garden State Value #7: Diversify Housing Options.
- Garden State Value #8: Provide for Healthy Communities through Environmental Protection and Enhancement.
- Garden State Value #9: Protect, Restore and Enhance Agricultural, Recreational and Heritage Lands.
- Garden State Value #10: Make Decisions within a Regional Framework

Special Resource Areas

Coastal Area Facilities Review Act (CAFRA)

The Coastal Area Facilities Review Act (CAFRA) was adopted to regulate development along the coastline of New Jersey and within 150 feet of the mean high-water line. The CAFRA boundary in Cape May County generally includes areas along the County’s coastline and wetlands, known as the Coastal Environmentally Sensitive and Coastal Fringe Planning Areas respectively. As depicted in the attached map, the County does not have any Coastal Nodes, but a number of areas are designated as CAFRA Coastal Centers.



0 1.5 3 Miles

Source: NJOGIS, NJGIN, NJDEP, NJDOT

Coastal Area Facilities Review Act Cape May County - Farmland Preservation Plan

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The Coastal Area Facilities Review Act requires that all regulated development activity within the CAFRA region obtain a permit from the NJDEP. Regulated development activity includes residential projects with 25 or more units, any public or industrial development and commercial projects with 50 or more parking spaces if the property is located beyond 150 feet of the mean high-water line. If the property is located within 150 feet of the mean high-water line, CAFRA regulates three (3) or more residential units, commercial projects with five (5) or more parking spaces, or any public or industrial development.

Rather than control land uses, CAFRA controls the impacts of a proposed use by issuing permits that meet standards related to development intensities identified in SDRP Planning Areas, impervious coverage, stormwater management and impacts to wetlands. The SDRP acknowledges its overlap with the existing CAFRA boundaries. It is a specific goal of the plan to coordinate and integrate the policies of these established regional agencies with the policies of the SDRP. As such, the SDRP Planning Areas are incorporated into the CAFRA region. The following table outlines the acreage of each type of Planning Area within Cape May County:

CAFRA Acreage in Cape May County		
CAFRA Planning Area	Acres	Percentage
Coastal Suburban Planning Area	6,090	4.8%
Coastal Fringe Planning Area	12,415	9.7%
Coastal Rural Planning Area	22,748	17.8%
Coastal Environmentally Sensitive Planning Area	48,635	38.1%
Coastal Park	37,859	29.6%
TOTAL	127,747	100.0%

The CAFRA Planning Areas correspond with the SDRP Planning Areas to determine existing and future land uses within the CAFRA zone. The PA4 Rural Planning Areas in the CAFRA zone are home to existing and potential farmland activities and are located in the municipalities of Upper Township, Dennis Township, Middle Township, Lower Township, and West Cape May Borough.

In addition, CAFRA also has Centers. The following chart details the Coastal Centers in Cape May County.

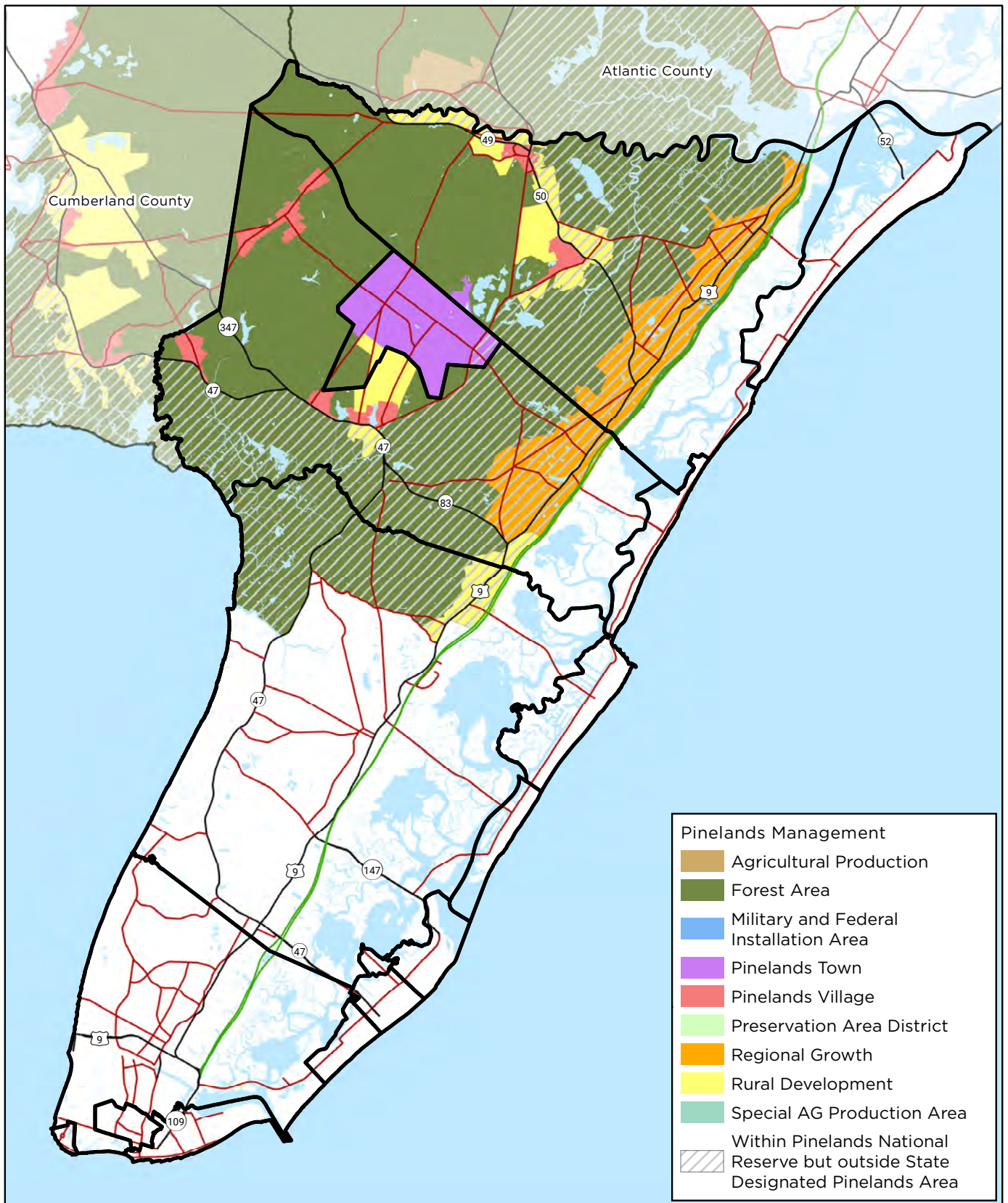
CAFRA Coastal Centers		
Municipality	Name	Type
Avalon Boro	Avalon Borough	CAFRA Town
Cape May City	Cape May City	CAFRA Town
Cape May Point Boro	Cape May Point	CAFRA Village
Lower Twp	Diamond Beach	Coastal Town
Lower Twp	Town Bank/North Cape May	Coastal Town
Middle Twp	Cape May Court House	Coastal Regional
Middle Twp	Del Haven	Coastal Village
Middle Twp	Goshen	Coastal Hamlet
Middle Twp	Green Creek	Coastal Hamlet
Middle Twp	Rio Grande	Coastal Regional
Middle Twp	Whitesboro/Burleigh	Coastal Village
Middle Twp	Swainton	Coastal Hamlet
Ocean City	Ocean City	CAFRA Regional
Sea Isle City	Sea Isle City	Coastal Town
Stone Harbor Boro	Stone Harbor	CAFRA Town
Upper Twp	Tuckahoe	CAFRA Village
Upper Twp	Marmora	CAFRA Town
Upper Twp	Petersburg	CAFRA Village
Upper Twp	Seaville	CAFRA Town
Wildwood Crest, West Wildwood, Wildwood City, North Wildwood	The Wildwoods	CAFRA Regional

Pinelands

The Pinelands Comprehensive Management Plan (PCMP) was recently updated in December 2020. The PCMP is designed to implement and exercise the powers granted to the Pinelands Commission and promote orderly development of the Pinelands with the intent to preserve and protect the significant and unique natural, ecological, agricultural, archaeological, historic, scenic, cultural and recreational resources that Cape May County has to offer.

The following Cape May County municipalities are situated wholly or partially within the State-designated Pinelands Area or Pinelands National Reserve:

- Dennis Township
- Upper Township
- Woodbine Borough
- Middle Township



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Pinelands Management Areas

Cape May County - Farmland Preservation Plan

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The Pinelands consists of Management Areas which are various land use capability zones based on their suitability and capacity for development. The following chart details the acreages of the sub-zones of the Pinelands Management Areas within both the State designated area and also the National designated area in Cape May County:

State and National Pinelands Management Areas				
Pinelands Management Area	State Designated Area		National Reserve Area	
	Acres	Percentage	Acres	Percentage
Regional Growth Area	0.0	0.0%	9,201.4	10.5%
Pinelands Town	4,215.4	12.1%	4,468.2	5.1%
Pinelands Village	2,066.5	5.9%	2,160.9	2.5%
Rural Development Area	2,226.1	6.4%	6,090.7	7.0%
Forest Area	26,299.7	75.6%	65,419.1	74.9%
TOTAL	34,807.7	100.0%	87,340.3	100.0%

Within Cape May County, one locality has been certified as in conformance with the Pinelands Comprehensive Management Plan: Woodbine Borough, which has a Pinelands Management Area designation as a Pinelands Town with a corresponding Town Center designation under the SDRP. Additionally, Belleplain and Dennisville in Dennis Township and Peterburg in Upper Township are all classified as Pinelands Villages. Eldora and North Dennis in Dennis Township and Tuckahoe in Upper Township are classified as Pinelands Hamlets. It should be noted that Cape May County is not located within a Pinelands Agricultural Production Area.

County Master Plan and Development Regulations

As noted in the 2008 Farmland Preservation Plan, Cape May County's Planning Board, established in 1954, is one of the oldest planning boards in the State. The County adopted its first Comprehensive Plan in 1962 after a series of extensive background studies. Since then, the Plan has been amended a number of times to address the many evolving issues affecting the County.

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

The County also prepared a Draft Strategic Recovery Planning Report (2016) and adopted a Creative Placemaking Plan (2019), and Hazard Mitigation Plan (2021). The Cape May County Comprehensive Plan was adopted in early 2022.

The 2022 Comprehensive Plan recognizes the interconnected and interdependent nature of agriculture, farmland preservation, and commercial fishing in the County. As such, a number of general, land use, and environmental goals and objectives revolve around these topics. The goals and objectives enumerated in the 2022 Comprehensive Plan that most closely relate to agriculture and farmland preservation are as follows:

GENERAL GOAL: Promote Sustainability, Resiliency and Equity

- OBJECTIVE: Strongly encourage the integration of sustainability, resiliency and equity in all aspects of Cape May County's development and redevelopment.
- OBJECTIVE: Prioritize water conservation and minimize the impacts of development on surface and groundwater resources.
- OBJECTIVE: Minimize energy consumption and the impacts of development on the regional electrical grid.

GENERAL GOAL: Promote Economic Development

- OBJECTIVE: Diversify the local and regional economies to encourage new opportunities for all individuals and businesses.
- OBJECTIVE: Strengthen existing industries (incl., agriculture, aquaculture, fishing, as well as campgrounds and other tourism-relevant uses), while promoting entrepreneurship and new industries (i.e., technology-based innovation).

GENERAL GOAL: Monitor and Respond to Change

- OBJECTIVE: Monitor local and regional demographics, change in land use/land cover and similar information, and respond appropriately to recognize new trends and be proactive in appropriately guiding programs, policies, and resources equitably and in the best interest of the County's population, visitors, and business climate.
- OBJECTIVE: Assess climate change impacts and address immediate threats in a manner that promotes sustainability, resiliency, and equity over the long term.

GENERAL GOAL: Implement Existing Plans

- OBJECTIVE: Promote farmland preservation in accordance with the goals and objectives of the current Cape May County Farmland Preservation Plan.

LAND USE GOAL: Provide Sufficient Space for a Variety of Land Uses

- OBJECTIVE: Encourage municipalities to provide sufficient space for specific uses that support key industries (e.g., agricultural space, campgrounds, marine-related commercial space, space to serve the fishing and aquaculture industries).

LAND USE GOAL: Mitigate Sprawl-Type Development

- OBJECTIVE: Maximize preservation of open space and farmland.

ENVIRONMENTAL GOAL: Promote Natural Resource Conservation

- OBJECTIVE: Encourage the assemblage of connected, contiguous areas of farmland, recreation, open space and other conservation areas.
- OBJECTIVE: Team with relevant entities (e.g., State, constituent municipalities, and nonprofit organizations) to maximize the preservation of open space and farmland properties.

Another recent county-level plan of particular relevance to this Farmland Preservation Plan is the Creative Placemaking Plan. The 2019 Creative Placemaking Plan puts a focus on farmland preservation as it is intertwined with open space, recreation and historic preservation. Much of the County's existing farmland can and should be used as a focal point for regional tourism. The first goal listed in the Placemaking Plan is to create a clear, concise and compelling identity for the open space and farmland preservation program. The County is uniquely situated to capitalize on the historic architecture and picturesque landscapes in the creation and marketing of a brand and identity. Through "Open Spaces Cape May County", the County will be able to highlight the rich history and culture associated with the many existing farms.

Current Land Use and Trends

Cape May County has two distinct land use patterns. The most noticeable is the residential and commercial development that has occurred on the County's barrier islands. Home of the heart of the County's roughly \$8.4-billion-dollar annual tourism economy, the barrier islands are almost completely developed and, in recent years, the site of practically all redevelopment activity in the County. As expected, there are no active agricultural facilities on the barrier island communities.

The second distinct area consists of the mainland municipalities, where the majority of the year-round population currently resides. Home to all of the County's farms, the mainland area also has large tracts of environmentally sensitive lands and wetlands. Because of its proximity to high-priced barrier island real estate, the mainland is where most of the County's new development has occurred over the past thirty years. In the past several decades, as the property value on the barrier islands increased, development pressure for affordable housing and commercial sites on the mainland has grown substantially. This has placed considerable pressure on agricultural properties.

Development in the mainland communities within the past decade has consisted primarily of small subdivisions (24 large lots or less) for single family homes in non-sewered areas. Some of these subdivisions were on once-active farmland. Also, in keeping with the need for year-round services, some new commercial development has occurred along the US Route 9 corridor.

Land Use Land Cover

As mentioned in Section I of this plan, NJDEP's Land Use Land Cover (LULC) provides a snapshot of existing land uses within the County. Using aerial photography and remote sensing technology, land use is categorized as either agricultural, barren land, forest, urban, water, or wetlands.

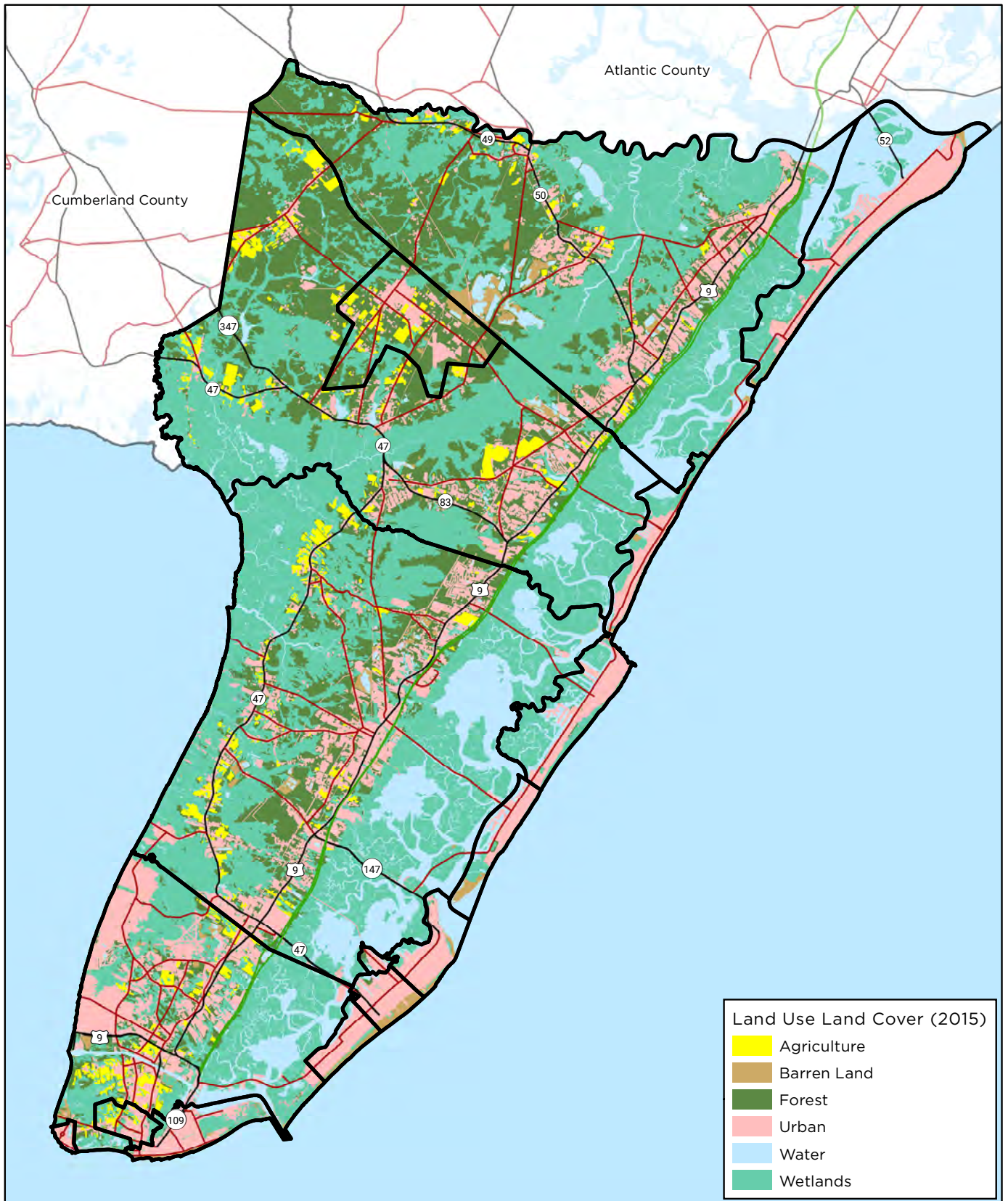
Historically, roughly 37 percent of the County has been classified as either forest or urban land according to NJDEP Land Use Land Cover data. From 2002 to 2015, although Cape May County's total agricultural land remained relatively consistent, the County experienced an overall farmland loss of 1,061 acres or 16 percent, while urban land increased by 2,588 acres or 8 percent. The following table illustrates the changes in the land use classification of Cape May County from 2002 to 2015.

Cape May County Land Use Land Cover, 2002 to 2015										
Land Use	2002		2007		2012		2015		Change: 2002-2015	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture	6,515	3.6%	5,823	3.2%	5,453	3.0%	5,454	3.0%	-1,061	-16.3%
Barren Land	3,052	1.7%	2,639	1.4%	2,605	1.4%	2,965	1.6%	-87	-2.9%
Forest	36,142	19.7%	34,873	19.0%	34,966	19.1%	34,617	18.9%	-1,524	-4.2%
Urban	31,807	17.4%	33,685	18.4%	34,151	18.6%	34,395	18.8%	2,588	8.1%
Water	23,849	13.0%	24,438	13.3%	24,650	13.5%	24,303	13.3%	454	1.9%
Wetlands	81,761	44.6%	81,668	44.6%	81,301	44.4%	81,392	44.4%	-370	-0.5%
TOTAL	183,126	100.0%	183,126	100.0%	183,126	100.0%	183,126	100.0%	-	

As demonstrated in the following table, the County had more than 6,500 acres of agricultural lands, which dropped by more than 1,000 acres by 2015 and the acreage of forested land decreased by 1,500 acres. The acreage of developed land (the urban land category) increased by 2,588 acres, roughly the amount of forest and farmland that was lost over that same time period.

Cape May County Land Use Land Cover, 2002 to 2015				
Land Use	2015	2002	Difference	
	Acres	Acres	Acres	Percent
Agriculture	5,454	6,515	-1,061	-16.3%
Barren Land	2,965	3,052	-87	-2.9%
Forest	34,617	36,142	-1,525	-4.2%
Urban	34,395	31,807	2,588	8.1%
Water	24,303	23,849	454	1.9%
Wetlands	81,392	81,761	-369	-0.5%

Source: NJDEP Land Use Land Cover; acreages calculated in GIS



0 1.5 3 Miles

 Source: NJOGIS, NJGIN, NJDEP, NJDOT

Land Use Land Cover (2015)

Cape May County - Farmland Preservation Plan

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Population Trends for the County

In 1980, Cape May County had a total population of 82,266 people, which was on the rise until 2010. By 1990, the total population swelled by 12,823 persons, representing an increase of roughly 16 percent. The following decade also witnessed an increase, albeit to a lesser extent, of just 7,237 people. The 2000 population of 102,326 marks the largest the County has seen in the last 40 years. By 2010, however, the population began waning – the County lost roughly 5,000 people (a loss of roughly 5%), and another 2,000 by the 2020 Census. At present, the total population of the County is 95,263 persons, representing 93 percent of the 2000 total.

Cape May County Total Population Change			
Year	Total	Change	
		Number	Percent
1980	82,266	-	-
1990	95,089	12,823	15.6%
2000	102,326	7,237	7.6%
2010	97,265	-5,061	-5.0%
2020	95,263	-2,002	-2.1%

Source: US Census Bureau



Sewer Service Areas / Public Water Supply Service Areas

Cape May County has several Sewer Service Areas. The Cape May County Municipal Utilities Authority (CMCMUA) has four regional wastewater treatment facilities:

- Ocean City Regional Facility– Services Ocean City
- Seven Mile/Middle Region Facility—Services portions of Middle Township (north), Sea Isle City, Avalon, Stone Harbor, and the Garden State Parkway (Dennis Township)
- Wildwood/Lower Regional Facility- Services North Wildwood, West Wildwood, Wildwood, Wildwood Crest, Portions of Middle Township (southeast) and Portions of Lower Township (Shawcrest and Willow Drive areas)
- Cape May Regional WTF- Services Cape May City, West Cape May and Cape May Point

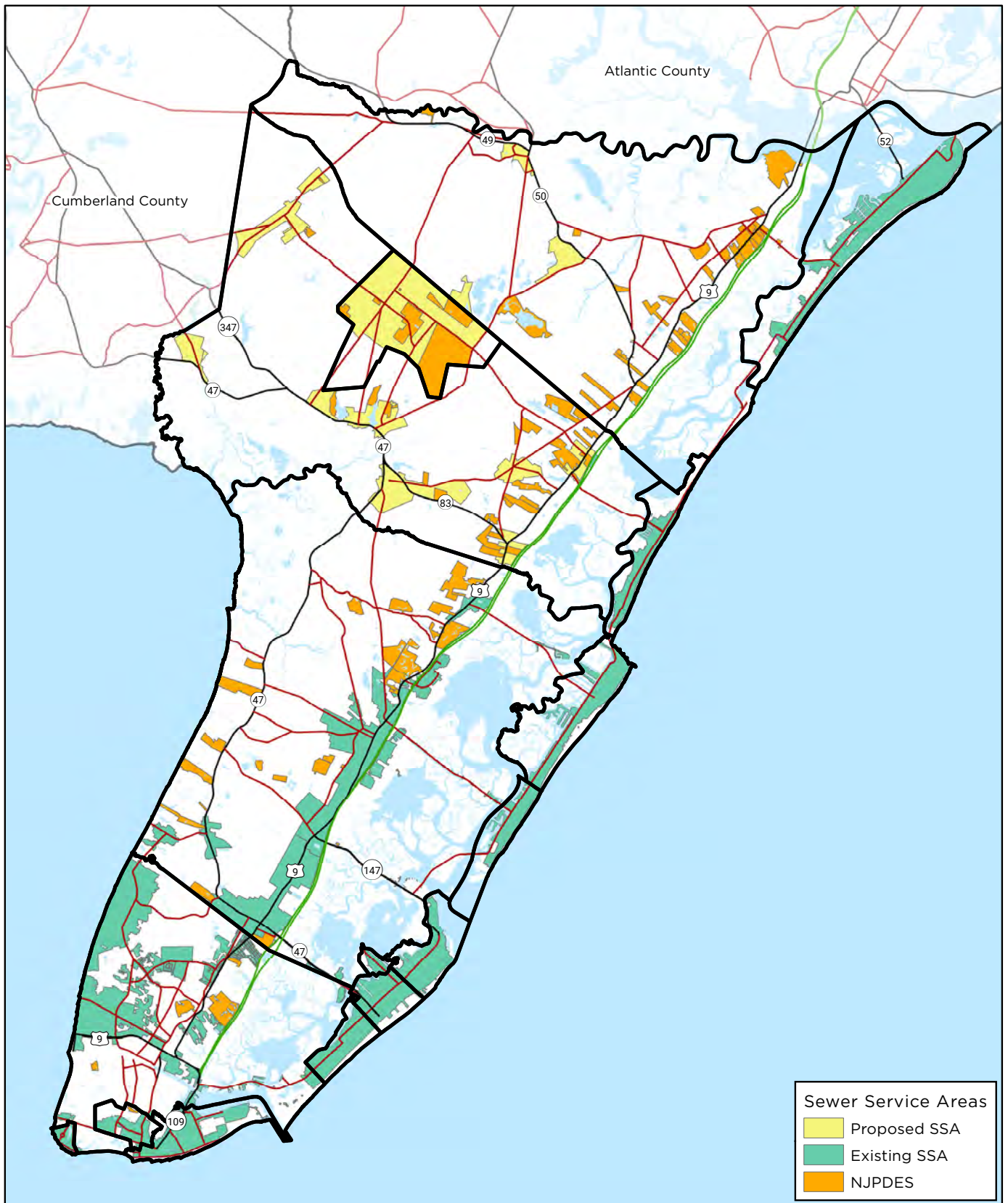
The CMCMUA is responsible for providing 31 million gallons per day in wastewater treatment and disposal capacity for all or part of the 14 of the 16 municipalities located in the County. The County previously operated a Sludge Composting Facility, which began operation in 1985. However, due to a catastrophic fire that occurred in 2016, the facility currently operates as a Sludge Transfer Facility.

In addition to the CMCMUA, the Township of Lower Municipal Utilities Authority, founded in 1968, also provides sewer service to Lower Township and a portion of Middle Township.

In addition to the CMCMUA facilities, many campgrounds, golf courses, and other developments have New Jersey Pollutant Discharge Elimination System (NJPDES) Permits. The NJPDES Program protects New Jersey's ground and surface water quality by assuring the proper treatment and discharge of wastewater (and its residuals) and stormwater from various types of facilities and activities. To accomplish this, permits are issued limiting the mass and/or concentration of pollutants which may be discharged into ground water, streams, rivers, and the ocean. The types of regulated facilities can range from very small users such as campgrounds, schools, and shopping centers to larger industrial and municipal wastewater dischargers. NJPDES permits are scattered throughout the County.

The following map shows the locations of the existing Sewer Service Areas, NJPDES sites, and proposed Sewer Service Areas.

In addition to sewer service, portions of the County are also served by public water systems. However, at this point in time, the County does not currently have a GIS feature class of this area. Several municipalities, such as Lower Township, Cape May, the Wildwoods, and Woodbine operate public drinking water supply. New Jersey American Water Company also provides a public water system to portions of Middle Township, Ocean City and Upper Township.



0 1.5 3 Miles
 Source: NJOGIS, NJGIN, NJDEP, NJDOT

Sewer Service Areas

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Municipal Master Plan and Zoning

Land use and lot size requirements are primarily a function of local governments through their zoning powers. Thus, the decisions that shape land use patterns within the County are primarily made at the local government level through the municipal planning process which involves the adoption of a municipal master plan and corresponding zoning ordinances and land development regulations.

General Use & Type

As noted above, Cape May County consists of the more developed and urbanized barrier islands and the mainland, which tends to exhibit rural qualities. As shown on the following map, entitled “General Use Type of Municipal Zoning,” the majority of the barrier islands consists of residential and commercial zoning, and have conservation zoning in places for the beach areas and back bay wetlands. The mainland areas consist of residential zoning, rural residential zoning, and conservation zoning. The commercial zoning and mixed-use residential/commercial zoning are generally located along the major roadways in the County, such as Route 9.

For this analysis, the municipal zoning was classified as being either Rural Residential, Residential, Residential/Commercial, Commercial, Industrial, Conservation or Public. Rural Residential Zoning typically requires a minimum lot area of 1 acre and has limited or no access to sewer service or water service areas. These areas are typically located on the mainland, within Dennis Township, Middle Township, and Upper Township.

The Residential Zoning classification are established neighborhoods of residential development. Residential zones met this classification if the minimum lot area of the zone was less than one acre. All municipalities in Cape May County meet this criterion. The Residential/Commercial category was assigned to those zones that permitted a combination of residential/commercial development, such as villages and mixed-use zones.

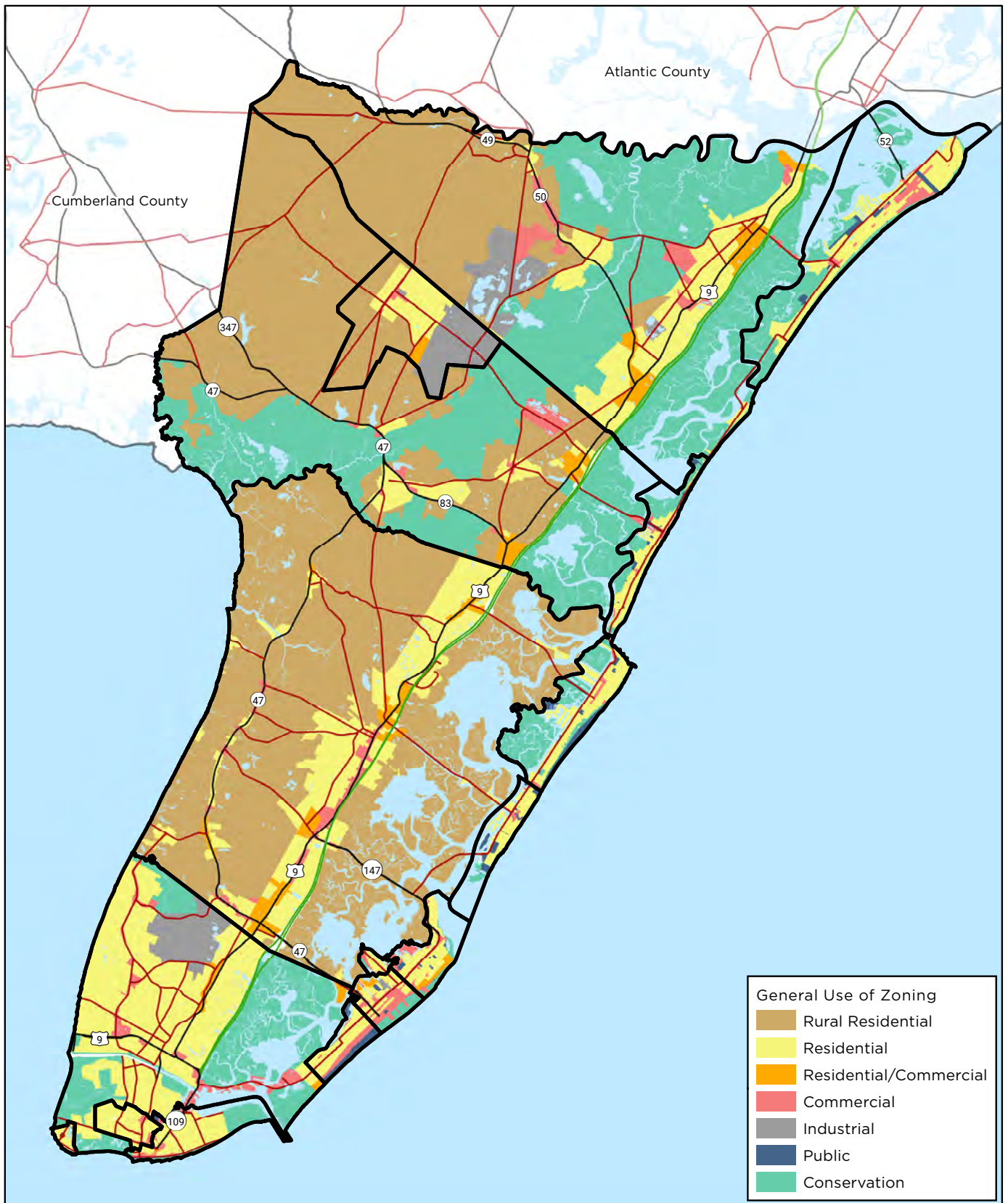
The Commercial and Industrial classifications were assigned to zones that permitted commercial and industrial development, respectively. Nearly all the municipalities in Cape May County permit commercial zoning, with the exception of Cape May Point. It should be noted that municipal zoning for airports were included in the industrial classification, such as Lower Township and Woodbine.

It should be noted that several municipalities, such as the barrier island communities, including the Wildwoods, Cape May, Lower Township, and Dennis Township, permit Commercial/Marina zoning, which tailors to the needs of aquaculture operations.

The Conservation category was assigned to zones that the municipality had zoned “conservation.” This category generally restricts all development from occurring. The Public category was assigned to zones that permit public parks and other public/quasi-public facilities.

None of the barrier island communities permit agriculture or farming operations. Farms and agriculture are most commonly permitted in the Rural Residential Zone, where there is no sewer service or water service areas.





0 1.5 3 Miles
 Source: NJOGIS, NJGIN, NJDEP, NJDOT

Municipal Zoning - General Use/Type

Cape May County - Farmland Preservation Plan

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General Use and Type of Municipal Zoning in Cape May County (in acres)								
Municipality	Rural Residential	Residential	Residential/ Commercial	Commercial	Industrial	Conservation	Public	Total Acres
Avalon Borough	-	938.2	-	101.9	-	1,259.2	290.0	2,589.3
Cape May City	-	976.7	-	123.3	-	444.4	21.3	1,565.7
Cape May Point	-	147.1	-	-	-	-	30.5	177.6
Dennis Township	21,738.6	1,368.4	458.6	493.9	34.6	13,896.9	-	37,991.0
Lower Township	-	9,367.7	265.6	785.0	1,450.2	5,409.4	-	17,277.9
Middle Township	33,965.0	7,443.0	1,175.9	736.7	-	-	-	43,320.6
North Wildwood	-	602.4	91.8	246.8	-	116.7	32.8	1,090.5
Ocean City	-	1,798.6	-	311.2	-	2,281.6	180.3	4,571.7
Sea Isle City	-	597.2	-	87.6	-	635.8	77.7	1,398.4
Stone Harbor	-	459.4	-	46.8	-	150.2	182.9	839.4
Upper Township	13,504.6	4,977.5	901.4	1,035.7	1,463.3	17,147.2	-	39,029.7
West Cape May	-	666.6	-	82.4	-	-	-	749.0
West Wildwood	-	82.0	-	61.7	-	38.6	-	182.3
Wildwood	-	355.2	62.7	323.1	27.2	193.6	18.3	980.2
Wildwood Crest	-	489.8	-	162.5	-	-	201.5	853.7
Woodbine	2,136.2	1,263.2	113.2	80.7	1,505.4	-	-	5,098.7
Total	71,344.5	31,532.9	3,069.3	4,679.3	4,480.7	41,573.5	1,035.5	157,715.7

Source: Cape May County GIS of Municipal Zoning, updated by HGA, acres do not include surface water area

As shown in the chart above, approximately 45% of the County consists of land that is zoned within the Rural Residential classification. This category represents the highest acreage of the categories assigned to municipal zoning. Conservation Zoning occupies approximately 26% of the County's land base. These areas tend to be located on wetland areas and along the coast lines, preventing development from disturbing sensitive environmental features and habitats.

Minimum Lot Size Categories

The following chart and map detail the minimum lot size categories for municipal zoning within the County. The categories are as follows:

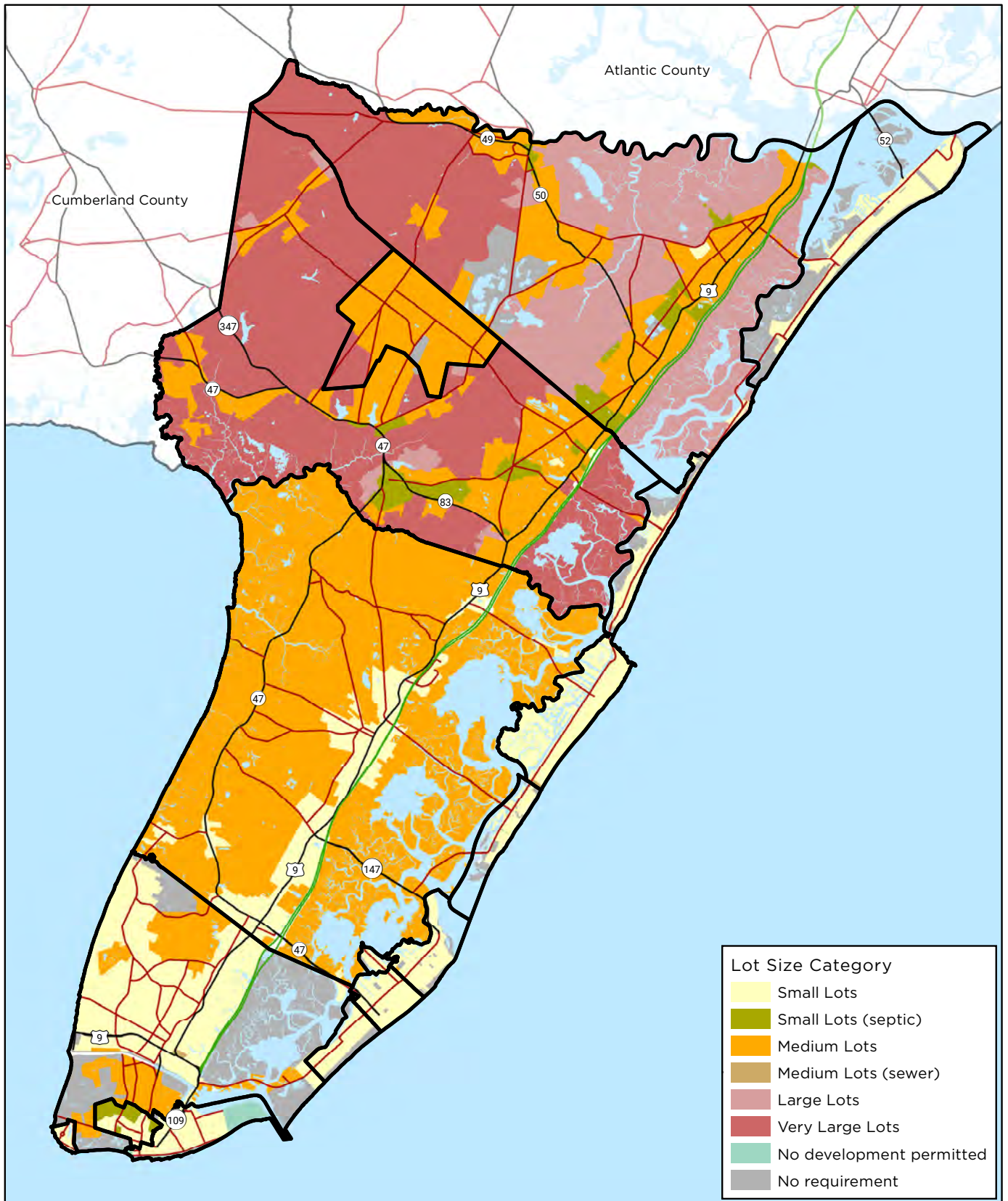
- Small Lots- Less than 1-acre minimum lot size
- Medium Lots- 1 acre to 5 acres minimum lot size
- Large Lots- Greater than 5 acres to 10 acres
- Very Large Lots- Greater than 10 acres
- No requirement- The zoning ordinance does not require a minimum lot size

42% of the land area zoned in Cape May County falls within the Medium Lots Category, requiring a minimum lot size of 1 acres to 5 acres. The Very Large Lots category makes up nearly 24% of all the county land, even though this zoning category is only within Dennis Township and Upper Township. Both Dennis Township and Upper Township are partially under Pinelands jurisdiction, requiring larger lot sizes in accordance with the Pinelands Comprehensive Management Plan. All municipalities, with the exception of Woodbine, permit small lots in their zoning. Dennis Township, Upper Township and West Cape May permit lot sizes under 1 acre on sewer, requiring a lot size between 30,000 sq. ft. and 40,000 sq. ft.

It should be noted that areas zoned for larger lot sizes also encompass wetland areas between the mainland and the barrier islands.

Lot Sizes of Municipal Zoning in Cape May County (in acres)								
Municipality	Small Lots	Small Lots (Septic)	Medium Lots	Medium Lots (Sewer)	Large Lots	Very Large Lots	No Requirement	Total
Avalon	2,551.1	-	-	38.1	-	-	-	2,589.2
Cape May City	1,100.0	-	-	-	-	-	465.7	1,565.7
Cape May Point	177.6	-	-	-	-	-	-	177.6
Dennis Township	48.4	1,430.3	8,971.7	-	1,071.5	26,434.5	34.6	37,991.0
Lower Township	8,393.5	-	3,439.5	35.5	-	-	5,409.4	17,277.9
Middle Township	5,197.5	-	38,123.1	-	-	-	-	43,320.6
North Wildwood	934.0	-	6.9	-	-	-	149.6	1,090.5
Ocean City	2,109.8	-	-	-	-	-	2,461.9	4,571.7
Sea Isle City	762.5	-	-	-	-	-	635.8	1,398.4
Stone Harbor	506.3	-	-	-	-	-	333.1	839.4
Upper Township	186.7	1,155.7	8,753.7	-	17,431.1	10,039.1	1,463.3	39,029.7
West Cape May	418.2	330.8	-	-	-	-	-	749.0
West Wildwood	143.7	-	-	-	-	-	38.6	182.3
Wildwood	961.9	-	-	-	-	-	18.3	980.2
Wildwood Crest	652.2	-	-	-	-	-	201.5	853.7
Woodbine	-	-	4,357.0	-	-	628.5	113.2	5,098.7
Total	24,143.4	2,916.8	63,652.0	73.6	18,502.7	37,102.1	11,325.0	157,715.7

Source: Cape May County GIS of Municipal Zoning, updated by HGA, acres net surface water area



0 1.5 3 Miles

Source: NJOGIS, NJGIN, NJDEP, NJDOT

Municipal Zoning - Lot Size

Cape May County - Farmland Preservation Plan

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Innovative Planning Techniques

In 2013, the State amended the Municipal Land Use Law to permit purpose “p” to 40:55D-2 Purposes of the Act (Municipal Land Use Law). The purpose states, “To enable municipalities the flexibility to offer alternatives to traditional development, through the use of equitable and effective planning tools including clustering, transferring development rights, and lot-size averaging in order to concentrate development in areas where growth can best be accommodated and maximized while preserving agricultural lands, open space, and historic sites.”

The amendment further defines several key words for municipal clustering provisions, such as agricultural restriction, cluster development, conservation restriction, contiguous cluster, development restriction, historic preservation restriction, noncontiguous cluster, and recreation and conservation purposes, and creates the framework for a municipality to implement contiguous and non-contiguous cluster development.

In order for a municipality to implement a cluster provision (either contiguous or noncontiguous) or lot size averaging, it must be recommended in the municipality’s master plan, specifically the Land Use Element. There are several required provisions that must also be incorporated into the Land Use Element, such as “considering the availability of existing and proposed infrastructure and the environmental characteristics of any area proposed for development and any area proposed protection of open space, agricultural land, or historic site...” The amendment also allows the Planning Board to approve a greater concentration of density or intensity of the land in return for development restrictions being placed on the section of the land reserved for public open space, common open space, or the preservation of land for historic or agricultural purposes.

Cluster Zoning

Cluster zoning provides a method of developing land that sets aside desirable open spaces, farmland, conservation areas, floodplain, recreation areas and parks. Permitting the reduction of lot sizes without increasing the overall number of lots can bring about the protection to these areas. Further, cluster zoning concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features or farmland.

Dennis Township permits cluster development as a conditional use within the R-3 and R-10 Zones, subject to having a privately constructed and maintained wastewater treatment facility, in addition to other requirements. Cluster development is also permitted within the PR Rural Development Zone, PF8 Moderate-Density Forest and PF25 Low-Density Forest districts in Dennis Township.

Upper Township permits cluster development within the AR Agriculture and Rural Density Residential District, C Conservation District, as well as the RD Rural Development, Forest-3, Forest 10 and Forest 25 Districts within the Pinelands.

Middle Township permits cluster development within the RC Rural Conservation, R Residential, TC Town Center and TR Towns Residential and HC Hildreth Village districts.

Lower Township allows for residential cluster developments within the R-1, R-2 and R-3 subject to sewerage facilities.

Woodbine requires cluster development, should the property produce two or more single-family dwellings, with the FA-R and ARR Zones.

Non-Contiguous Cluster

Per the Municipal Land Use Law, noncontiguous cluster is defined as noncontiguous areas to be developed as a single entity according to a plan containing an area, or a section or sections thereof, to be developed for residential purposes, nonresidential purposes, or a combination thereof, at a greater concentration of density or intensity of land use than authorized within the area, section, or sections, under conventional development, in exchange for the permanent preservation of another area, or a section or sections thereof, as common or public open space, or for historic or agricultural purposes, or a combination thereof.

Non-contiguous cluster employs a similar approach to that of a “regular” cluster zoning, except development rights can be transferred from one property to another, within the same municipality. Several municipalities, such as Dennis Township, Upper Township, Middle Township, have non-contiguous cluster provisions in their ordinance.

Upper Township has employed a density transfer mechanism to allow for preservation of open space within the environmentally sensitive areas of the Township to compensate the current property owner for the potential residential unit yield on one tract but allowing for these potential residential units to be developed on another suitable noncontiguous property. The Township permits density transfer/non-contiguous cluster from the AR Agriculture and Rural Density Residential District and C Conservation District to lands within the TC Town Center and TCC Town Center Core Districts.

Lot Size Averaging

Lot size averaging is another method that permits subdivision of land into unequally sized lots, provided that the number of lots remains the same as would be permitted without lot averaging. Lot size averaging permits a reduction in individual lot areas and bulk requirements, provided that the number of lots remains the same as permitted without lot averaging. No land is “guaranteed” to be preserved, but this zoning option would allow a farmer to subdivide smaller lots and maintain control over a larger piece with a dwelling.

Dennis Township permits properties within the R-3 zone to use lot size averaging. The R-3 zone permits conventional zoning of 3 acres for single-family residential, and employing lot size averaging, reduces the minimum lot size to 60,000 sq. ft.

Transfer of Development Rights

Transfer of Development Rights (TDR) is a growth management tool that transfers development rights from one location (known as the preservation or sending area), to an identified growth area (known as a receiving area). 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 programs can provide benefits to landowners, developers and municipalities. There are no municipalities within Cape May County that employ a TDR program, outside of areas included in the New Jersey Pinelands.

Mandatory vs. Voluntary Options

In Cape May County, Woodbine Borough has a mandatory provision that requires a developer to employ the cluster ordinance should two or more units be created within the FA-R and the ARR Zones.

The other clustering and lot size averaging provisions included in the other municipalities’ zoning ordinance are optional, in that the base zoning remains and the property owner has an option of using the planning technique to preserve environmentally sensitive or agricultural lands.

Other Provisions

In addition to the techniques discussed above, there are other zoning techniques the County’s farming communities use that relate to agriculture:

Agricultural Buffers: Agricultural buffers are strips of natural vegetation used to provide buffers between agricultural lands and adjacent non-agricultural uses, such as residences, industrial complexes and roads. These buffers are intended to protect farming operations by minimizing encroachments, such as trespassing, while minimizing conflicts between neighbors.

Right to Farm Ordinances: The Right to Farm Act was enacted by the State Legislature in 1983 and strengthened in 1998 to provide “protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey.” The Act has been amended over the years, including in 2014, 2015 and 2017.

West Cape May, Woodbine, Lower Township, Middle Township and Dennis Township have adopted Right-to-Farm ordinances.

Development Pressures

The following table details the changes in the municipal populations over the last 20 years, based on the 2000 and 2010 Decennial Census and the American Community Survey 5-Year Estimates for 2019. As demonstrated below, all but one (1) municipality experienced a net loss in population over the last 20 years, in terms of number of persons. The largest losses occurred in Ocean City by far, followed by Lower Township, North Wildwood and Avalon Borough. In terms of greatest changes within the municipalities, Ocean City and Avalon Borough have also experienced the greatest losses since 2000, down 55 percent and 36 percent respectively. Conversely, Middle Township is the only municipality that experienced an influx, gaining nearly 2,000 people in total, for an increase of 10 percent over the last 20 years.

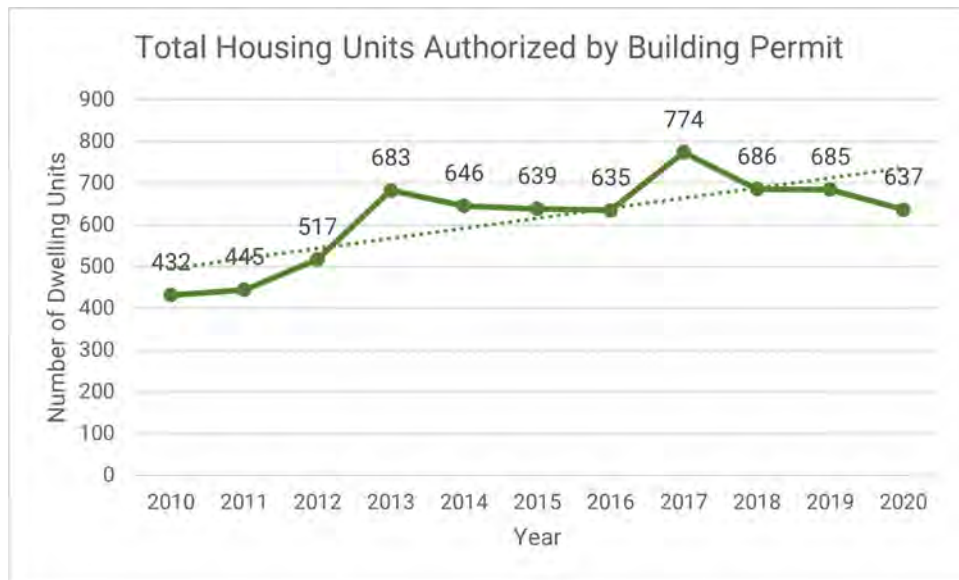
Cape May County Municipal Populations					
Geography	2000	2010	2019 Estimates	2000 - 2019 Change	
				Number	Percent
Avalon Borough	2,143	1,334	1,406	-737	-55.2%
Cape May City	4,034	3,607	3,463	-571	-15.8%
Cape May Point	241	291	176	-65	-22.3%
Dennis Township	6,492	6,467	6,204	-288	-4.5%
Lower Township	22,945	22,866	21,653	-1,292	-5.7%
Middle Township	16,405	18,911	18,365	1,960	10.4%
North Wildwood City	4,935	4,041	3,812	-1,123	-27.8%
Ocean City	15,378	11,701	11,132	-4,246	-36.3%
Sea Isle City	2,835	2,114	2,147	-688	-32.5%
Stone Harbor Borough	1,128	866	885	-243	-28.1%
Upper Township	12,115	12,373	11,886	-229	-1.9%
West Cape May Borough	1,095	1,024	1,093	-2	-0.2%
West Wildwood Borough	448	603	385	-63	-10.4%
Wildwood City	5,436	5,325	5,042	-394	-7.4%
Wildwood Crest Borough	3,980	3,270	3,096	-884	-27.0%
Woodbine Borough	2,716	2,472	2,341	-375	-15.2%

Source: US Census Bureau, 2019 ACS 5-year estimates

New Construction Housing Units- Building Permits													
Geography	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total	% of County
Avalon Borough	51	60	63	76	73	72	75	100	97	72	87	826	12%
Cape May City	13	11	7	8	16	16	17	5	6	26	50	175	3%
Cape May Point	1	1	5	7	7	7	1	3	7	7	3	49	1%
Dennis Township	8	8	5	8	7	9	9	11	5	7	9	86	1%
Lower Township	21	16	12	22	28	19	20	24	26	57	31	276	4%
Middle Township	61	64	67	100	57	70	79	108	55	28	49	738	11%
North Wildwood City	19	19	21	14	27	30	52	58	48	50	35	373	6%
Ocean City	106	118	157	275	273	244	210	225	203	203	208	2,222	33%
Sea Isle City	90	75	99	87	87	98	74	87	81	106	64	948	14%
Stone Harbor Borough	22	20	34	46	36	26	45	45	62	41	36	413	6%
Upper Township	7	9	16	17	17	9	15	69	66	19	18	262	4%
West Cape May Borough	13	4	4	9	10	18	13	21	15	9	14	130	2%
West Wildwood Borough	1	0	1	1	0	5	9	3	7	9	4	40	1%
Wildwood City	8	13	8	8	5	8	6	14	7	37	18	132	2%
Wildwood Crest Borough	6	23	16	0	0	3	1	1	0	5	5	60	1%
Woodbine Borough	5	4	2	5	3	5	9	0	1	9	6	49	1%
Total in Cape May County	432	445	517	683	646	639	635	774	686	685	637	6,779	100.00%

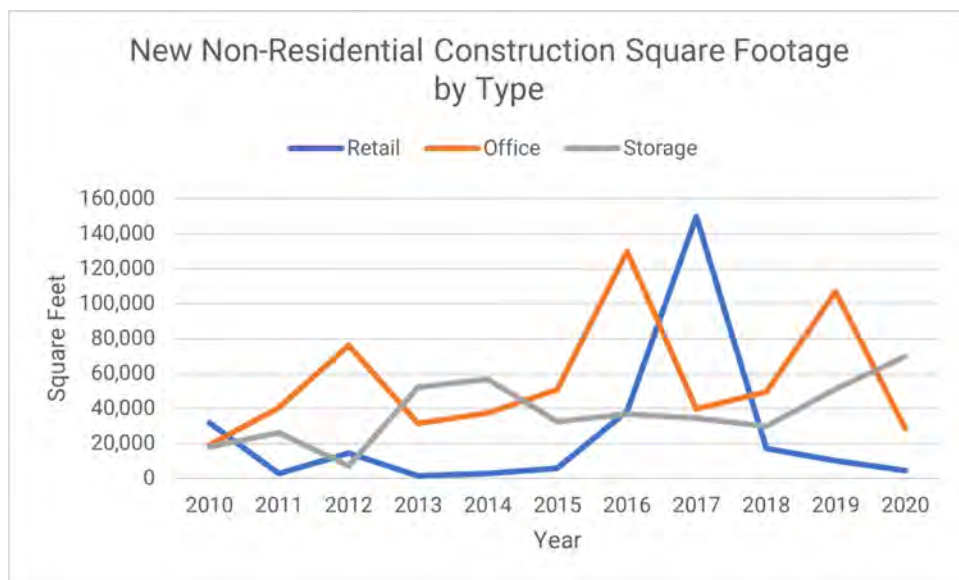
Source: NJDCA Building Permit Data

There have been 6,779 new residential units authorized by building permit in Cape May County since 2010, with an average of 616 per year. Roughly one-third of the building permits authorized over the last decade have been in Ocean City. As shown in the below graph, the number of new dwelling units authorized by building permits across the County have been on a steady upward trend over the last 10 years. New residential construction peaked in 2017, with 774 new dwelling units authorized by building permit, most of which were in Ocean City, Middle Township and Sea Isle City.



It is important to note that details regarding the locations of the new residential structures authorized by building permits are not readily available, and that the location of the structures are unknown with respect to their location within the County's PIG Project Areas.

As discussed throughout this Plan, farmland in Cape May County faces considerable development pressures. The below graph illustrates the pattern of new retail, office and storage space construction over the last decade. New retail space reached a peak in 2017, whereas the bulk of new office space construction occurred in 2016 and 2019. Conversely, new storage space remained low until 2018, when it began trending upward. This is a pattern that is expected to continue into the future, across the State.



As part of evaluating the development trends of the County, the square-footage of new non-residential development was also evaluated. The following tables detail the non-residential square-footage authorized by permit for new retail space, office space, and storage. Any municipality not listed did not have building permits.

Retail is defined by the DCA as, “Buildings for display and sale purposes. Includes retail stores, automotive service stations, drug stores, shops, salesrooms, and markets.” Office space is defined as, “Office buildings for business transactions of all kinds including banks, corporate offices, professional offices, government buildings, beauty shops, motor vehicle showrooms, and out-patient clinics.” Storage is defined as “Buildings used to store goods that are not highly combustible or explosive. Includes warehouses, open parking garages, lumberyards, livestock shelters, and mausoleums.”

The majority of new retail space was constructed in 2017, with 90 percent of it occurring in Middle Township. In terms of new office space construction, 31 percent occurred in Middle Township and 24 percent occurred in Sea Isle City. New construction of storage space has been fairly evenly dispersed across Dennis, Lower, Middle and Upper Townships as well as Ocean City and Woodbine Borough.

As described above, the development pressure is experienced within the County’s more rural municipalities, such as Dennis Township, Middle Township, Woodbine and Upper Township. Throughout New Jersey’s rural areas, warehousing uses are continuing to gain popularity considering they are not encumbered by well and septic requirements as is the case with other commercial uses. However, the County and its constituent municipalities should consider careful placement of these large buildings and should encourage these uses within the County’s designated Growth Area, rather than within the remaining agricultural areas of the County.

New Construction Retail Space (in square feet)													
Geography	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total	% of County
Dennis Township	7,994	0	0	0	0	0	0	0	0	0	0	7,994	3%
Lower Township	0	0	96	0	0	0	0	1,080	7,131	0	0	8,307	3%
Middle Township	0	0	8,800	0	0	0	1,700	134,074	7,150	1,801	0	153,525	55%
North Wildwood City	0	0	5,025	0	0	0	0	0	0	0	0	5,025	2%
Ocean City	0	1,883	0	1,500	2,887	1,229	0	0	0	0	4,482	11,981	4%
Sea Isle City	0	0	0	0	0	0	25,800	0	0	0	0	25,800	9%
Upper Township	11,940	0	0	0	0	0	2,400	6,793	0	8,406	0	29,539	11%
West Cape May Borough	0	0	384	0	0	2,506	0	0	2,868	0	0	5,758	2%
Wildwood City	11,944	590	0	0	0	1,850	140	7,635	0	0	0	22,159	8%
Woodbine Borough	0	130	0	0	0	0	8,323	1	0	0	0	8,454	3%
Total in Cape May County	31,878	2,603	14,305	1,500	2,887	5,585	38,363	149,583	17,149	10,207	4,482	278,542	100%

New Construction Office Space (in square feet)

Office													
Geography	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total	% of County
Cape May City	0	19,635	0	0	800	0	180	0	0	0	0	20,615	3%
Dennis Township	6,340	2,720	6,014	4,200	0	0	0	0	0	20,248	10,000	49,522	8%
Lower Township	102	0	152	60	0	0	7,000	0	0	42,320	0	49,634	8%
Middle Township	0	10,094	36,473	12,835	5,117	2,520	61,080	5,683	27,746	14,353	14,481	190,382	31%
North Wildwood City	0	720	6,260	0	0	7,404	0	0	0	0	0	14,384	2%
Ocean City	1,860	4,259	297	0	341	0	25,734	0	1,792	15,973	1,511	51,767	9%
Sea Isle City	10,736	2,792	26,751	7,479	31,013	24,639	22,698	9,677	5,089	5,591	0	146,465	24%
Stone Harbor Borough	0	0	0	0	13	0	0	0	4,440	1,400	0	5,853	1%
Upper Township	0	286	0	6,864	0	14,344	0	15,521	10,380	7,000	2,250	56,645	9%
Wildwood City	0	0	0	0	0	0	0	8,720	0	1	0	8,721	1%
Wildwood Crest Borough	0	0	0	0	0	1,795	9,526	0	0	0	0	11,321	2%
Woodbine Borough	0	0	0	0	0	0	3,528	3	0	0	0	3,531	1%
Total in Cape May County	19,038	40,506	75,947	31,438	37,284	50,702	129,746	39,604	49,447	106,886	28,242	608,840	100.00%

New Construction Storage (in square feet)

Storage													
Geography	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total	% of County
Cape May City	0	0	0	0	3,026	0	0	0	0	162	0	3,188	1%
Dennis Township	3,000	5,130	0	0	7,400	0	5,000	10,350	3,600	22,392	16,550	73,422	18%
Lower Township	2,600	1,490	0	0	37,800	25,472	15,162	1,500	4,095	0	0	88,119	21%
Middle Township	1,935	15,624	3,792	2,400	5,345	4,561	2,864	12,271	2,000	9,841	9,318	69,951	17%
Ocean City	0	0	0	0	0	0	0	0	0	4,000	0	4,000	1%
Upper Township	5,936	2,713	2,760	5,600	0	0	0	0	13,056	2,394	44,000	76,459	18%
Woodbine Borough	4,761	1,200	477	44,101	3,056	2,400	13,734	10,401	6,901	12,400	3	99,434	24%
Total in Cape May County	18,232	26,157	7,029	52,101	56,627	32,433	36,760	34,522	29,652	51,189	69,871	414,573	100.00%

Source: NJDCA Building Permit Data

Preserved Farms in Cape May County Utilizing SADC Funds			
Year	Average Cost per acre	# of Applications Approved	Acres Preserved
1991	\$850	1	109.6
1992	N/A	0	0.0
1993	\$2,600	1	69.5
1994	N/A	0	0.0
1995	\$2,696	3	225.7
1996	N/A	0	0.0
1997	\$3,121	4	398.5
1998	\$1,970	7	660.4
1999	\$2,922	4	553.0
2000	\$550	1	81.8
2001	\$22,077	1	6.5
2002	\$18,040	3	92.1
2003	\$4,334	5	73.2
2004	\$7,450	1	18.1
2005	N/A	0	0.0
2006	\$15,012	4	130.8
2007	\$23,208	3	72.9
2008	N/A	0	0.0
2009	\$47,245	5	121.5
2010	N/A	0	0.0
2011	N/A	0	0.0
2012	\$50,494	2	35.6
2013	N/A	0	0.0
2014	N/A	0	0.0
2015	\$29,500	2	49.7
2016	N/A	0	0.0
2017	\$8,000	1	14.5
2018	\$12,000	1	6.7
2019	\$4,800	1	65.0
2020	N/A	0	0.0
2021	\$2,400	1	339.7
Total	-	51	3,124.8

Source: SADC Cape May County Preserved Listing

Land Value Trends

The cost of preserving land via easement purchase has fluctuated since the first farm was preserved in the County in 1991 which had an cost per acre of \$850. Between 1991 and 2021, the average cost per acre fluctuated drastically. In 2001, the cost per acre rose to \$22,077, the highest average at the time, before decreasing to \$4,334 per acre in 2003. By 2009, the cost per acre significantly increased to \$47,245 and subsequently increased to \$50,494 per acres in 2012. Since 2012, the cost per acre began decreasing. In 2015, the cost per acre decreased to \$29,500, before decreasing to \$4,800 per acre in 2019 and \$2,400 in 2021.

Over the past 10 years, the average cost-per acre is approximately \$17,000.

In total, since the farmland preservation program's inception, the County has preserved over 3,810 acres of farmland across 70 farms.

The chart above details the average cost per acre for preserved farms utilizing SADC funds by year, the number of farms preserved, and the total acres preserved. It should be noted that the below chart of preserved farmland includes all farmland preservation programs that have occurred within Cape May County utilizing SADC Funds. These programs include County Easement Purchases, County PIG, SADC Easement Purchases, and SADC PIG. Details regarding these programs will be discussed in the following section.

Density Transfer Opportunities

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

The New Jersey State Transfer of Development Rights Act (N.J.S.A. 40:55D-140) authorizes the transfer of development rights by municipalities and outlines what a town must do in order to adopt or amend a TDR ordinance. First, the municipality must amend its master plan to include a Development Transfer Plan Element and a Utility Service Plan for the receiving zone. Then, a town must adopt a Capital Improvement Program for the receiving zone. A

municipality has to prepare a market analysis that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. This analysis must include a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. Once complete, a town must receive approval from the State Planning Commission to adopt the TDR ordinance.

There are many different transfer-of-development rights programs that may be instituted in Cape May County. One such program is the intra-municipal TDR in which sending and receiving areas are located within the same town. Intra-municipal TDR programs would be appropriate for County municipalities that have designated or proposed centers under the New Jersey State Plan and large amounts of agricultural or natural resource lands such as Middle or Upper Townships. While not considered TDR, Upper Township established an intra-municipal density transfer program which sends development rights from its Conservation and Agricultural and Rural Density Zone to its designated Center, consisting of the Town Center and Town Center Core Districts.

Municipalities with large acreages of resource lands and proximity to existing centers in adjoining municipalities might be better served by intermunicipal TDR programs. In this case, sending areas are established in one municipality with receiving areas established in another. Some form of tax-based revenue sharing is normally involved with these programs. This intermunicipal TDR program may be appropriate between mainland and barrier island communities. There are no current intermunicipal TDR programs in the County.

The County coordinate with its municipalities to determine whether intermunicipal TDR programs would be appropriate within the County, specifically between the mainland communities and barrier island communities, as well as creating a receiving area in Woodbine, should sewer service be extended to that municipality.





Chapter 4:
**COUNTY'S FARMLAND
PRESERVATION PROGRAM -
OVERVIEW**

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

Cape May County established a trust fund in 1989 to preserve its agricultural land and open space. The trust fund is funded by a tax of \$0.01 per \$100 of assessed property valuation and produces approximately \$5.7 million annually. The Trust Fund provides funding for the County's farmland preservation program (easement purchases), land acquisition for open space spaces, park and recreation development, and historic preservation. In order to achieve specific preservation goals, the Cape May County Agriculture Development Board (CMCADB), state, and municipalities work together and pool resources for the purposes of preservation.

Agricultural Development Areas

Designation Criteria (see N.J.A.C. 2:76-1)

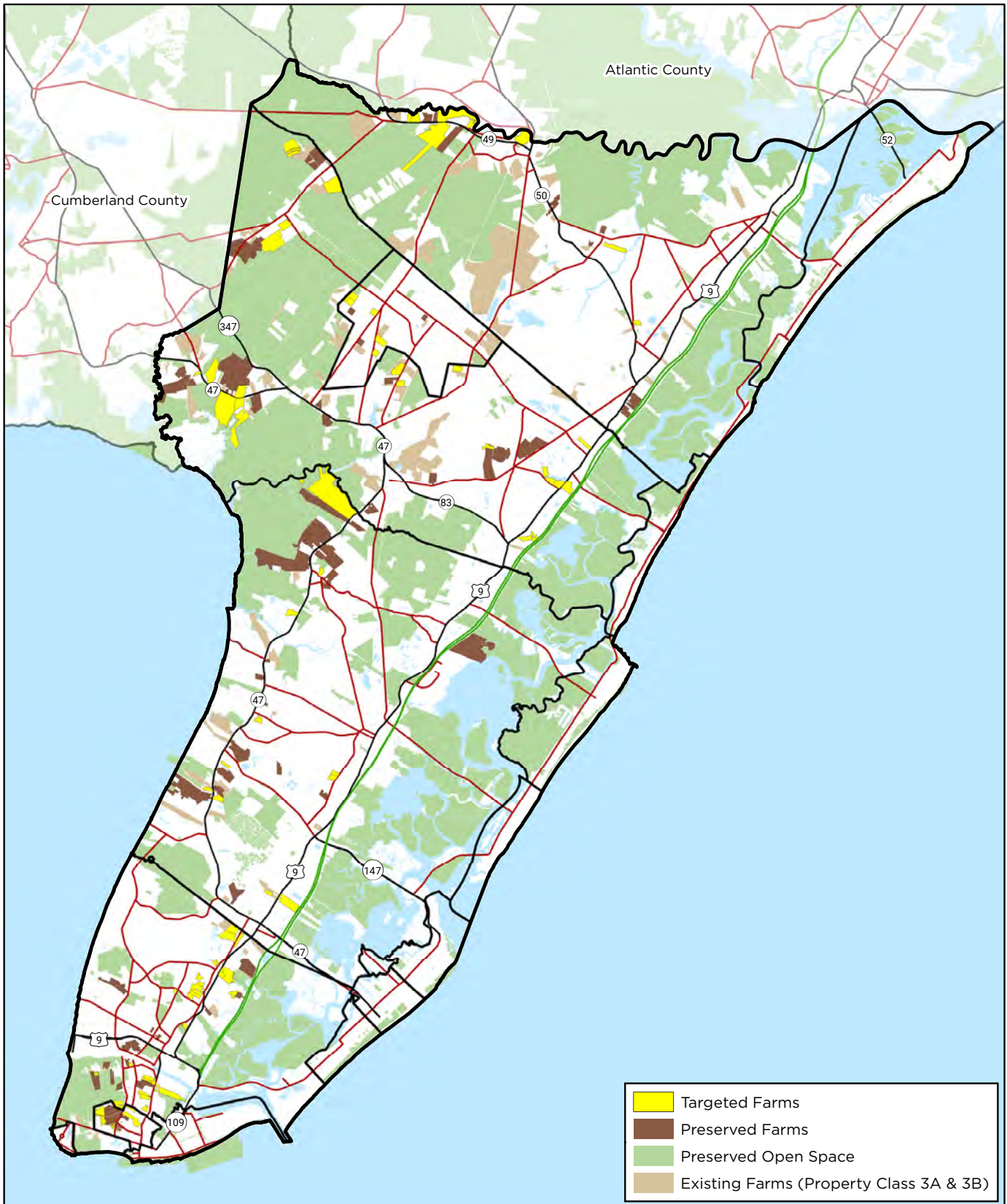
The Statutory Criteria for determining the ADA are as follows:

1. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a nonconforming use.
2. Is reasonably free of suburban and conflicting commercial development.
3. Comprises not greater than 90% of the agricultural land mass of the county.
4. Incorporates any other characteristics deemed appropriate by the board.

As part of this update to the Cape May County Farmland Preservation Plan, the CMCADB has updated their Agriculture Development Area (ADA). The County utilizes a parcel-based ADA, meaning that the preserved farms and the targeted farms are considered the ADA.

All farmland assessed properties were mapped utilizing County geographic information systems (GIS). These properties were then reviewed to determine their compatibility with soils, sewer/water service areas, State and Regional Planning Areas, municipal zoning and whether the properties were actively farmed.

The following map shows the location of the ADA, broken down by Preserved Farms and Targeted Farms. More information detailing the Targeted Farms Inventory is discussed in Section V: Future Farmland Preservation and is included in this Plan's appendix.



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Farmland Inventory Cape May County - Farmland Preservation Plan

HGA
HEYER, GRUEL & ASSOCIATES
July 2022

Farmland Preserved to Date by Program and Municipality

Farmland has been and continues to be preserved through a variety of programs. Easement purchases by the State and County, are the most common method of preserving farmland. Fee-simple acquisitions have also been used. Donation and Bargain sales, Installment Purchases, and Term preservation are other methods that are not as prevalent within the County.

The following chart provides a summary of each program used to preserve farmland in Cape May County. In total, there are 3,810.4 acres of farmland preserve in the County. Of this total, Cape May County has participated in the preservation of the majority of the farms, totaling 3,663.5 acres. The SADC has preserved over 146.8 acres of farmland through its easement and fee simple programs.

Preserved Farmland by Program		
Program	Acres	Percentage
County Easement Program	2,540.6	66.7%
County PIG	432.0	11.3%
County Independent Purchase	690.9	18.1%
SADC Easement Program	65.0	1.7%
SADC Fee Simple Program	81.8	2.1%
Total	3,810.3	100.0%

Source: SADC Cape May Preserved Listing, May 2021; County Independent Purchase Data

County Easement Purchase Program

In this program, the landowner sells the development rights on his or her farmland to the County and the land is deed restricted for agriculture in perpetuity. The landowner receives a payment equal in value to the right to develop which is determined by calculating the difference between the market value of the land and the agricultural value of the land. Landowners apply to the Cape May CADB and approved applications are then forwarded onto the SADC. Funding of 60-80 percent of the costs of purchasing development rights is provided by the SADC to approved farm applications. The County Easement Purchase Program is phased out due to the inception of the County Planning Incentive Grant Program (CPIG).

County Easement Purchase Inventory by Municipality		
Municipality	Number of Applications	Acres Preserved
Dennis Township	10	894.7
Lower Township	8	149.5
Middle Township	17	1,310.9
Upper Township	3	47.4
West Cape May	4	126.9
Woodbine	1	11.2
Total	43	2,540.6

Source: SADC Cape May Preserved Listing, May 2021, Cape May County Preserved Farm Inventory

County Planning Incentive Grant Program

The County Planning Incentive Grant Program (CPIG) is a program that encourages a comprehensive planning process for farmland preservation at the county level that offers several advantages over the traditional easement program. The advantages include accepting and processing farmland preservation applications year-round, reducing the timeframe from landowner application to closing, and rewarding counties that complete transactions in a timely manner with the potential for additional funding.

Landowners apply to the County Agriculture Development Board (CADB) who reviews applications and forwards approved ones to the SADC. The SADC prioritizes applications for preservation funding through a ranking system that assigns points. These quality scores establish the SADC's preliminary priority list for preservation.

Generally, the CPIG splits the funding between the County and the SADC, using a 40%/60% cost share, respectively. However, there have been several instances where the County exceeds the 40% cost share due to SADC's sliding scale mechanism and to meet the asking price of the landowner.

As part of the program, the County is required to submit an Annual PIG Report, which provides an update on the grant eligibility, project areas, targeted farms, and preserved farms.

County PIG Inventory by Municipality		
Municipality	Number of Applications	Acres Preserved
Dennis Township	1	339.7
Lower Township	2	40.3
Middle Township	1	6.7
Upper Township	1	30.8
Woodbine	1	14.5
Total	6	432.0

Source: SADC Cape May Preserved Listing, May 2021, Cape May County Preserved Farm Inventory

County Independent Easement Purchase

While not preferred method, the County independently purchases easements to preserve farms that do not qualify for the CPIG program. Through this method, the County preserves the farm directly using funds from the County Open Space Trust Fund, provided funding is available. Cape May County has preserved 690.1 acres across 17 farms utilizing this method.

County Independent Purchase		
Municipality	Number of Applications	Acres Preserved
Dennis Township	1	32.4
Lower Township	5	133.3
Middle Township	3	328.8
Upper Township	7	181.4
Woodbine	1	15.0
Total	17	690.9

Source: Cape May County Preserved Farm Inventory

Municipal Planning Incentive Grants

The Municipal Planning Incentive Grant Program is similar to the CPIG Program. The SADC provides Municipal Planning Incentive Grants to municipalities for the purchase of development easements to permanently protect large blocks of reasonable contiguous farmland in project areas that have been identified. The municipality must have an agricultural advisory committee, an approved application that contains a farmland preservation plan element of the master plan, a Right-to-Farm Ordinance, and must establish and maintain a dedicated source of funding.

At this time, no municipalities in Cape May County have adopted SADC approved Comprehensive Farmland Preservation Plans and none of the municipalities participate in the MPIG program.

SADC Direct Easement Purchase & Fee Simple Programs

The State Agriculture Development Committee operates a Direct Easement Purchase program and a Fee Simple program, both of which a landowner applies directly to the State. The farm is ultimately preserved by the State of New Jersey purchasing the development rights via the Direct Easement Purchase program or, using the Fee-Simple Program, an outright fee-simple sale of land is processed. In both cases, the land is permanently deed-restricted for agricultural use. Farms purchased in fee simple by the SADC are later sold at public auction with a permanent deed restriction for agricultural use.

In Cape May County, one farm totaling 65 acres in Dennis Township was preserved using the SADC Easement Purchase Program, and one farm totaling 81.8 acres was preserved in Lower Township utilizing the SADC Fee Simple Purchase Program.

Nonprofit Programs

The SADC also provides grant funding to nonprofit organizations for up to 50 percent of the fee simple or development easement values on farms to assist with the preservation. These properties often involve environmental and/or recreational significance in addition to their

agricultural importance. While no farms have been preserved through the Nonprofit program, the County could try to forge partnerships with nonprofit entities as cost saving measures.

Transfer of Development Rights

Transfer of Development Rights (TDR) is a realty transfer mechanism that enables property owners within a designated preservation area (i.e. sending area) to sell development rights. Developers purchase the “development credits” and transfer that development potential to an area that is designated for growth at densities higher than otherwise would be permitted. Once the development rights of a property are sold the land is permanently restricted from further development.

Other Programs and Partnerships

Donation and Bargain Sale

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

Installment Purchases

Through an installment purchase agreement, development rights may be acquired by the Cape May CADB through a payment plan that provides payments to the landowner over time. Receiving the income from the sale in installments may provide the landowner with financial management and/or tax advantages.

The County does not have a mandatory installment purchase program. Preserved farms receive compensation as one lump sum. Should funding become scarce in the future, the County may want to consider requiring installment purchases for farmland preservation activities.

Term Farmland Preservation Programs

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

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

Coordination with Open Space Preservation Initiatives

The County continues to coordinate farmland preservation efforts with open preservation, as well as ongoing planning efforts. Open space initiatives and historic and cultural resource preservation compliment farmland preservation.

The Cape May County Division of Open Space and Farmland Preservation was created in 1989 after voters empowered the County to create a fund to preserve open space and farmland. The Division serves both the Cape May County Open Space Board and the Cape May County Agriculture Development Board. This combination of duties allows the Division to closely coordinate all county preservation purchases and activities with other federal, state and non-profit organizations. The Division of Open Spaces is within the County’s Planning Department. Coordination between open space and farmland preservation is inherent.

The following chart details the ownership of open space in Cape May County.

Open Space Preservation in Cape May County		
Ownership	Acres	Percent
Cape May County	2,004.6	3.1%
Municipal-Owned	5,376.4	8.2%
Nonprofit Owned & Operated	605.8	0.9%
State (NJ DEP)	56,624.6	86.8%
Federal	620.2	1.0%
Total	65,231.6	100.0%

Source: NJDEP Preserved Lands GIS dataset

In addition to coordinating farmland preservation efforts with the SADC, the County has coordinated its preservation efforts with various municipalities, NJDEP Green Acres, US Fish and Wildlife, The Nature Conservancy, in preserving land as open space.

Cape May County will continue to coordinate farmland preservation and open space planning efforts. The County may want to consider negotiating trail easements on preserved farms, provided they are adjacent to existing parks or would serve as an important connection as recommended in the County’s Open Space Plan and as part of the planning efforts for county-wide trail networks.

Farmland Preservation Program Funding Expended to Date by Source

To date, nearly \$36 million has been expended by the County and the SADC to preserve farmland. Utilizing the County PIG program and the now defunct County Easement Purchase Program, the County has contributed nearly \$7.1 million, providing a match to the SADC's \$11.06 million. In addition to the cost-share programs through the SADC, the County has spent an additional \$17.8 million on independent easement purchases.

Monitoring of Preserved Farmland

In conjunction with the SADC, staff from the Cape May County Division of Open Space and Farmland Preservation annually monitor preserved farms within the County. The County is responsible for monitoring preserved farms that utilized SADC funding at the time of preservation. The County submits the required forms to the State annually.

Monitoring is conducted in accordance with established SADC guidelines. Files and reports are available from the Division of Open Spaces. While preserved farms change in ownership, there have been no major violations or issues.

Coordination with TDR Programs

As mentioned in previous sections of this plan, the County should explore TDR options, such as determining the feasibility of whether development rights could be transferred from rural mainland communities to the barrier islands. Should municipal TDR programs become the standard for the County's rural municipalities, the County will have to review its Targeted Farms inventory.



Chapter 5:
**FUTURE FARMLAND
PRESERVATION PROGRAM**

The types of agriculture and traditional practices utilized by agriculture in the County are changing. Farming will continue to offer opportunities for direct marketing of locally grown fruits, vegetables, vineyards, nursery plants, tree farms and value-added products in adjacent developed areas if these areas can be maintained as agricultural lands. Further, cash crops (such as corn and soybeans) continue to be popular crops within the County, some of which may be sent overseas and used internationally.

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

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

The CADB needs to have an active role in its efforts to see farms and landowners step forward and apply for preservation of their farms through either the County or State farmland preservation programs. To that end, the CADB can host seminars/open houses, which should be designed to increase awareness among farmers and landowners as to the importance of farmland preservation and the role that the sale of development can play as an estate planning tool.

Preservation Goals

The 2008 Farmland Preservation Plan outlined the following goals: 299.45 acres in one year, 1,097.28 acres in five years, and 1,976.78 acres in ten years. The CADB has historically recognized the contribution that agriculture makes to the quality of life in Cape May County. However, over the past decade, the number of applications received by the CADB have significantly reduced, as evidenced by the number of farms and acreage preserved over the last 10 years. Further, changes in municipal zoning have also reduced the number of farms eligible for farmland preservation, due to increases in the minimum lot size, which is especially prominent in Pinelands area, as well as the municipal zoning permitting agriculture and farming as a principle permitted use.

The preservation goals for Cape May County are as follows:

- 1-year: 100 acres
- 5-years: 500 acres
- 10-years: 1,000 acres

Description of Project Areas

The Upper Township Project Area is primarily located to the west of the Garden State Parkway, which encompasses the targeted farms and preserved farms along Route 9, Route 50 and Route 49. The southern boundary of the project area meets the Township's municipal border with Dennis Township and Woodbine..

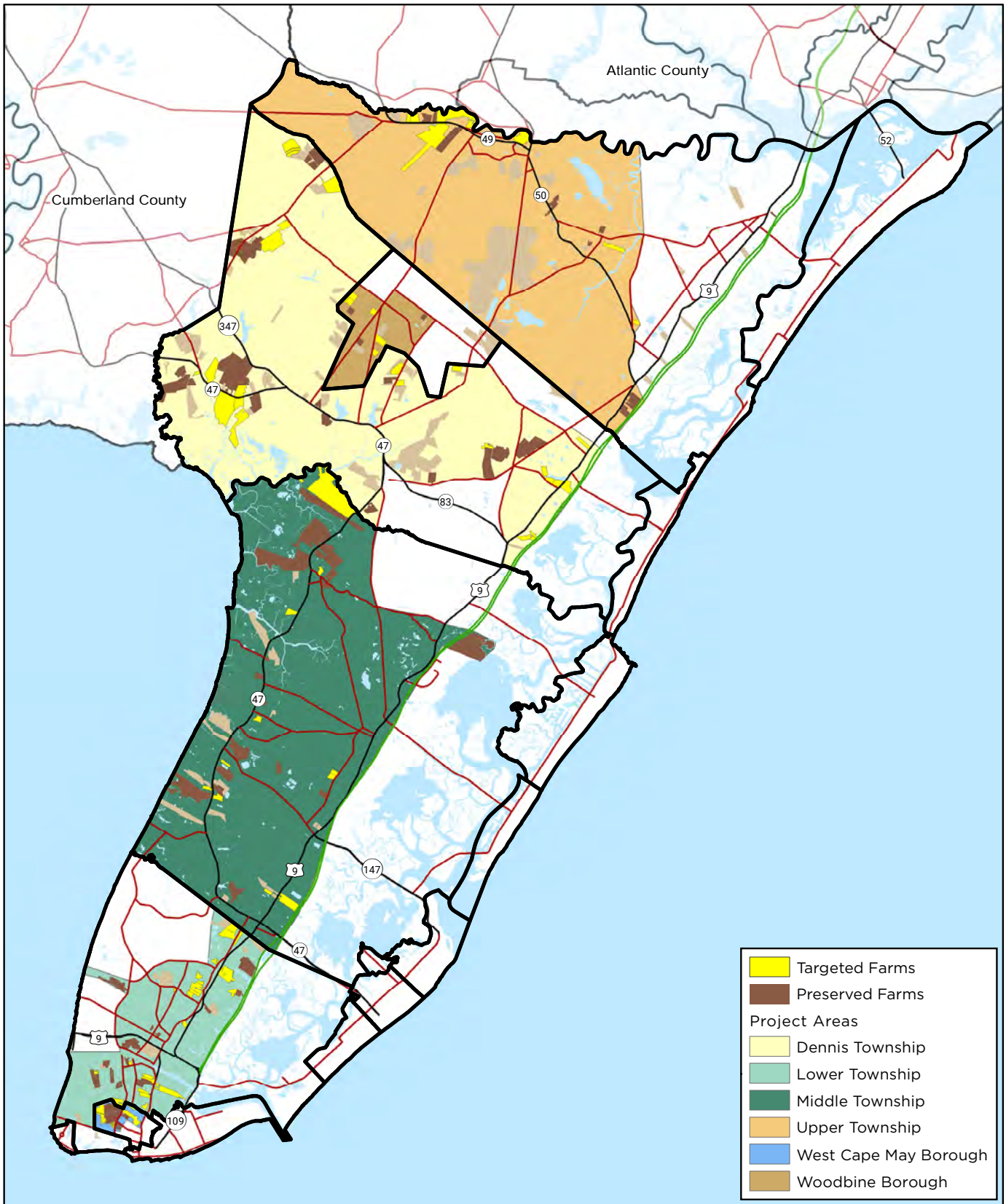
The Woodbine Project Area is located within the southwestern corner of the municipality. County Route 550 forms the northern border and County Route 660 forms the eastern border of the Project area. The southern and western border is located along the municipality's boundary with Dennis Township.

The Dennis Township Project Area is located entirely to the west of the Garden State Parkway, and excludes areas along Route 83 and north of County Route 550, east of Woodbine, where there are limited existing farmland assessed properties.

The Middle Township Project Area is primarily located to the west of the Garden State Parkway, with the exception of the area encompassing a preserved farm. The Project Area excludes the area to the east of County Route 657 and north of County Route 646, as there are no targeted farms, preserved farms, or existing farmland assessed properties.

The Lower Township Project Area is located along County Route 626 and Route 9, extending to include targeted farms that are located south of County Route 613. The majority of Villas and Townbank, located just north of the canal and east of County Route 603 are excluded. The southern border of the project area is bound by West Cape May and County Route 606.

The West Cape May Project Area is located entirely to the west of County Route 626 and encompasses the majority of the northern and western portions of the municipality.



Minimum Eligibility Criteria

The Cape May County Agriculture Development Board utilizes the SADC's minimum eligibility criteria as per NJAC 2:76-6.20.

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

1. Provide evidence that the farm produces agricultural or horticultural products of at least \$2,500 annually;
2. At least 75% of the farm is tillable or a minimum of 5 contiguous acres, whichever is less;
3. At least 75%, or a minimum of 5 contiguous acres, (whichever is less) of the farm consists of soils that are capable of supporting agricultural production; and
4. The land must exhibit development potential
5. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules.

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

1. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, is tillable
2. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production
3. The land must exhibit development potential
4. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules

County Ranking Criteria

Utilizing guidelines and regulations from the State Agriculture Development Committee, the Cape May County Agriculture Development Board has established a ranking criterion for all applications. The application for Farmland Preservation through the County's project, which includes the required is located in Appendix C.

This ranking criterion is used procedurally by the CADB to prioritize farmland preservation applications. Staff preliminarily rank all applications which are then discussed and refined by the CADB in open public session. Very low scores have resulted in the elimination or withdrawal of applications from the County program. Applicants with low scores are encouraged to apply to other entities interested in farmland preservation. Ranking has not been used to determine

if the application should be submitted to other SADC programs or independent preservation strategies. To date, all applications that have not been withdrawn or eliminated have been submitted to the State program.

County Policies Related to Farmland Preservation

The County defers to the SADC's policies for farmland preservation activities.

Approval of Housing Opportunities

Agricultural Labor Housing & House Replacement

Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey. However, the SADC understands the need for this type of housing and does have a policy that a landowner may refer to in order to construct labor housing. The New Jersey Farm Bureau Policies encourages the SADC to include agricultural labor housing in the State's Right to Farm Policy. Agricultural labor housing applications are reviewed by SADC. The County defers to the SADC policy for agricultural labor housing.

The policy of the SADC on house replacement is that requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC. The County defers to SADC policy for house replacement.

Residual Dwelling Site Opportunity Allocation

The term 'residual dwelling site opportunity' (RDSOs) refers to the floating ability to construct dwelling units on deed-restricted farms, permitted with the approval of the easement holder and SADC, at a rate of one (1) unit per 100 acres. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. The purpose of the building in question must be for "single-family residential housing and its appurtenant uses... The resident of the dwelling must be regularly engaged in common farm site activities on the premises" (SADC Appraiser Handbook 2013).

To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and "at least one person residing in the residential unit shall be regularly engaged in common farm site practices." To date, the CADB has not had the opportunity to review any Agricultural Labor Housing or House Replacement requests. When and if such issues arise, the CADB will review all SADC guidelines and, with the Office of County Counsel, review any requests to ascertain that the construction would conform within the parameters of the deed of easement and applicable SADC rules.

The average size of Cape May County's farms, according to the 2017 Agricultural Census, is 50 acres; therefore, the majority of the County's applications currently do not qualify for the allocation of a Residential Dwelling Site Opportunity (RDSO). However, if a request is received, it would be processed subject to the conditions of N.J.A.C. 2:76-6.17 and SADC Policy p-28.

Division of Premises

A primary goal of the SADC is to preserve large tracts of farmland, which means that divisions of premises is a non-desirable practice; however, when division occurs, it must be for agricultural purposes and must result in agriculturally viable land parcels. A landowner wishing to divide permanently preserved farmland must submit a written request to be approved in writing by both the SADC and Cape May CADB. If granted, the owner of a preserved property is then permitted to subdivide an agricultural easement and sell one or more resulting farms.

Approval of Exceptions

Exceptions are defined by the SADC as “acres within a farm being preserved” which are “not subject to the terms of the deed of easement.” When an exception is made, the landowner does not receive any compensation in the excepted area. There are two types of exceptions that can occur: severable and non-severable.

Severable: A severable exception is defined by the SADC as an “area which is part of an existing Block and Lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future” (SADC Appraiser Handbook 2017). A severable exception is made “if a landowner wants to be able to sell the excepted area separate from the deed-restricted farm.”

Non-severable: A non-severable exception is defined by the SADC as “area which is part of an existing Block and Lot owned by the applicant that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises” (SADC Appraiser Handbook 2017). Unlike a severable exception, a non-severable exception is “always attached to the protected farm.”

Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/after value of the property. Non-severable exceptions are areas of a farm that are specifically delineated so that they will not be subject to the deed restrictions.

Funding Plan

County Funding Sources

On November 9, 1989, the voters of Cape May County approved, by a two to one margin, a ballot question endorsing the establishment of a trust fund to preserve open space and agricultural Land. The Open Space Trust Fund currently has an open space tax set at \$0.01 per \$100 assessment, which brings in approximately \$5.7 million annually. The Open Space Trust Fund is overseen by the Division of Open Spaces, which administers the program and funds. The Open Space Trust Fund provides funding for open space acquisition and farmland preservation. In 2013, the Open Space Program was expanded to incorporate recreation development and historic preservation.

In 1997, the State of New Jersey passed a number of laws which expanded the potential function of the Open Space and Farmland Preservation Trust Fund programs to include recreation and historic preservation. In 2012, the County met with municipal representatives and collectively came to the conclusion that it was in the best interest of the municipalities, their residents, and visitors to consider the expansion of the program. Therefore, a thorough review of the Open Space and Farmland Preservation Program was conducted, and new program documents were developed. The program rebranded itself as Cape May County Open Spaces, and developed a Creative Placemaking Plan to enhance the public's recognition of the investment of county taxpayer dollars in undertakings of the program. Each year, the Open Space Review Board revisits its policies and procedures based on information provided by stakeholders and updates the County's Open Spaces Program Guide and application materials. This ensures that the Program is meeting the needs of those it is intended to serve in an efficient and effective manner.

The County does not allocate funding towards each sub-program from the Trust Fund. Applications for Farmland Preservation, Land Acquisitions, and the County PIG program are accepted on a year-round basis. Applications for Park/Recreation Development and Historic Preservation are accepted two times per year. Financial reports with expenditures, encumbrances, and grant requests for the Trust Fund are forwarded to the CADB and Open Spaces Board at each of their regularly scheduled meetings.

Financial Policies

Cape May County does not currently have any financial policies pertaining to farmland preservation activities. Should a farm not qualify for the County PIG Program, the CADB makes the determination as to whether the farm should be preserved utilizing a County Trust Fund Dollars, independent of SADC participation. Each application for a County Independent Purchase is based upon its own merits.

The County does not require installment purchases and at closing, pays the landowner the full amount in one lump sum. Should funding become scarce, or should the recipient request installment purchases, the County should consider providing payments via installment purchase.

Cost Projections

As stated above, the County has an Open Space Tax that is currently applied as \$0.01 per \$100 assessment. The County Open Space Trust Fund accrues approximately \$5.7 million annually. Since 2013, 11 applications, encompassing 594.4 acres of farmland have been preserved through either the County Planning Incentive Grant (5 applications totaling 411 acres), County Independent Purchases (5 applications totaling 118.4 acres), or through the SADC Direct Easement Program (1 application totaling 65.0 acres).

The average per-acre easement price for the preservation of farms since 2013 is approximately \$14,000 per acre. Based upon the County's investment in the farmland preservation program, as well as the cost-share match from SADC sources since 2013, the following Spending Plan has been generated.

Proposed Cost Projections Associated with Cape May County's Farmland Preservation Programs				
Year	Acres Preserved Annually	County Funds	State Funds	Total Estimated Funding
1	100	\$560,000	\$840,000	\$1,400,000
2	100	\$560,000	\$840,000	\$1,400,000
3	100	\$560,000	\$840,000	\$1,400,000
4	100	\$560,000	\$840,000	\$1,400,000
5	100	\$560,000	\$840,000	\$1,400,000
6	100	\$560,000	\$840,000	\$1,400,000
7	100	\$560,000	\$840,000	\$1,400,000
8	100	\$560,000	\$840,000	\$1,400,000
9	100	\$560,000	\$840,000	\$1,400,000
10	100	\$560,000	\$840,000	\$1,400,000
Total	1,000	\$5,600,000	\$8,400,000	\$14,000,000

The Spending Plan assumes the following:

- Funding will be available annually from the County's Open Space Trust Fund
- The County will be awarded the corresponding Planning Incentive Grant match from the SADC annually, which is approximately a 40%/60% share.
- The acres preserved annually represents the average easement price of \$14,000 per acre since 2013.

Farmland Preservation Program / CADB Administrative Resources

The County's Office of Open Space and Farmland Preservation is staffed with one full-time position (Director). In addition, the Office is a division of the County Planning Department and has full-time assistance of the Planning staff to address tasks such as database development and mapping. The County Planning Department also has Geographic Information Systems supplemented by staff to assist in all areas of farmland preservation activities.

The County Planning Department is currently staffed with the Planning Director, several full-time planners, an Economic Development Program Coordinator, a GIS Specialist, as well as the Open Space Program Director.

The County Engineering Department is available for field work and survey review, whenever necessary. The Office of County Counsel provides all legal assistance and routinely reviews all deeds and transactions prior to any formal action by the Board of County Commissioners.

Factors Limiting Farmland Preservation Implementation

The continued success of Cape May County's farmland preservation program is largely dependent on factors outside of the County's control, such as landowner interest, cost per acre, and the availability of long-term state funding. It is impossible to predict who will apply for preservation and when they will apply. To minimize this possible limitation, Cape May County continues to promote the program and its available funding, following adoption of this plan by the County Agriculture Development Board, County Planning Board, and ultimately approved by the SADC.

To further complicate preservation efforts, the per acre cost for the purchase of the development easements could be another limiting factor. As economic conditions vary over time, it is difficult to determine if easement values will change in the future.

The changing nature of the impacts of farmland preservation is another deterrent to the program. Changes at the state level often impact the deed associated with the preserved farm, even if the rule/law was not in effect at the time of preservation. Such examples include farm-based tourism, agri-tourism operations, and winery operations which the State is currently evaluating, as well as the recent change in State legislation concerning cannabis businesses, in addition to preserved farmland serving as event spaces, which may include weddings and other celebratory life events.

Further, as Cape May County continues to develop, it is likely that the farmland will be a top priority for developers, as "black top is the last crop." The County, working with its municipalities, should work together to provide outreach to landowners that qualify for farmland preservation to preserve this invaluable resource.

Previously, the availability of long-term state funding for farmland preservation was a concern for Cape May County farmland preservation efforts. However, in November of 2014, New Jersey voters approved Public Ballot Question #2 to establish a stable source of funding for the preservation and stewardship of open space, parks, farms, historic and flood prone areas by dedicating four percent of existing corporation business tax (CBT) revenues to preservation and environmental programs through fiscal year 2019, and then raising that dedication to six percent from fiscal year 2020 moving forward. In 2016 the "Preserve New Jersey Act" (P.L.2016, c.12) was passed implementing the constitutional dedication of CBT revenues as approved by the voters in 2014 and the Preserve New Jersey Act Preservation fund was established. In 2019, the Governor signed P.L. 2019, c.132. This bill supplemented and amended the Preserve New Jersey Act, establishing funding allocations for the constitutional dedication of CBT revenues for the State's open space, farmland, and historic preservation programs for fiscal year 2020 and thereafter.





Chapter 6:
**AGRICULTURAL ECONOMIC
DEVELOPMENT**

Cape May County Initiatives

Over the past decade, Cape May County has remained proactive with respect to advertising and assisting farmers throughout the County. There are a variety of resources the County has created to assist farmers with respect to marketing of their products. For example, the Cape May County created Bounty of the County, as well as an Agricultural Story Map, both of which are available on the County website, to help connect residents and visitors to local farms and products.

The County should consider providing farmer outreach and encouraging existing farms to register their farms, products, and events with the County.

Consistency with NJ Department of Agriculture Economic Development Strategies

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

As part of this emphasis on the business of agriculture, NJDA issued its 2011 Economic Development Strategies, which identify and propose methods to expand and enhance various subsets of the agriculture industry in New Jersey, including produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, wine, and agritourism. The NJDA observes that "local access to large affluent markets has long been an advantage for the marketing of (those) products. While our markets are still there, competition has become tougher, New Jersey's produce industry must continually work to rediscover its competitive advantages, improving access to nearby markets and strengthening consumer loyalty."

Field Crops Production

Forage land, which includes all types of hay and haylage, grass silage, and greenchop, has historically been a key crop for Cape May County with an average of 982 acres across 43 farms producing some form of the crop since 1987. According to the 2017 US Agricultural Census, roughly 37 percent of the County's field crop farms remain devoted to forage land, with a market value of \$221,000. Corn for grain, seed, silage or green chop is the second-most common form of field crop in the County's agriculture land base, with an average of 220 acres across 14 farms since 1987. The crop has experienced a 50 percent increase in number of farms over the last 30 years, to 19 farms producing the crop with a 2017 market value of \$75,000.

The following economic strategies from the New Jersey State Agricultural Convention can be implemented and encouraged regarding field crops in Cape May County:

- Ensure plant health by the implementation of the Mexican Bean Beetle parasite program, soybean use monitoring surveys, and the release of beneficial insects to control the tarnished plant bug and Mile A Minute weed, in addition working with the National Resource Conservation Service and the Rutgers Cooperative Extension;
- Support organic field crop production to increase value of the crops and linking growers with organic food processors, retailers, animal feed suppliers, and all other handlers;
- Explore opportunities to diversify farm income to other seasonal products and educate growers about agritourism;
- Support plans for green energy initiative such as biofuel plants and related biofuel businesses, which could elevate the price of regionally produced grain or other agricultural products;
- Investigate market opportunities for edamame, a variety of vegetable soybean gaining popularity among people from all backgrounds which does not require processing for human consumption, can be consumed fresh or frozen, and is high in protein while being low in cholesterol and fat; and,
- Assist in addressing labor issues through the provision of housing and training opportunities at the county and local level and taking a proactive approach to worker safety.

Nursery and Greenhouse Crops Production

Nurseries, greenhouses, floriculture and sod are important agricultural commodities in Cape May County. This agricultural sector accounted for total sales of \$6.6 million in 2017. The sector experienced an increase in sales of \$1.2 million since 2012. One likely reason this sector of the crop industry has become so important is due to the continued nonagricultural population growth in the region and state, providing a ready market for these products. The County can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Cape May County can implement the following economic strategies from the New Jersey State Agricultural Convention with regard to nursery and greenhouse crops:

- Ensure plant health by continuing inspections for harmful pests and disease and seek ways to increase use of new methods of pest control, inspecting and certifying disease-free nurseries and conducting seed certification to ensure high quality turf grass seed for sod growers;
- Increase consumer awareness by encouraging increased participation in the Jersey Fresh program and aggressively marketing Jersey grown horticultural products; and,
- Support the research of the New Jersey Agricultural Experiment Station in identifying new varieties of pest- and disease-resistant crops and the developing new methods of pest control.

Livestock & Poultry Production

Livestock and poultry operations include beef and dairy cattle and calves, sheep & lambs, hogs & pigs, and poultry. Due to high input costs, many farmers in the state have opted not to engage exclusively in dairy farming, but rather are sectoring their farms into various agriculture products, such as other livestock. If input costs continue to increase, it is possible the dairy industry may continue to decline, but the County's farmers should see this as an opportunity to diversify to other agricultural products such as non-dairy cattle, calves, poultry, hogs, pigs, and other animals. According to the 2017 US Agricultural Census, livestock, poultry, and their products made up \$1.1 million in sales for the County.

According to the 2017 US Agricultural Census, hogs and pigs have been another consistent earner for the County with an average of 13 farms over the last 30 years. The number of farms producing hogs and pigs has also increased, by roughly 38 percent in that same time period. Cape May County hogs and pigs have a current market value of \$99,000.

The US Census of Agriculture shows that in 2017 there were 23 farms producing poultry and eggs. The County's poultry and egg industry has a current market value of \$29,000.

The County has seen its role in the above livestock categories fluctuate over the years. Yet, with the focus on general harvested crops such as hay, corn, and nursery crops, it is important to engage in economic development efforts that increase potential markets for the County's livestock and poultry production as well. The County can employ the following techniques from the economic strategies from the New Jersey State Agricultural Convention's proposed economic development strategies:

- Ensure animal health through the implementation of best management practices;
- Identify whether goat products are a viable market for Cape May County farmers as demand for their products is rising and Federal-State Marketing Improvement Program (FSMIP) grants are available to study the economics of breeding and marketing meat goats; and,
- Encourage the production of grass-fed animals such as beef, sheep and meat goats.
- The County can employ the following additional strategies to help boost the crop and livestock sectors:
 - Working with markets by supporting the sale and marketing of locally produced meat and eggs;
 - Aggressively marketing value-added dairy products;
 - Exploring various additional products and markets, including local restaurants and grocery markets;
 - Working to attract livestock veterinarians to the area, a strategy which can include economic incentives;
 - Bringing in slaughterhouses and USDA inspectors to increase competitiveness;
 - Promoting the agritourism portion of livestock and poultry, such as petting zoos; and

- Assisting farmers with farming techniques, regulatory requirements and the latest research for livestock and poultry. This would include continued and additional cooperation with the Rutgers Cooperative Extension of Cape May County, NJDA and NRCS.

Agritourism

Agritourism is a significant link to the long-term sustainability of Cape May County's agricultural industry. According to the 2011 Agriculture Economic Development Strategies, "many residents consider agriculture a novelty and something to be explored and enjoyed." Agritourism has a unique potential to attract visitors from other counties and even from neighboring states. Seasonal farm stands, petting zoos, hayrides, pick-your-own farms, and seasonal events in the County help to attract visitors. The following are a few techniques discussed by the 2011 NJ State Agricultural Convention Economic Development study:

- Expand roadside programs by working with the NJ Department of Transportation to expand Tourist Oriented Designated Signs and coordinate efforts to gain approval for a discounted agritourism rate.
- Consumer promotion by distributing inexpensive agritourism brochures with industry websites and contact information to help promote seasonal events and direct farm marketing opportunities in addition to expanding the promotion of the visitnjfarms.org website.

There are many agencies, boards, and existing programs offered through Cape May County and the State which could provide assistance to help farmers advertise their businesses, services, and events.

Jersey Fresh

- The County may want to consider working with Jersey Fresh to create a Cape May County Administrator account to manage/upload Cape May County farms for easy access to the public.

Cape May County Tourism Department

- This County Department can work with the Chamber of Commerce to promote tourism throughout the County and could also boost the many agritourism opportunities within the County.

Bounty of the County

- This program is a unique effort on behalf of the County to showcase the County's many farms and farm markets, wineries, breweries and distilleries, and commercial fishing operations that draw visitors from across the state. Cape May County farmers have an opportunity to become involved with this program to advertise and market their products to broader audiences.

Visitnjfarms.com

- This website offers farmers a log-in to advertise their farm and activities. The site is sponsored by Rutgers University, New Jersey Farmers' Direct Marketing Association, and the New Jersey Farm Bureau. The website features an interactive map as well as information pertaining to seasonal products, events, and news.

New Jersey Farm Bureau

- Farmers can fill out a form about their farm and the products they cultivate. The Farm Bureau maintains an inventory of farms by each county, including the location, hours of operation, specialties, and value-added products, as well as other products.

New Jersey Farmers' Direct Marketing Association

- The Farmers' Direct Marketing Association also maintains a directory of active farms and acts as a comprehensive marketing service available to local farms.

Cape May County Chamber of Commerce

- The Chamber of Commerce is a valuable resource to farmers in the County as it provides another avenue of marketing, particularly for those farms with agritourism features.

Outreach and education to farmers in the County may be needed to let them know of the existing services and websites that can be used to advertise their businesses.

Wineries, Breweries and Distilleries

As discussed earlier in Section II, wineries, breweries and distilleries are prime focal points of the County's agricultural industry that drive economic growth. They provide a unique opportunity for agritourism that doesn't necessarily depend on the ebbs and flows of the seasons and draws in crowds from far beyond the County's border. The County is becoming a destination for food and wine:

- Natali Vineyards in Cape May Court House
- Jessie Creek Winery in Cape May Court House
- Hawk Haven Vineyard and Winery in Rio Grande
- Cape May Winery in Lower Township, which is located on a preserved
- Turdo Vineyards and Winery in Lower Township
- Willow Creek Winery and Farm in West Cape May
- Nauti Spirits – this distillery operates a "Farm-to-Bottle" concept distillery on a preserved farm in Lower Township

By helping to implement the 2011 Economic Development Strategies, the County can earn a chance to receive grant funding from the New Jersey Specialty Crop Block Grant. The County can benefit from implementing the following wine industry-related strategies:

- Increase New Jersey grape production
 - Cape May County is uniquely positioned to capitalize on its image as the “Jersey Coastal Plain” American Viticulture Area. The Cape May Peninsula is a sub-designation of the Outer Coastal Plain, which encompasses a portion of South Jersey.
- Promote product categories
 - The County should provide support in the form of economic development technical assistance and business planning to assist emerging wineries, breweries and distilleries in the process of obtaining licenses to distill fruit-based spirits such as fruit brandies and wine
- Expand retail outlets
- Promote the New Jersey wine trails
 - The County should encourage the creation of new wine trails and promote existing wine trails, such as the Jersey Cape Winery, Spirits and Brew Trail. The County should work with these businesses to develop promotional materials, which highlights their locations, as well as other adjacent farm stands.

Pick-Your-Own

Pick-your-own farm stands are another way to attract customers and allow the farmers to receive maximum profit. As mentioned earlier, the County boasts the following pick-your-own operations:

- Littleworth Tree Farm in Woodbine
- Rea’s Farm Market in West Cape May
- Stiles Farm and Nursery in Cape May Court House
- Matthew’s Seafood Market in Cape May Court House (Jersey Fresh certified)
- Natali Vineyards in Cape May Court House
- Jessie Creek Winery in Cape May Court House

In its implementation of the above-mentioned economic development strategies, the County can highlight this growing form of agritourism by encouraging farms with pick-your-own agricultural products to seek Jersey Fresh recognition.

Community Supported Agriculture (CSAs) and Co-Ops

Neither the Jersey Fresh website nor the USDA Organic Integrity database identifies any existing USDA-certified CSA operations in Cape May County. As noted in Section II, the following CSAs are located within Cape May County:

- Peddler Farms in Woodbine
- Thimblefull Farm in Cape May Court House
- Rusty Acres in Dennis Township

The County would benefit from developing policies to encourage the expansion of existing and the creation of new CSA and co-op operations, as a means to strengthen local economies and lessen reliance on imported products.

Farmers Markets

Whether a permanent fixture located on a farm or seasonal off-site events, Cape May County farmers markets provide a place for farmers to sell products directly to the consumer, as well as they provide family-friendly leisurely activities for residents and visitors. As discussed in Section II, the following on-farm farmers markets are located within Cape May County:

- Central Park Farmer's Market, Rea Farms, and Duckies Farm Market (also identified as a wholesaler) in West Cape May
- Boulevard Produce Market and Butterwood Farm in Ocean View
- Clinton Conover Farms and Myers Farm in Cape May Court House
- Eight and Plum Farms, LLC and Peddler Farms in Woodbine
- Lehner Farms & Nursery and Marlboro Farm Market II in Green Creek
- Avalon Produce Market in Avalon
- Frank's Farm Market in Rio Grande
- George's Farm Market in Marmora
- No Frills Farm in Cape May
- Shine on Me Farms in Erma

Additionally, the County offers a selection of regular community farmers markets:

- Upper Township (Seaville) on Fridays
- Ocean City on Wednesdays
- Sea Isle City on Tuesdays
- Woodbine on Saturdays
- Stone Harbor on Sundays
- Wildwood on Saturdays
- Lower Township on Fridays
- West Cape May on Tuesdays

SADC Events on Preserved Farms

As discussed earlier, The SADC established a 44-month Pilot Program to encourage wineries to hold special occasion events on preserved farmland, subject to certain conditions pursuant to the Winery Special Occasion Events Law (P.L. 2014, Ch. 16). The Pilot Program was extended for two years pursuant to A2787 and was signed into law on May 30, 2018. The SADC's Final Report, prepared in March 2020, serves as a guiding document for county agriculture development boards to reference in the crafting of policies to facilitate special occasion events on preserved farms.

American Farmland Trust Farms Under Threat: The State of the States

On May 13, 2020, the American Farmland Trust (AFT) published *Farms Under Threat: The State of the States*, a report analyzing the impacts of agricultural land conversion. The Report indicates that from 2001 to 2016 alone, 11 million acres of farmland or ranchland were converted to land uses of higher intensity. The Report also creates an Agricultural Land Protection Scorecard and assesses six (6) policy tools commonly used to protect farmland, support agricultural viability, and provide access to land. The scorecard ranks all of the states in terms of the following key policies:

1. Purchase of agricultural conservation easements (PACE);
2. Land use planning policies;
3. Property tax relief;
4. Agricultural district programs;
5. Farm link / Land Link; and,
6. State leasing.

The State of New Jersey scores in the Policy Scorecard #1 in terms of raw (345) and weighted score (59). New Jersey ranked 79 for PACE, 47 for planning, 40 for property tax relief, 63 for agricultural district programs, 54 for Farm Link, and 63 for State Leasing. For more information regarding the American Farmland Trust Report, please visit the following link: <https://farmlandinfo.org/publications/farms-under-threat-2040/>

Rural Microenterprise Activity on Preserved Farmland

The SADC recently adopted amendments allowing owners of qualified farmland to apply for special permits for “rural microenterprise” operations, within certain parameters. Rural microenterprises are certain types of appropriately scaled businesses or activities that are compatible with the agricultural use of the farm. The Act also promotes and incentivizes the preservation of historic and culturally significant agricultural structures (N.J.A.C. 2:76-22.1 through 22.12 and 22.14, and new rules at N.J.A.C. 2:76-22.12 and 22A).

Solar on Farms- Grid Supply Bill (S2605 and A4554) and Dual Use Bill (S3484 and A5434)

In July of 2021, two (2) separate solar bills were passed by the State Legislature. The Grid Supply Bill (S2605 and A4554) aims to permit utility-scale solar projects, that are eligible for renewable energy incentive certificates (SREC-IIs) on farmland. The Bill includes standards aimed to protect prime farmland soils and soils of statewide importance, while also establishing limitations on the area of utility-scale projects that can be within a County and its corresponding ADA. However, these projects are prohibited on preserved farmland and are not eligible for farmland assessment purposes.

The Dual Use Bill (S3484 and A5434) is to experiment to determine which techniques are for using solar on working farms in order to ensure that farming remains productive and viable.

The Bill establishes a 3- to 5-year pilot program which will test the viability of the dual use concept. Projects will be capped at 10 MW (estimated to be 50-100 acres) in size and the overall pilot program is capped at 200 MW (1,000-2,000 acres). The land is required to be actively devoted to agricultural and horticultural use. The lost off prime soils and statewide importance soils in ADAs are prohibited, and dual use projects approved through the pilot program will be a “permitted use” within a municipality.

Agricultural Management Practice for On-Farm Direct Marketing Facilities, Activities and Events; and Revised Right to Farm Procedural Rules

On January 31, 2014, the SADC adopted the agricultural management practice (AMP) for On-Farm Direct Marketing Facilities, Activities and Events (N.J.A.C. 2:76-2A.13). The AMP is a set of new rules which establishes performance-based standards for commercial farms seeking to qualify for Right to Farm protection for on-farm direct marketing facilities, activities and events that are used to facilitate and provide for direct farmer-to-consumer sales, such as farm stands, farm stores, community-supported agriculture (CSA) and pick-your-own operations, and associated activities and events. The intent of the AMP is to provide statewide standards on which farmers, municipalities, CADBs and the public can rely, while also providing flexibility to commercial farm owners and operators.

The Committee also adopted a revision to the Right to Farm procedural rules which is intended to streamline the process (N.J.A.C. 2:76-2.3, 2.4, 2.5, 2.7, 2.8, 2.9 and 2.10). The rule proposal includes procedural changes to the site-specific agricultural management practice (SSAMP) process and the Right to Farm complaint process. The proposed amendments also clarify the roles of CADBs and the SADC in the Right to Farm review process in a manner consistent with the Right to Farm Act.

SADC Agricultural Management Practices

Over the last decade, the SADC has developed agricultural management practices (AMPs) for a variety of farming activities. In order for a farm to be eligible for the protections of the Right to Farm Act, the commercial farm must be in compliance with the AMPs or with generally accepted agricultural practices. Twelve (12) AMPs have been promulgated by the SADC, which covers the following topics:

1. Apiary;
2. Poultry Manure;
3. Food processing by-product land application;
4. Commercial vegetable production;
5. Commercial tree fruit production;
6. Natural resource conservation;
7. On-farm compost operations operating on commercial farms;
8. Fencing installation for wildlife control;
9. Equine activities on commercial farms;

10. Aquaculture;
11. Construction, installation, operation, or maintenance of solar energy facilities, structures and equipment on commercial farms; and,
12. On-farm direct marketing facilities, activities, and events.

Agricultural Industry Retention, Expansion, and Recruitment

Institutional Stakeholders

Farmer Support

Farm succession is a primary concern for Cape May County. The 2017 Census of Agriculture reported that 95 percent of Cape May County's farmers were over the age of 35. Farmers at all levels can benefit from support, from the experienced farmer who owns a multigenerational farm, to a tenant farmer who seeks ways to maximize his profitability, to a young would-be farmer looking for guidance on how to break into agribusiness. There are a variety of resources at the state level, published on the SADC website. One such program, Farm Link, serves as a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans.

A linking service lists farmland for lease, partnership and farm manager opportunities, preserved farms for sale (including auctions of preserved farms), apprenticeship, internship and other opportunities for gaining farming experience. Cape May County farmers can use the SADC's Farm Link programs to make arrangements pertaining to the ownership and operation of farmland. When farmers express an interest in entering the farmland preservation program, the CADB advises them to consult with their financial and tax advisors about estate planning to be sure they understand the implications and find the best solutions for their particular situations.

The Farm Link website has a page devoted to web resources for new farmers, who are a critical component in the ongoing success of farming in the county as well as the state. The website also offers resources that provide helpful information and guidelines for established farmers and landowners interested in creating tenure agreements. As of November 2021, the Farm Link website is advertising four (4) farming opportunities within Cape May County:

- 34-acre beginner farm opportunity on Lot 60 in Block 53, Dennis Township;
- Two beginner farm opportunities for short-term leases only on 7 acres in Dennis Township, consisting of Lots 14.01 and 14.03 in Block 14; and,
- A 2.8-acre beginning farmer opportunity on Lot 2 on Block 546 in Upper Township.

For more information, visit <http://www.njlandlink.org/>.

Rutgers University provides comprehensive support for New Jersey's agricultural community, and Cape May County is no exception. The Rutgers Cooperative Extension (RCE) of Cape May

County offers a plethora of services to homeowners and commercial growers alike, with the goal of economic and environmental sustainability. Support services offered by RCE of Cape May County include:

- Farmer Vehicle Plate Certificate Application Form
- Farm visits by ag staff upon request; to help diagnosis crop issues
- Farming Certificates
- In-house soil testing for pH & salt. \$5 fee
- Pesticide Manuals available for purchase at our office or can be ordered online.
- Rutgers Soil Test kits available in the office for \$20
- Soil testing through the RU Soil Testing Laboratory
- Plant diagnostic service for disease, mold, fungi, insects, weeds and plants
- Commercial agriculture information bulletin board
- Various educational sessions and workshops

There are two additional forms of support that Cape May County farmers rely on, despite their location outside of the County. The Vineland Cooperative Produce Auction Association was founded on April 23, 1931 and is the largest produce auction on the east coast. The auction serves as an assembly and distribution point for local produce and serves local producers' needs. The market also provides a network of broker, buyer and wholesale activities to numerous domestic and international markets. The Landisville Cooperative Association in neighboring Atlantic County is the oldest operating agricultural cooperative in the state of New Jersey. Co-op facilities are located adjacent to US Route 40 midway between Atlantic City and the Delaware Memorial Bridge. The recent improvement to its facilities and production equipment has transformed this direct marketing operation into a major player in the sale and distribution of fresh produce in the region.

Marketing / Public Relations Support

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

Visit South Jersey is a resource South Jersey communities can utilize in efforts to enhance agricultural industry retention, expansion, and recruitment efforts. The website features an expansive directory of wineries, trails, dining, nightlife, hotels and other attractions within the region. For more information, see www.visitsouthjersey.com.

The Rutgers University Agricultural Experiment Station (NJAES) offers a training program for agritourism development. The program assists farmers in establishing agritourism operations as a component to their existing farms. The program provides a number of fact sheets for farmers to utilize in the development of their business strategies. For more information, visit <https://agritourism.rutgers.edu/training/factsheets.html>.

The Jersey Fresh program promoted by the State of New Jersey has increased retail opportunities for vegetable and field crop growers across the state, which has proven beneficial in the long term on account of the tendency of wholesale prices to fluctuate more frequently than retail prices. Visit www.findjerseyfresh.com for more information.

Visit NJ Farms is an initiative sponsored by Rutgers University, New Jersey Farmers' Direct Marketing Association, Inc. and the New Jersey Farm Bureau. The website features a robust directory of farm markets, nurseries/greenhouses, pick and cut Christmas tree farms, pick-your-own farms, vineyards/wineries, and other farm activities throughout the entire state. The directory identifies one (1) farm operation within Cape May County as of November 2021: the Sunset Flower Farm on 550 Hands Mill Road in Belleplain. See www.visitnjfarms.com for more information.

The Jersey Fresh Program has increased retail opportunities for vegetable and field crop growers across the state, which has proven beneficial in the long-term on account of the tendency of wholesale prices to fluctuate more frequently than retail prices. As of September 2021, the Jersey Fresh website does not currently identify any farms in Cape May County as actively participating in the Jersey Fresh Program; however, Matthew's Seafood Market has been identified as a purveyor of Jersey Fresh products. Visit www.jerseyfresh.com for more information.

As mentioned earlier in this Plan, Cape May County's "Bounty of the County" page helps to highlight the many community farmers markets within the County. The page lists regular weekly farmers markets in the following towns:

- Upper Township (Seaville) on Fridays
- Ocean City on Wednesdays
- Sea Isle City on Tuesdays
- Woodbine on Saturdays
- Stone Harbor on Sundays
- Wildwood on Saturdays
- Lower Township on Fridays
- West Cape May on Tuesdays

The County also currently maintains a full list of nearly 30 active farmers markets/farm stands under their 'Resource Directory' tab.

Community Supported Agriculture (CSA) and Cooperatives

As mentioned earlier, there are currently no existing CSA programs within or in close proximity to Cape May County identified on the Jersey Fresh website; however, the following farms advertise CSA programs:

- Peddler Farms in Woodbine
- Thimblefull Farm in Cape May Court House
- Stone Circle Farm in Middle Township

Agricultural Education and Market Research Coordination

Cape May County works with the South Jersey Transportation Planning Organization (SJTPO) to enhance the connectivity of existing trails as a means to facilitate agritourism. The County would benefit immensely from the implementation of SJTPO's South Jersey Trails Design Guide. For more information, see <https://www.sjtpo.org/southjerseytrails/>.

Atlantic Cape County Community College (ACCC) is one of the many stakeholders in the development of the County's agricultural economy. The community college has a campus in Cape May Court House and offers certificate and professional programs in agriculture-related disciplines such as biology and environmental science.

Cape Tech, the County's Technical School, has a three-year program in agriscience and horticulture. The Agricultural Education Program is offered for grades 10, 11 and 12 and prepares students for successful careers and a lifetime of informed choices in the global agriculture, food and natural resources systems. Students also receive membership to the Future Farmers of America (FFA). The Cape May Tech FFA Chapter is a nationally recognized 3-star Chapter, the highest rating possible, and its members are equally recognized on the local, state and national levels for their success and commitment to agricultural education.

Business Stakeholders

The USDA Farm Service Agency aims to stabilize farm income, help farmers conserve land and water resources, provide credit to new or disadvantaged farmers, and help farm operations recover from the effects of disaster. The Agency serves as an information clearinghouse for NJ farmers to stay up to date on current events and patterns that impact their businesses, and offers farm loans. Cape May County is served by the Cumberland County Farm Service Agency (1318 S Main Rd Building 5A, Vineland) and the New Jersey State Farm Service Agency (300 Clocktower Drive, Suite 202, Hamilton Square). For more information, visit: <https://www.fsa.usda.gov/state-offices/New-Jersey/index>.

Among the County's major employers are the Morey organization, the Woodbine Developmental Center, the U.S. Coast Guard, and Cape Regional Medical Center. Other employers include ACME markets, Wawa, Shoprite and Super Fresh.

Input Suppliers and Services

As discussed in Section I, the County is in need of greater variety in agricultural-related support services. Expanding and attracting new businesses to the County will help to lessen farmers' dependence on mail order supplies. Brick and mortar stores can also serve as ratables for municipalities. A full list of local and regional service providers is available in the Appendix.

Product Distributors and Processors

The County is largely forced to rely on product distributors and processors in neighboring counties. It would be a great benefit to the County to prioritize the recruitment of companies to open such facilities within the County.

Anticipated Agricultural Trends

Cape May County is facing a number of trends and patterns that directly or indirectly impact the agriculture industry. The phasing of state minimum wage increases over the next several years and tightening of restrictions at the federal level will likely impact the ability of Cape May County farmers to sell their products. Farmers across the state are encouraged to evolve and develop new policies in order to remain competitive in national and international agricultural markets. Attracting new suppliers and agriculture-related services to the County will help farmers to decrease their input costs while enhancing the quality of their products.

Newly emerging boutique crops, such as herbs, greens, squash, peppers, eggplant, onion and garlic are becoming more popular as farmers look to diversify, rotate soil uses and increase profit margins. Further, farmers may want to consider growing high value specialty crops for nearby markets to enhance the County's economic base. Farm-to-table restaurants are growing in popularity and serve as a unique opportunity for farmers to gain recognition.

Impacts of COVID-19 on Agriculture Industry

The COVID-19 pandemic has had several implications for the County's agricultural industry and economic viability. Many farm markets throughout the state closed in 2020 as a result of the increased expenses required in order to accommodate changing trends. Compounded by the diminishing federal budget for the agricultural industry, it is a possibility that a number of small farmers markets may remain closed indefinitely.

Additional challenges local farmers face includes market customers staying safe when shopping and needing to transition to electronic payment systems in order to reduce contact with cash. Farmers also have difficulty finding labor hands to assist with the daily farming activities. As a result of COVID-19 protocols, equipment suppliers and service providers are not as readily accessible as they once were.

However, several pick-your-own establishments, as well as other agritourism establishments that offered outdoors activities were successful during the covid-19 pandemic.

The New Jersey Farm Service Agency administered the Pandemic Response and Safety (PRS) Grant Program, which provided grant funding to food processors, distributors, farmers markets, and producers. This program was authorized and funded under section 751 of the Consolidated Appropriations Act of 2021 (Pub. L. No. 116—260), and funding could also be used to protect their workers against COVID-19.

Moving forward post-COVID, the County will need to find new ways to help farmers adapt to changing circumstances in order to remain competitive. With support from County, farmers can take a cooperative approach to modernizing certain aspects of their businesses, such as expanding online sales, taking credit card and electronic payment methods, and establishing appointment-based or communal pickup and distribution models. The very nature of agritourism as being an outdoor activity with the ability to practice social distancing and other protocols means that the industry will likely continue to benefit the County's booming tourism industry which currently leads the state and has experienced an exceptional recovery from the effects of the COVID-19 pandemic.

Market Location

In addition to New Jersey markets, Cape May County has the geographic advantage of access to markets in Pennsylvania and New York. In particular, affluent consumers in the Philadelphia and New York City metropolitan areas, and wealthy New Jersey municipalities, are increasingly interested in agritourism trends such as wineries, distilleries, breweries and farm-to-table concept restaurants. Cape May County farmers have the unique opportunity to participate in these emerging niche markets and access a savvy, health-conscious, wealthy consumer base that spreads far beyond the County.

Product Demand

Over the last 30 years, the success of Cape May County agriculture has largely depended on the sale of crops and nursery products, such as soybeans, corn for grain/seed or silage/greenchop, vegetables for sale, and forage land such as alfalfa and hay. As discussed earlier, roughly 90 percent of Cape May County's agricultural sales were those of crops and nursery products (\$8.7 million), and 10 percent of the County's sales were those of livestock and poultry sales (\$1 million). Cape May County farmers will benefit from focusing their efforts on the production of high-demand nursery products that are easily marketed to the public and have a high rate of return per acre.

Agricultural Support Needs

Funding to preserve farmland is the primary resource needed to help make positive changes for agriculture in Cape May County. Without a strong agricultural land base, the viability of farming in the long-term is questionable. As more land continues to be lost to development, time is running out for preservation. Other valuable resources for Cape May County farmers include a more robust selection of support services, adequate farm labor sources, updated equipment, and the ability to get parts and expertise to repair the machinery, water for irrigation, elected officials to support necessary farm legislation, expertise to assist new farmers, and the possibility for farmers to receive a reduction in the cost for electricity used for farming and fuel for growing and transporting produce.

Facilities and Infrastructure

Through partnerships with restaurants and casinos, Cape May County farmers can increase exposure to consumers and highlight the use of fresh, locally-grown products. By selling their products in close proximity to their operations, farmers can reduce the costs of transporting these goods and reduce their overhead, while the consumer is assured that the product is fresh and has been exposed to minimal processing and handling. A great deal of agricultural products from Cape May County farms wind up being sold through direct marketing in one of the many on-farm markets or community farmers markets throughout the County.

Flexible Land Use Regulations

Cape May CADB continues to make itself available to municipalities in terms of resources and guidance for best management practices. Cape May County municipalities have a wealth of tools at their disposal to help protect the viability of their agricultural products, such as Right to Farm ordinances, accommodations for agricultural vehicle movement, and provisions for agriculture in municipal master plans and zoning ordinances.

In addition to the policies mentioned earlier, Cape May County municipalities with agricultural operations would benefit from facilitating renewable energy development on local preserved and unreserved farms.

Agriculture Representation in Economic Development Organizations

The two (2) main economic development entities in Cape May County who help to put Cape May County farms on the map are the County Tourism Department and the Chamber of Commerce. Both of these groups work independently as well as collaboratively to attract, retain and expand Cape May County agricultural operations.

Agricultural Support Implementation

Support for the implementation and monitoring of farmland preservation, one of the chief ways to protect and ensure the continued presence of agriculture in the County, comes from the County's open space trust fund. The mechanism is in place for increasing the trust fund if the County Commissioners see the need.

As farmers continue to look for ways to reinvent themselves and their products, and to explore new markets and new methods for promoting their businesses, it is important that the County develop new ways to help farmers increase profitability and find solutions to emerging challenges. These may include workshops, newsletters and other opportunities for farmers to continue to educate themselves about:

- Better ways to manage their farm as a business;
- Emerging trends in agriculture;
- Ways to diversify, add value and maximize profitability;

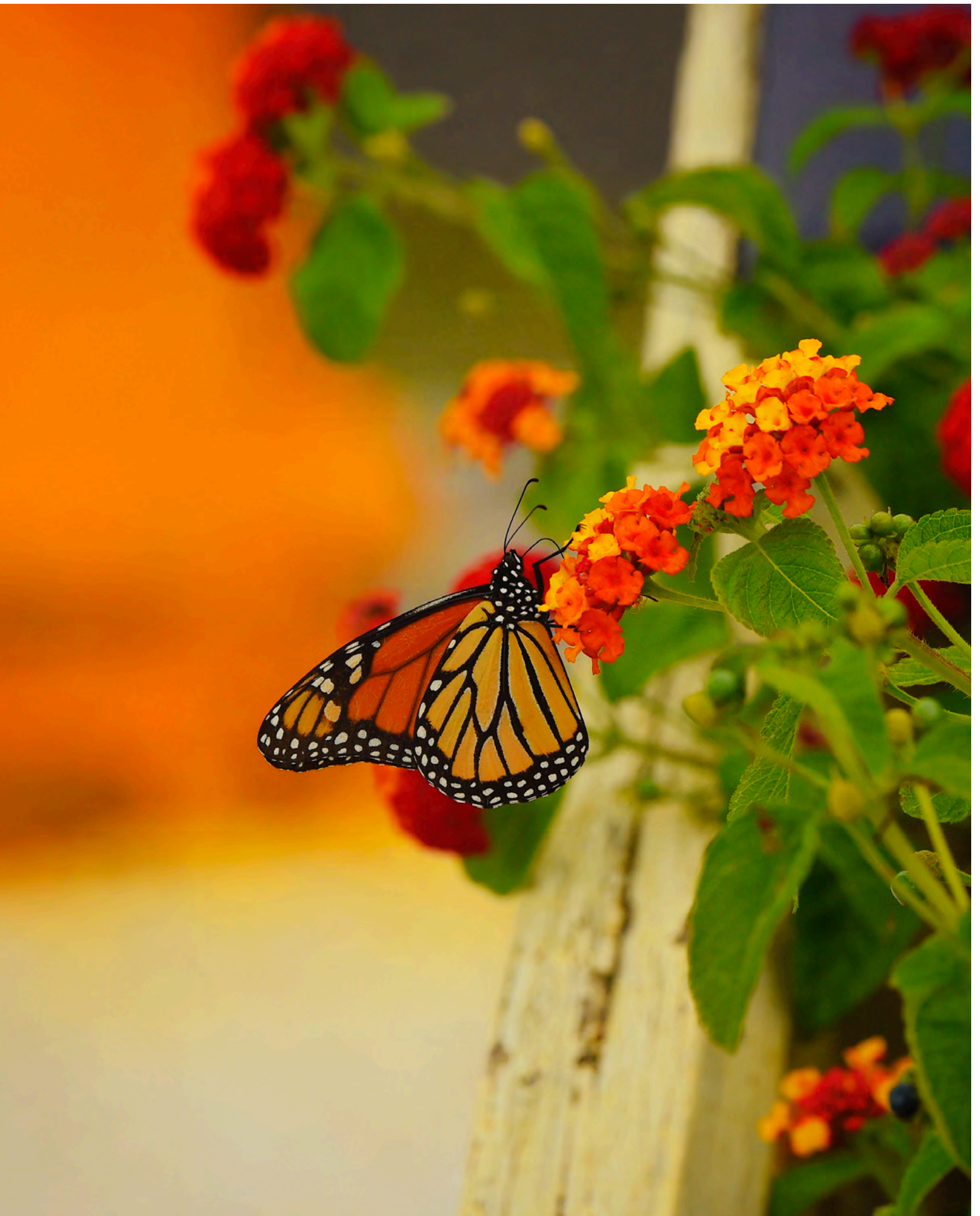
- Technical advice and assistance with choosing and marketing their products;
- Advances in technology that may help them farm more efficiently and productively;
- Grants to assist in facility and technology upgrades;
- Agritourism opportunities with nexus to their production; and
- More resilient breeds of crops to keep up with changing environmental conditions.

As the produce sector continues to grow in Cape May County, and with the increased interest by consumers in organic produce and animal products, Cape May County farmers may be encouraged to expand or diversify into this sector. As a result, the County may look to:

- Improve marketing of organic and natural produce;
- Explore various additional markets, including local restaurants and grocery markets and cooperative farm stands at municipal and county events;
- Explore the feasibility of establishing licensed food preparation facilities and meat processors in the County to facilitate growth of value-added products in this sector;
- Promote agritourism for organic and natural farm stands;
- Capitalize on growing trends in organic products as noted by Rutgers University Agricultural Experimental Station;
- Educate growers about organic and natural regulatory and certification requirements and about the availability of federal funds to help offset certification costs; and,
- Explore ways to support organic food growing and processing, such as assisting growers, with the help of the NJDA and the Rutgers Extension, to identify products that can benefit as organic (high value/high demand products).

The County should encourage farmers to advertise their farms, products, and events on the Jersey Fresh website, Bounty of the County, and incorporate interested farms on the County's Agricultural Story Map. In addition, County staff can provide annual outreach to farmers listed on the Targeted Farm Inventory as a way to develop a relationship and potentially an avenue to preserve additional farmland.





Chapter 7:
**NATURAL RESOURCES
CONSERVATION**

Natural Resource Protection

Natural Resource Conservation Service

The USDA Natural Resources Conservation Service (NRCS) is an important partner in support of natural resource conservation for the agricultural community. The NRCS assists landowners and managers with conserving soil, water, and other natural resources. The agency has a field office at 6260 Old Harding Highway in Mays Landing and offers technical and financial assistance as well as oversees conservation programs, such as the Environmental Quality Incentive Program (EQIP) Conservation Stewardship Program (CSP), and Agriculture Management Assistance (AMA).

Conservation plans are a written record of management suggestions and conservation practices to be used on a farm and are intended to help protect soil fertility and productivity, improve water quality, and attract desirable wildlife. These plans are required within one year of the date of the deed of easement for those who wish to sell a development easement via the Farmland Preservation Program or apply for natural resource conservation program grants such as EQIP, CSP or AMA. The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including riparian buffers and wildlife habitat. Administration of these grant programs includes field visits to prepare the Conservation Plans, preparation of grant program contracts, assistance with installation of contract conservation practices, and inspection of farms to verify that the contract conservation practices are implemented and maintained.

Soil Conservation District

An additional partner in the conservation of resources is the New Jersey Department of Agriculture, Division of Agricultural and Natural Resources. Among its responsibilities, the Division implements the natural resource conservation programs administered by the State Soil Conservation Committee (SSCC). These programs provide engineering services and regulatory guidance to soil conservation districts, homeowners, engineers and planners regarding virtually all development activities, with the goal of reducing the danger from stormwater runoff, retarding non-point source pollution from sediment, and conserving and protecting the land, water and other natural resources of the State. Cape May County is served by the Cape Atlantic Soil Conservation District. The Soil District Office mailing address and website is:

6260 Old Harding Hwy # 2
Mays Landing, NJ 08330
<https://www.capeatlantic.org/>

The Cape Atlantic Soil Conservation District oversees a range of soil conservation and water quality programs. The office provides assistance with agricultural conservation planning, including the development of conservation management plans using best management

practices (BMPs) for soil erosion and sediment control, water quality improvement, and nonpoint source pollution control. The Conservation District helps farmers secure water use allocations and better manage irrigation water and stormwater, as well as it provides guidance concerning the application of organic materials (animal waste, leaves, grass clippings, food processing waste, and sludge) on agricultural lands.

The Cape Atlantic Soil Conservation District office is charged with reviewing and approving natural resource conservation assistance and agricultural conservation cost-sharing program grants, implementing agricultural conservation planning assistance programs, as well as overseeing the application of organic materials on agricultural land, agricultural water supply management, soil erosion and sediment control management, storm water discharge authorization, and soil surveys.

In accordance with soil standards, construction, grading and demolition projects that disturb more than 5,000 square feet of the surface area of the land require soil erosion and sediment control plans. Commercial farms may be required to prepare such plans for parking lot installation, soil grading and the erection of agricultural structures. Cultivation of farmland for food, fiber or animals is typically exempt.

SADC Stewardship Grants

The SADC provides cost-sharing grants to landowners in the permanent or term preservation programs to fund approved soil and water conservation projects. These projects protect soil and water resources as well as increase productivity and profitability for the farmer. Projects include terrace systems, diversions, water impoundment reservoirs, irrigation systems, sediment retention, erosion or water control systems, drainage systems and animal waste control facilities as well as land shaping and grading.

Soil and Water Conservation Grant Program – The SADC Soil and Water Conservation Grant Program awards grants of up to 50 percent of the project cost to owners of permanently preserved farms and term preservation program participants. 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 or a total of \$20,000 to eligible farmers. Applications are accepted on a rolling basis, with no deadlines.

Federal Conservation Programs

The NRCS, under the USDA administers several Federal Farm Bill programs. As a means to boost conservation efforts, the NRCS offers financial assistance in the form of the Environmental Quality Incentives Program (EQIP), the Conservation Reserve Enhancement Program (CREP),

the Conservation Stewardship Program (CSP), and Agriculture Management Assistance (AMA) and under the US Forest Service, the Forest Stewardship Program. These programs are examples of multilateral partnerships which aim to financially incentivize voluntary conservation practices among local farmers.

EQUIP is open to eligible agricultural producers including livestock, forestry and organic production that offers financial and technical assistance to implement conservation practices on eligible land. Opportunities within EQIP include assistance with aquaculture, beginning farmers, conservation activity plans, high tunnels, on-farm energy, organic production, socially disadvantaged producers, soil health, and working lands for wildlife.

The primary objectives of CREP are to maintain and improve water quality by reducing agricultural pollutants into streams, to enhance farm viability, and to contribute to the State's open space goals. The program implements either a 10- to 15-year rental contract or a permanent easement in combination with a 10- to 15-year contract agreement to reduce nonpoint source pollutants by preserving stream buffers and implement conservation practices. The program pays 100 percent of the cost to establish these mechanisms on eligible farms and it serves as a way to recognize farmers for their environmental stewardship.

CSP is a voluntary conservation program that encourages producers to address resource concerns in a comprehensive manner by undertaking additional conservation activities and improving, maintaining and managing existing conservation activities. CSP participants will 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. For example, if a farmer has been practicing prescribed grazing, CSP would give options to enhance that practice with activities such as grazing management to improve plants for wildlife, to reduce soil compaction, or to improve riparian function.

AMA 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 provides assistance to address issues such as water management, water quality, and erosion control by incorporating conservation into their farming operations. The program has five priority areas:

1. Reduction in non-point source pollutants
2. Irrigation water use efficiency
3. Reduction in particulate or ozone precursor emissions
4. Reduction in soil erosion and sedimentation
5. Promotion of at-risk species habitat conservation

Projects eligible for assistance utilizing the AMA program include constructing efficient irrigation systems and implementing irrigation water management practices, reducing

nonpoint source pollutants via filter strips and nutrient management, and projects to improve habitat conservation through conservation cover and windbreaks.

The US Forest Stewardship Program is an additional source of preservation for forested lands on active farm properties that may not qualify under other programs. The US Forest Service sponsors the Forest Stewardship Program, which supports landowners whose property has a woodland management plan that recognizes and manages the wetlands, wildlife, aesthetics, soil and water in addition to the woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their woodland management plan. In New Jersey, the state farmland assessment tax program and the US Forest Service program have merged to allow one planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period; the minimum is a 10-year management plan. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time.

Farms applying to the stewardship program have been consistently smaller and more fragmented than previous years. The rise in the number of farms and the small drop in acreage may be attributed to the development pressures facing the entire region. At this time, there is no county-level woodland preservation program to complement existing farmland preservation; however, should a program be developed at the county or state level, the County should consider seeking grant funds to preserve wooded areas that are compatible with farmland preservation activities.

The NRCS previously offered a voluntary program that was designed for non-federal landowners who wish to improve or develop fish and wildlife habitats. The program known as Wildlife Habitat Incentives Program (WHIP), was not reauthorized as part of the Federal Agricultural Act in 2014. Similarly, the NJDEP Division of Fish & Wildlife formerly administered a program known as the Landowner Program (LIP), which offered technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. The LIP was an annually appropriated program originally created by Congress in 2002; however, appropriations ceased in the fiscal year 2007 and the program was discontinued.

Water Resources

The supply of groundwater and surface water in a given area is increasingly critical to sustained human activity. The maximum rate that water is potentially available for human use and management is often considered the best measure of the total water resources of a given region. The protection of water resources is a vital tool in land management techniques that seek to sustain agriculture in the long-term, as farms are dependent upon an abundant, uncontaminated and sustainable water source.

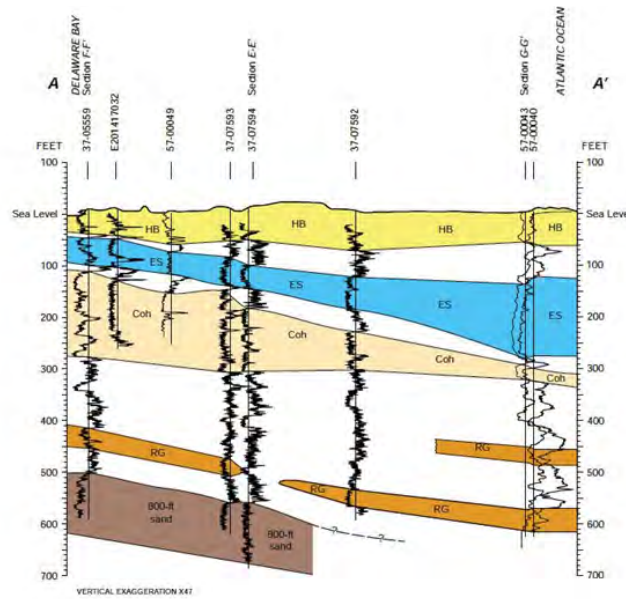
According to the New Jersey Water Supply Plan 2017-2022 prepared by the NJDEP, a Critical Water Supply Area is defined as water supply area of concern in which it is officially designated by the Commissioner of the NJDEP, after public notice and a public meeting, that adverse conditions exist relating to the ground or surface water, which require special measures to achieve the objectives of the Water Supply Management Act. Although Cape May County is not located within a Critical Water Supply Area as delineated by the NJDEP, the County is regarded as high-priority in terms of water conservation and the prevention of saltwater intrusion.

Supply Characteristics

Depending on the location of a farming operation, there are several groundwater sources available. As discussed earlier, the County relies on the Kirkwood Cohansey aquifer system, which consists of the Holly Beach water-bearing zone, Estuarine sand aquifer, Cohansey aquifer, as well as the Rio Grande water-bearing zone, Atlantic City 800-foot sand, and the Piney Point aquifer.

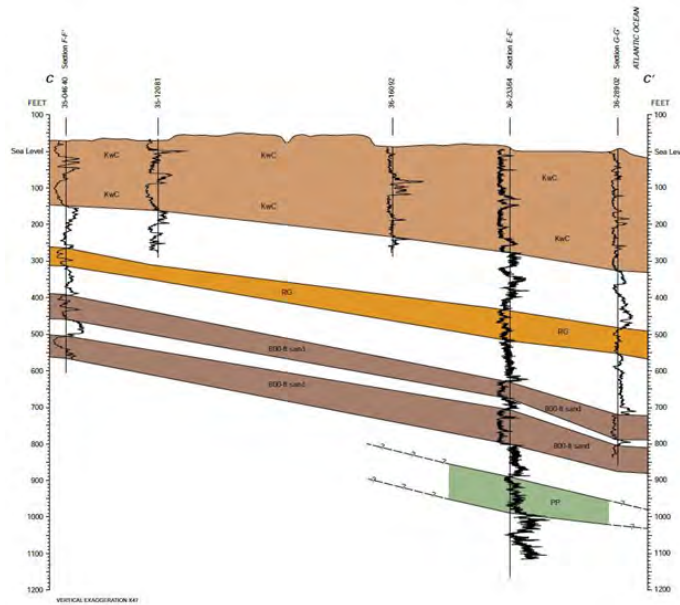
Depending on the depth of the agricultural well, one of these aquifers would supply farmers with groundwater for irrigation purposes. The following images are taken from the Geologic and Aquifer Map of Cape May County, New Jersey prepared by the New Jersey Department of Environmental Protection Division of Land Use Management¹.

¹<https://www.state.nj.us/dep/njgs/pricelst/gmseries/gms16-1.pdf>



Transect AA of aquifers in Cape May County

The above transect runs in an east-west direction across the County, starting within the Villas of Lower Township, extending east into Wildwood City. Within this area, the Holly Beach water-bearing zone (HB), Estuarine sand aquifer (ES), Cohansey Aquifer (Coh), Rio Grande water-bearing zone (RGH) and Atlantic City 800-foot Sands (800-ft sand) aquifers are located beneath the surface.



Transect CC of Aquifers in Cape May County

The CC Transect begins just outside of the County's border in Cumberland County in Maurice River Township, and extends through Dennis Township ending in Sea Isle City. Within this area, the Kirkwood Cohansey (KwC), Rio Grande Bearing Zone (RG), Atlantic City 800-foot Sands (800-ft sand) and, in some locations closer to the coast, the Piney Point Aquifer (PP) are available groundwater sources.

Agricultural Demand & Supply Limitations

As mentioned in Chapter VI, Cape May County is home to the only desalination plant in the northeastern United States.

In 2009, the USGS released a Scientific Investigations Report which focused on Future Water-Supply Scenarios for Cape May County². The report documents past and projected potable, non-potable, and ecological water-supply demands. The report establishes three baseline and six future scenarios to predict the effects of future actions on the County's water supplies. As concluded in the report, the major potable water-supply program over the past century has been saltwater intrusion, and its effect on public drinking water systems. The report concludes that stewardship of potable, non-potable, and ecological water supplies will likely need to be modified and incorporate alternative concepts developed and simulated in the future scenarios. These scenarios include using multiple aquifers to lessen the impact of saltwater intrusion and dispersing the stresses of groundwater withdrawal, using legislation to increase water conservation, closely monitoring irrigation at farms, and using native vegetation for landscaping and habitats.

The USDA Northeast Climate Hub recommends strategies that can improve soil health and lessen the effects of saltwater intrusion in the short term:

- Natural rainfall events can help remove excess salt from the soil through irrigation
- Adding gypsum to decrease excess salt in the soil
- Using compost and manure products with low salt levels
- Cover crops, which help salt to leach down through the soil by increasing the flow of water, can be grown on affected fields for one season.
- Planting saltwater-tolerant crops, which are currently be researched.
- Incorporating conservation practices on or next to impacted fields, such as creating wildlife habitat.

Conservation & Allocation Strategies

The protection of water resources as it relates to agriculture and farmland preservation in the County cannot be overstated. Without a consistent, plentiful, adequate and clean water source, agriculture cannot exist. Farms also serve a valuable function in providing critical open space areas for aquifer recharge. Careful consideration should be given to the existing water supply and future water demand, with the understanding that water supply management is critical, and requires a proactive approach. To ensure a healthy water supply into the future, sound farmland management measures are essential:

- Advocate for the responsible use of synthetic chemicals, such as fertilizers, herbicides, pesticides, and fungicides, as to lessen their impact to the ground water. While the application and use of these products increases yield and can enhance the quality of agricultural output, they can have significant negative effects on water resources.

Proper timing as well as application rates must be considered as to minimize any harmful effects to water sources.

- Creating riparian buffers by planting rows of trees and shrubs, including strips of native grasses, along regions of surface water bodies, so as to ensure adequate protection from synthetic chemicals, organic byproducts, and soil erosion.
- Emphasizing the importance of water conservation techniques such as drip irrigation and water recycling. Excess irrigation and water use can increase runoff as well as reduce efficiency.
- Minimizing the use of chemical application.
- Implementing water conservation techniques such as drip irrigation and water re-use in smaller-scale vegetable and fruit operations.
- Practicing organic farming methods when possible.

The United States Department of Agriculture, National Resource Conservation Service (USDA-NRCS), assists farmers in irrigation and water quality enhancement projects. As previously mentioned, NRCS assists in the development of conservation plans for both preserved and non-preserved farm owners. These plans take into consideration water sources, use and delivery methods. The NJDEP Division of Water Supply also allocates water permits to farmers who extract more than 100,000 gallons per day, above 30 days in a year.

Waste Management Planning

Agriculture inherently produces an abundance of waste in such forms as animal waste, plastic mulch, tires, or greenhouse wrapping, it is an important consideration for agricultural operations. Left uncontrolled, animal waste can spread harmful microorganisms into the soil, as well as ground- and surface-water sources. In an unmanaged environment, farm animals can be exposed to diverse disease outbreaks. The state's agricultural community bears a responsibility to help protect and restore the natural resources for which they are the stewards.

Animal Waste

Animal Feeding Operations (AFOs) have the potential to cause water pollution through the collection of large amounts of animal waste in relatively small areas. Mismanagement of the animal waste can cause large amounts of soil and groundwater contamination via introduction of the bacteria, fecal coliform, a known contaminant from animal farming operations. Concentrated Animal Feeding Operations (CAFOs) are defined by the USDA as operations with 1,000 animal units confined on site for more than 45 days during the year. An animal unit is defined as an animal equivalent of 1000 pounds live weight and equates to 1,000 head of beef cattle, 700 dairy cows, 2,500 swine weighing more than 55 pounds, 125 thousand broiler chickens, or 82 thousand laying hens or pullets. Oftentimes, manure and wastewater from these operations are discharged into natural or man-made ditches, streams, or other waterways, regardless of the size.

²Future Water-Supply Scenarios, Cape May County, New Jersey, 2003-2005, Scientific Investigations Report 2009-5187 <https://pubs.er.usgs.gov/publication/sir20095187>

The NJDEP has outlined a statewide strategy to manage and regulate these operations. The strategy is closely coordinated between the NJDEP and the New Jersey Department of Agriculture (NJDA). Within NJDEP, the Division of Water Quality, Water Compliance and Enforcement Program, the Division of Watershed Management and the Bureau of Nonpoint Pollution are involved in the management and regulation of AFO/CAFO operations. NJDEP administers CAFO permits and NJDA administers the appropriate measures for AFOs. The permits and measures require development and implementation of comprehensive waste management plans, utilizing “animal waste standards”. The NJDA has implemented the following five general animal waste management requirements for all livestock farms:

1. Animals in confinement areas shall only have controlled access to waters of the State
2. Manure storage areas must be 100 feet from waters of the State, and on slopes less than 5 percent
3. Land application of manure must follow Best Management Practices
4. Livestock contagious disease must be reported to the State Vet; and,
5. State Officials must follow biosecurity protocols.

Recycling Programs

Through the years, the practice of reuse has expanded to include both man-made and natural resources. Recycling efforts not only help to conserve natural resources but can also provide cost-saving benefits to farmers that creatively reuse the waste generated on their farms. This performs a necessary function on the farm, while saving on solid waste disposal costs. One example of this opportunity is the utilization of leaves and grass clippings to mulch their fields. In general, recycling saves natural resources and precious space in landfills. Various recycling programs are available to area farmers, such as the following:

Nursery and Greenhouse Film Collection

The nursery and greenhouse film recycling program is administered by the NJDA. Cumberland County Improvement Authority offers a number of opportunities to farmers in the region for recycling standard farm waste. The Authority runs a nursery and greenhouse film collection site where shrink wrap for shipping and plastic film coverings from greenhouses, which have to be replaced often, are collected for proper recycling. Since this program was so successful (any farm in New Jersey can use this facility) the Authority has expanded to offer the free recycling of pesticide containers. These programs help the agriculture community become better stewards of the environment.

For further information: <https://www.nj.gov/agriculture/divisions/anr/nrc/filmsites.html>.

Agricultural Plastics – Drip Irrigation Tape

In 2005, the NJDA initiated a pilot program to collect and recycle other agricultural plastics generated by New Jersey farmers with the help of a grant from the New Jersey Department of Environmental Protection. Raff Recycling Corporation in Cape May Court House and

Agricultural Recycling Services in neighboring Atlantic County both recycle agricultural plastics for farms throughout the state. Cumberland County Improvement Authority (CCIA) also accepts the Drip Tape Film, subject to various conditions and guidelines. Farmers utilizing this service can realize savings of almost 50 percent over landfill tipping fees.

For more information about this service, visit: <https://www.nj.gov/agriculture/divisions/anr/nrc/dirtyplastics.html>.

Nursery Pot/Plug Trays/Flat Recycling

Farmers can also recycle nursery pots, plastic flats, trays, and cell packs. The NJDA maintains a list of recycling vendors through its website: <https://www.nj.gov/agriculture/divisions/anr/nrc/plasticpotvendors.html>.

However, it may be most economically feasible if farmers, who sell their products directly to consumers, inform customers whether nursery pots, plastic flats, trays, etc. can be returned to the farm for the farmer to reuse. Oftentimes, the consumer throws away the packaging after a single use, which contributes not just to plastic pollution as the end user has no use for the plastic, but often requires the farmer to purchase “new” single-use plastic for the next cycle.

Pesticide Containers

The New Jersey Department of Agriculture has partnered with Helena Chemical for free recycling of empty plastic pesticide containers. As with other recycling programs, only certain products are accepted, and participants must follow strict guidelines. The program is open to agricultural, professional and commercial pesticide applicators, along with Helena Chemical customers who hold NJDEP pesticide licenses, as well as State, County and Municipal government agencies. Cape May County farmers are encouraged to utilize the sites in neighboring Atlantic and Cumberland counties, located at 66 Route 206 in Hammonton and 440 North Main Street in Woodstown, respectively.

For further information, visit: <https://www.nj.gov/agriculture/divisions/anr/nrc/pesticidecontsched.html#4>.

Energy Conservation Planning

Energy conservation has become an important objective for the agriculture industry on account of its positive effects on the sustainability and growth of agricultural operations. With ever-changing technological advancements comes a corresponding increase in energy costs, which can negatively affect a farm business’s bottom line. Additionally, energy conservation measures and alternative energy sources can facilitate responsible environmental stewardship as well as present new business opportunities for farmers.

The New Jersey Department of Agriculture highlighted the significance of energy conservation and alternative energy use in its 2006 Agricultural Smart Growth Plan. The Plan states that it

is important to “...promote the use of innovative technologies, recycling, energy conservation and renewable energy systems on New Jersey’s farms” and to “...promote, provide technical assistance for and inform the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs.” With energy prices continuing to rise and traditional energy sources becoming scarce, people in all sectors are looking to energy conservation techniques and alternative sources of energy to move to.

Solar power is one technology that has proven to be a viable option for local farmers. Solar panels installed on farm buildings and on areas that are not in active agricultural production can provide power and heat to operate the farm. Programs are available to farmers to assist in the costs to implement solar opportunities. The Environmental Quality Incentives Program (EQIP) includes cost sharing for conservation practices in addition to solar energy. The U.S. Department of Energy’s Solar Energy Technology Program and the New Jersey Board of Utilities’ Solar Energy for New Jersey Agriculture program provide grants and technical assistance. Farmers interested in using alternative energy sources can contact their local NRCS office for more information.

The SADC adopted an Agricultural Management Practice (AMP) for the construction, installation, operation or maintenance of solar energy generation facilities, structures and equipment on commercial farms. The AMP sets limitations and restrictions to the scope of the solar project allowable on a commercial farm, as well as the amount of energy that is generated, to ensure that the primary use of the land continues to be agricultural production. Commercial farms must be in compliance to retain Right to Farm protections for these activities. While the amount of energy generated is limited by the AMP, farmers can take advantage of the savings realized by generating energy on-site to support their agricultural operations.

An inherently beneficial use is defined at Section 40:55D-4 of the Municipal Land Use Law (MLUL) as “a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such uses include, but are not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.” South Jersey has seen a growing interest in larger solar farm systems, which continues to threaten the viability of the farming industry. The practice of dedicating large swaths of land to ground-mounted solar arrays can result in a loss of farmland which the County’s should avoid in the interest of stability in the agricultural market.

Outreach & Incentives

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

Through a partnership with the local Rutgers Agricultural Extension Service, the USDA and other farm community organizations, Cape May County has the opportunity to encourage farmers to embrace energy conservation and alternative energy measures through new and emerging technologies. It is important for Cape May County farmers to gain an understanding of the benefits possible through the use of these programs.

Efforts to support and promote Cape May County's agriculture industry are needed for continued growth and success into the future. The acquisition of farmland preservation easements results in a variety of opportunities not only for the current landowner, but also for future prospective farmers. However, the availability of land is only one consideration. Many factors influence the degree of success in any agricultural operation. Continued long-term viability of the local industry is dependent upon further exploration and implementation of the various initiatives discussed within this Plan and is largely dependent upon education as well as public policies, laws and programs that support agriculture. Therefore, agriculture should be a priority in present and future decisions regarding taxation, regulations, financial incentives and educational opportunities.

The retention of farmland helps to improve aquifer recharge, provides wildlife habitat and provides scenic open space vistas. A Farmland Preservation Program at the county level helps to protect farmland from being developed with more intense land uses, reduce the rate of stormwater runoff and potential traffic generation, and eliminate the costs of services that are associated with other types of development.

Sustainability

New Jersey's Global Warming Response Act 80x50 Report - Evaluating Our Progress and Identifying Pathways to Reduce Emissions by 80% by 2050

In 2020, the NJDEP in partnership with numerous agencies including the Board of Public Utilities, Economic Development Authority, Division of Community Affairs, NJ Transit, Department of Labor, Department of Transportation, and the Department of Agriculture, issued New Jersey's Global Warming Response Act 80x50 Report for Evaluating Our Progress and Identifying Pathways to Reduce Emissions by 80 percent by 2050. As noted in the Report, agricultural activities make up very little of the state's overall greenhouse gas emissions (0.4 MMT CO₂). However, studies have shown that effective agricultural land management practices and enhanced waste management practices can be successful in off-setting emissions, as the land and soil can be used to sequester carbon. The Report outlines the following strategies:

- Adopt regulations to implement requirements of the Food Waste Recycling and Waste-to-Energy Production Act (P.L.2020, c.24)
- Promote the development of food waste processing facilities and the development of markets and best practices for sectors of the economy generating food waste
- Expand education and outreach efforts about climate friendly agricultural practices

For more information regarding the New Jersey's Global Warming Response Act 80x50 Report and the discussion regarding agriculture, visit: <https://www.nj.gov/dep/climatechange/docs/nj-gwra-80x50-report-2020.pdf#page=114>

2020 New Jersey Scientific Report on Climate Change

In addition, in June 2020, NJDEP released the 2020 New Jersey Scientific Report on Climate Change. This report evaluated climate change and its effects, as well as its effects on resources and ecosystems, including the agriculture sector. Key findings of the report include:

- The productivity of crops and livestock are expected to change due to climate-induced changes in temperature and precipitation
- New Jersey may become unsuitable for specialty crops like blueberries and cranberries in the future as higher temperatures reduce necessary winter-chills.

However, the report also notes that these changes may limit the use of water supplies, especially if the growing season is extended as a result of increased/changes in temperatures. A likely scenario also involves wetter conditions early in the season, delayed spring plantings, warmer and drier conditions mid-season, and increased need for irrigation to sustain crops, pastureland and livestock. Crops and livestock may also see a decrease in growth and productivity due to increased dry spells, heat waves, and sustained droughts. It may also be likely that farmers will need to increase the use of pesticides as agricultural pests and weeds move northward, resulting in additional environmental concerns.

While some crops and plant species may benefit from the increase of carbon dioxide (CO₂) in the atmosphere, invasive weed species can also benefit from same, which will lead to an increase in the number of weeds that crops will need to compete against for resources, negatively impacting harvests and profits. This is likely result in an increase in the application of pesticides, increasing costs for the farmer and also contributing to environmental degradation. Increased precipitation is a particular concern for run-off, as the stormwater run-off will mobilize nutrients, leading to an increase in surface water nutrient loading, which can have detrimental effects on local freshwater ecosystems by creating to eutrophic conditions. Surface waters in proximity to agricultural practices are at particular risk for nutrient loading. In addition, pending the severity of a storm, high winds and flooding can also damage crops, structures, and livestock.

For more information regarding the 2020 New Jersey Scientific Report on Climate change, visit: <https://www.nj.gov/dep/climatechange/docs/nj-scientific-report-2020.pdf>

2021 New Jersey Climate Change Resiliency Strategy

The State of New Jersey issued a Climate Change Resiliency Strategy in April of 2021. This Report outlines six (6) priorities including:

- Build Resilient and Healthy Communities
- Strengthen the Resiliency of New Jersey's Ecosystems
- Promote Coordinated Governance
- Invest in Information and Increase Public Understanding
- Promote Climate-Informed Investments and Innovative Financing
- Coastal Resilience Plan

The Report notes that the effects of climate change include rising temperatures, increasing precipitation, sea-level rise, ocean acidification, decreased water quality, extreme weather, drought, and decreased air quality. As it relates to agriculture, the productivity of crops and livestock are expected to change due to climate-induced changes in temperature and precipitation patterns. The Resilience Strategy further includes recommendations that ensure state investments minimize future climate resilience needs by continuing to invest in renewable energy and regenerative agriculture, which includes farming practices that improve the entire ecosystem of the farm such as low- or no-till practices, crop diversity and rotation, and crop cover.

For more information regarding the 2021 climate Change Resiliency Strategy, visit: <https://www.nj.gov/dep/climatechange/docs/nj-climate-resilience-strategy-2021.pdf>





Chapter 8:
**AGRICULTURE INDUSTRY
SUSTAINABILITY, RETENTION
AND PROMOTION**

147

Existing Agricultural Industry Support

The farmland preservation activities of Cape May County are an aggressive and positive effort to maintain a base of suitable land for farming. The designation of the County's Agricultural Development Area points towards the willingness of the County's governing body to look favorably upon maintaining farmland. When viewed in the light of reduced tax revenue from farm assessed land, the willingness of the County to maintain farmland is a strong indicator of support for agriculture. Cape May County communities have added further support by adopting Right to Farm ordinances to protect farmers from nuisance suits that might arise through encroaching development.

Right to Farm / Agricultural Mediation Programs

To ensure farmers' continued ability to operate without nuisance complaints, the Right to Farm Act was enacted by the State Legislature in 1983 and amended in 1998. The Act provides protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while simultaneously acknowledging the need to provide a balance among the varied and conflicting interests of all lawful activities in New Jersey. Another critical piece of legislation to support agriculture is the 1983 Agriculture Retention and Development Act. This Act created the SADC and the 18 CADBs. Both the SADC and CADBs implement the Right to Farm Act on the State and local levels.

The SADC works to maximize protections for commercial farmers under the Right to Farm Act by developing AMPs, tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. The Right to Farm Act provides commercial farmers with protection from restrictive municipal ordinances, as well as public and private nuisance complaints, when the farm is operated in accordance with Agricultural Management Practices (AMPs) adopted by the SADC. The Act gives primary jurisdiction in resolving complaints against agricultural operations to local CADBs (and ultimately to the SADC if the decisions of the county board are appealed), subject to a formal conflict resolution process.

In order to qualify for Right to Farm protection, a farm must meet the definition of a "commercial farm" in the Right to Farm Act; be operated in conformance with federal and state law; comply with the AMPs recommended by the SADC, or site specific AMPs developed by the Cape May CADB at the request of a commercial farmer; must not be a direct threat to public health and safety; and must be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, must have been an operating farm as of December 31, 1997.

All Right-to-Farm complaints or issues that are brought before the Cape May CADB are handled first with fact-finding and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants. When an individual or municipality is "aggrieved" by a

commercial farm operation, the Right-to-Farm Act requires such persons file a complaint with the CADB, prior to filing an action in court. Municipalities seeking to enforce their ordinance are therefore required to file such a complaint rather than issue a summons against the farmer. Once a complaint is filed, a public hearing is held by the CADB to determine whether the farmer is entitled to the protections of the Act. If a finding by the CADB is questioned, it may be appealed to the SADC and, if necessary, to the New Jersey Superior Court, Appellate Division³.

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

Basic Requirements for Right to Farm Eligibility

To qualify for the protections of the Right to Farm Act, a farm must meet the following eligibility criteria:

1. The farm must qualify as a commercial farm. This means an operation larger than five acres must annually engage in agricultural or horticultural production worth at least \$2,500 and be eligible for differential property taxation under Farmland Assessment. For farms smaller than five acres, the annual production requirement is a minimum of \$50,000 and the farm must satisfy eligibility requirements for farmland assessment, other than the farm size requirement;
2. The farm (as of December 31, 1997 or thereafter) must be located in an area in which agriculture is a permitted use under the municipal zoning ordinance and is consistent with the municipal master plan. If the commercial farm was in operation on the effective date of the 1998 amendments to the Right to Farm Act (July 2, 1998), however, this zoning ordinance/master plan requirement does not need to be met;
3. The farmer must conduct his operation, or a specific agricultural activity at issue, in compliance with the standards contained in agricultural management practices that have been promulgated by the SADC, or with generally accepted agricultural practices;
4. The operation must be in compliance with relevant state and federal statutes and rules; and,
5. The operation must not pose a direct threat to public health and safety.

³<https://www.nj.gov/agriculture/sadc/documents/rtfprogram/resources/guidebook.pdf>

Farms that meet the eligibility requirements listed above, may also be entitled for protection for the following activities:

1. Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping;
2. Process and package the agricultural output of the commercial farm;
3. Provide for the operation of a farm market, including the construction of building and parking areas in conformance with municipal standards; farmland assessment
4. Replenish soil nutrients and improve soil tilth;
5. Control pests, predators and diseases of plants and animals;
6. Clear woodlands using open burning and other techniques, install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas;
7. Conduct on-site disposal of organic agricultural wastes;
8. Conduct agriculture-related educational and farm-based recreational activities provided that the activities are related to marketing the agricultural or horticultural output of the commercial farm;
9. Engage in the generation of power or heat from biomass, solar or wind energy within certain limits; and,
10. Engage in any other agricultural activity as determined by the State Agriculture Development Committee and adopted by rule or regulation pursuant to the provisions of the “Administrative Procedure Act,” P.L.1968, c.410 (C52:14B-1 et seq.).

Cape May County encourages its constituent municipalities with local farms to adopt Right-to-Farm ordinances. Currently, five of Cape May County’s 16 constituent municipalities have Right-to-Farm ordinances in place. These municipalities include West Cape May, Woodbine, Lower Township, Middle Township, and Dennis Township.

Farmland Assessment

The Farmland Assessment program offers a tax incentive, which reduces property taxes on any active farmed land, thereby assisting farmers with a critical financial aspect in helping to keep land in agricultural production. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. The application for farmland assessment is due annually before August 1. The basic eligibility requirements include:

1. The applicant must own the land;
2. The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year;
3. Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year;

4. Land must consist of at least five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;
5. Gross sales of products from the land must average at least \$1,000 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement of \$500 per year for the first five acres, plus \$.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time; and,
6. The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.

USDA Farm Service Agriculture Program

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

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

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

Other Strategies

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

Public Outreach

Over the last 60 years, the State of New Jersey has increasingly transformed from a largely rural and agricultural landscape to a more urban and suburban landscape. However, farming remains strong and viable in many regions of the state, especially in South Jersey. If the County's remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware of, and be financially supportive of, the continuing economic, cultural, scenic and agricultural contributions made by Cape May County farmers. Public education and outreach will increase the recognition of the farm industry's importance to the non-agriculture resident. Agritourism is one form of public outreach that exists in the County and should be expanded wherever possible. Other public outreach mechanisms should be explored and instituted when feasible.

Permit Streamlining

Streamlining the permitting process can help to facilitate ease of access for new farming operations. Permit streamlining can be practiced by allowing a farmer to interact with one office in a single location as opposed to multiple offices and people at multiple locations, instituting preliminary consultation services, implementing expedited reviewing periods, or lowering fees to encourage activity.

Agricultural-Friendly Zoning

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

Agricultural Vehicle Movement / Routes

As development pressures continue to mount, and the County's landscape continues to change, which includes residential subdivisions, shopping centers, and warehouse facilities, the County's roadways will continue to be impacted. Farmers often need to move their slow-moving equipment over roadways to access other noncontiguous portions of the land they farm, while other roadway users, such as cars, trucks, tractor trailers, and buses, use these

same roads. These users are made to compete for the same road space, creating unsafe road conditions for all roadway users.

The SADC model Right to Farm ordinance protects farmers' abilities to operate and transport large, slow-moving heavy equipment over roads. Municipalities should consider reviewing their ordinances to ensure that farmer vehicles are protected.

Should conflicts arise in the future, the County could consider working with the municipalities to install signage that alert drivers on roadways to be alert for farming equipment on the road. Signs can be a helpful tool to not only inform the local community that agriculture is a necessary and permanent fixture in Cape May County, but to also provide a clear warning that slow moving vehicles may be on the road ahead.

Agricultural Labor Housing / Training

Atlantic Cape Community College offers a wide array of certificate and professional programs in disciplines such as biology and environmental science, which can directly and indirectly serve agricultural operations in Cape May County. In addition, Cape May County Technical School offers a concentration in Agriscience and Horticulture.

Wildlife Management Strategies

As is the case across the State of New Jersey, Cape May County has been impacted by the overpopulation of white tail deer, which requires anything grown in the ground to be enclosed with fencing. Farmers across the state are also contending with a proliferation of invasive pests, such as the Bag Fly, Spotted Lanternfly, Emerald Ash Borer, Asian Longhorned Beetle, Mexican Bean Beetle, Marmorated Stink Bug, Gypsy Moth and Southern Pine Beetle. It should be noted that the Spotted Lanternfly is a particular threat to the County's vineyards due to its affinity for grapevines. The Spotted Lanternfly, which has been spotted more frequently in South Jersey in recent months, can negatively impact the winery industry by increasing susceptibility to winter injury, reducing starch concentration in vine roots, and in general, reducing yield and potentially causing the death of vines.

In addition to the above, birds and other small predatory animals, such as raccoons, foxes, and coyotes, cause issues on farms. To prevent damage, farmers can use ammonia-soaked rags and odor deterrents. Sensitivity should be given to their placement to avoid impacts on the environment. Traps can also be set to catch smaller animals. Studies have also found that donkeys can become irritable when their territory is threatened and can be used to deter small predatory animals.

Deer exclusion fencing may be effective for protecting produce, since produce is grown on relatively small plots of land. However, it is not cost effective to erect deer fencing on very large tracts of land where, for example, corn may be grown. One key way for Cape May County farmers to control damage from deer is through hunting of crop damaging animals.

This hunting is allowed on private lands through depredation permits, issued by the New Jersey Department of Environmental Protection's (NJDEP) Fish and Wildlife Program. In many instances, this is the only short-term solution to control damage of crops by what is widely considered an excessive deer population in the County. Cape May County farmers continue to work with the NJDEP and NJDA, as well as counties and municipalities, to implement wildlife control strategies on privately and publicly owned land.

The County has an Integrated Pest Management Program which focuses primarily on mosquito control through surveillance and water management, as well as biological and chemical control techniques. The County will benefit from working with the Rutgers Agricultural Experimental Station, Rutgers Cooperative Extension, and the SADC to develop ways to mitigate the impacts of pests.

Plant diseases, especially those that impact grape production, are problematic to the wineries in Cape May County. Diseases such as downy mildew and powder mildew, can impact the season's harvest, reducing the amount of wine that can be fermented. There are preventative fungicides available to prevent downy mildew, as well as fungicides that can be used to treat the infection of both downy mildew and powder mildew.

Agricultural Education and Promotion

A well-trained and educated workforce is paramount to the success of the local agriculture industry. Educational opportunities must be readily available for industry participants, to advance the knowledge gained through the continued study, research and development of industry issues and topics. Education and training in areas related to business management, marketing, and the industry in general help to advance the efforts of local farmers who wish to expand their business and maximize profitability. Apart from the programs and educational opportunities offered through various organizations dedicated to agriculture, secondary schools, colleges and other higher education institutes should offer programs for those interested in entering the field or wishing to expand their knowledge and keep up with the latest industry advancements.

The significance of the local agriculture industry can be conveyed at the local K-12 level through school curriculum as well as programs offered through area organizations such as the 4-H Club. Agricultural Science is one of the program areas offered through the 4-H Science, Engineering and Technology Initiative (SET). Such programs offer a hands-on approach to learning, and provide opportunities to help build confidence, learn responsibility and develop skills. Information related to local 4-H programs in Cape May County can be found online at <https://capemay.njaes.rutgers.edu/4h/>.

The New Jersey Agricultural Society's Agricultural Leadership Program is a two-year program providing educational programming to individuals involved in farming, focusing on leadership development, management skills, communication, decision making, and conflict resolution, as

well as other areas. More information on this program can be found at <http://www.njagsociety.org/leadership-development-program.html>.

The SADC, in collaboration with the American Farmland Trust, offers land access workshops for beginning farmers. The goal of the workshops is to help next-generation farmers learn how to access land, understand land tenure options, and conduct good site evaluations when looking for land. For more information, visit <https://www.nj.gov/agriculture/sadc/farmlink/resources/landaccessproject.html>.

The National Future Farmers of America Organization (FFA) was founded in 1928, and currently has 7,242 chapters and nearly 500,000 members. The program is open to students in middle school and high school. Although originally focused solely on the agriculture industry, the organization now seeks to prepare students for a broad range of career opportunities. According to the National website, Cape May County's local chapter is located at the Technical High School in Cape May Court House. More information about the FFA Organization can be found at <https://www.ffa.org/>.

Educational opportunities are equally important to those currently involved in agriculture as well as to those who have an interest in entering the field. To be effective, the industry's leadership and employment needs must be identified and communicated to decision makers and educators preparing young people for careers in agriculture. The NJDA offers technical, financial, and regulatory assistance, and provides educational outreach to landowners throughout the state. The Department also offers, in conjunction with the USDA, farm risk management and crop insurance education programs to assist farmers in the County. Additional programs are highlighted throughout this document, which also provide educational opportunities and programs for local farmers.

Appendix A
**SADC LOCAL AND REGIONAL
SERVICE PROVIDERS**

DRAFT Green Pages

CONSTRUCTION AND CONTRACTORS

Construction								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Tony Brago Excavating	excavating, site work, asphalt	686 Morton Ave	Rosenhayn	NJ	08352	Cumberland	(856) 455-7514	
Gifford Excavation	bulldozer, pullpan, loader, backhoe	514 Bogden Blvd	Millville	NJ	08332	Cumberland	(856) 327-0011	
Ray Harvey Construction	bulldozer, pullpan, backhoe	241 Shiloh Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-4512	
Michael Hitchner	bulldozer, loader, backhoe	438 Alloway-Friesburg Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-5328	https://www.hitchnerexcavating.com/
Dave Latourette Construction	bulldozer, loader, backhoe	1391 Bridgeton Rd	Greenwich	NJ	08323	Cumberland	(856) 455-0477	http://www.davidlconstruction.com/
Martinelli Marine	piling equipment, dragline, bulldozer, loader, backhoe	532 Columbia Rd	Hammonton	NJ	08037	Atlantic	(609) 561-9222	
Paul Reber	bulldozer, loader	669 9th Street	Hammonton	NJ	08037	Atlantic	(609) 561-5009	
Universal Concrete	concrete	1047 Harding Highway	Buena	NJ	08310	Atlantic	(856) 697-2660	
Dom Zanghi & Sons Inc.	bulldozer, pullpan, loader	838 Harding Highway	Buena	NJ	08310	Atlantic	(856) 697-2380	https://dom-zanghi-sons-inc.business.site/
Sickler Construction	barns, buildings	6 Cool Run Rd	Bridgeton	NJ	08302	Cumberland	(856) 935-4366 Jeffrey Sickler	https://sicklerbuilt.com/
							(856) 935-5623 Gary Sickler	
RH Pole Barns	barns, buildings	609 9th St	Hammonton	NJ	08037	Atlantic	(609) 270-7626	https://www.rhpolebarns.com/
Barn Bros. LLC	barns, buildings	4850 White Horse Pike	Egg Harbor City	NJ	08215	Atlantic	(609) 965-1710	http://barnbrothersinc.com/
South Jersey Sheds & Gazebos	barns, buildings	749 Ramah Rd	Millville	NJ	08332	Cumberland	(856) 447-5150	http://www.southjerseyshedandgazebos.com/

Concrete								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Action Supply	concrete	1413 Stagecoach Rd	Ocean View	NJ	08230	Cape May	(609) 390-0663	http://actionsupplynj.com/
Clayton Concrete	concrete	103 Chestnut Ave	Egg Harbor Township	NJ	08234	Atlantic	609-383-1818	http://www.claytonco.com/information/locations

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Concrete								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Kennedy Concrete	concrete	1983 S East Ave	Vineland	NJ	08360	Cumberland	(856) 692-8650	http://www.kennedyconcretenj.com/

Irrigation								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Lee Rain		2079 E. Wheat Rd	Vineland	NJ	08361	Cumberland	(856) 691-4030	http://leerain.com/
Hoffman Irrigation		180 Pecks Corner-Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 301-0151	

Well Drilling								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
D'Agostino's		428 Landis Ave	Bridgeton	NJ	08302		(856) 451-4922	https://www.dagostinoswatersolutions.com/

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SUPPLIES AND SERVICES

Aerial Applicators								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Downtown Aero Crop Service, Inc		339 Harding Hwy	Vineland	NJ	08360	Cumberland	(856) 697-3300	http://users.erols.com/afi-a/dstown.html
Oakland Farms Crop Service		223 Minches Corner Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-8224	
Wings Aerial Applicators & Jersey Devil Dusters LLC							(609)-760-5653	http://www.wingsaerialapplicators.com/

Agricultural Testing Laboratories								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Rutgers Plant Diagnostics Lab		20 Indyk-Engel Way, PO Box 550	North Brunswick	NJ	08902	Statewide	(732) 932-9140	https://njaes.rutgers.edu/plant-diagnostic-lab/
Rutgers Soil Testing Laboratory		57 US Highway 1	New Brunswick	NJ	08901	Statewide	(848) 932-9295	https://njaes.rutgers.edu/soil-testing-lab/
NJ Department of Agriculture - Plant Laboratory Services		PO Box 330	Trenton	NJ	08625		(609) 406-6939	https://www.nj.gov/agriculture/divisions/pi/prog/plantlab.html

Animal Removal								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
M&S Pet Removal		111 N Golfwood Ave	Penns Grove	NJ	08069		(856) 981-1447	

Equipment								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Hoober, Inc		100 US Rt 206	Hammonton	NJ	08037	Atlantic	(609) 704-9440	https://www.hoober.com/
		122 Old Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-1368	
Farm-Rite, Inc		717 White Horse Pike	Hammonton	NJ	08037	Atlantic	(609) 561-0141	
Leslie G. Fogg, Inc		563 Stow Creek Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-2727	https://www.lesliegogg.com/

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Greenhouse & Nursery Supplies

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Butterhof's Farm & Home Supply		5715 S White Horse Pike	Egg Harbor City	NJ	08215	Atlantic	(609) 965-1198	https://www.facebook.com/Butterhofs/
Griffin Greenhouse Supplies, Inc.		1240B NJ-77	Bridgeton	NJ	08302		(800) 888-0054	https://www.griffins.com/

Seed

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Helena Agri-Enterprises LLC	seed, fertilizer, chemicals, agronomic services	66 Route 206	Hammonton	NJ	08037	Atlantic	(609) 567-9207	https://www.helenaagri.com/
Growmark FS	seed, fertilizer, chemicals	55 Silver Lake Rd	Bridgeton	NJ	08302	Cumberland	(888) 432-7939	https://www.growmarkfs.com/midatlantic
Nutrien Ag Solutions	seed, fertilizer, chemicals, agronomic services	471 Landis Ave	Bridgeton	NJ	08302	Cumberland	(856) 451-1571	https://www.nutrienagsolutions.com/
Stokes Seeds		854-A N Main Rd	Vineland	NJ	08360	Cumberland	(856) 692-6218	https://www.stokeseeds.com/us/
Tuckahoe Turf Farms	Grass seed, fertilizer	401 Myrtle Ave	Hammonton	NJ	08037	Atlantic	609-561-7184	https://ttfarms.com/
Farm-Rite, Inc		122 Old Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-1368	
		717 White Horse Pike	Hammonton	NJ	08037	Atlantic	(609) 561-0141	

Fertilizer/Lime/Chemicals/Supplies

Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Nutrien Ag Solutions	seed, fertilizer, lime, chemicals, agronomic services	471 Landis Ave	Bridgeton	NJ	08302	Cumberland	(856) 451-1571	https://www.nutrienagsolutions.com/
The Espoma Company	fertilizer	6 Espoma Rd	Millville	NJ	08332	Cumberland	(800) 634-0603	https://www.espoma.com/

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Fertilizer/Lime/Chemicals/Supplies								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Farm-Rite, Inc	lime	122 Old Cohansey Rd	Bridgeton	NJ	08302	Cumberland	(856) 451-1368	
		717 White Horse Pike	Hammonton	NJ	08037	Atlantic	(609) 561-0141	
Helena Agri-Enterprises LLC	seed, fertilizer, chemicals, agronomic services	66 Route 206	Hammonton	NJ	08037	Atlantic	(609) 567-9207	https://www.helenaagri.com/
		75 Griers Ln	Pittsgrove	NJ	08318	Salem	(856) 358-9000	
Growmark FS	seed, fertilizer, lime, chemicals	55 Silver Lake Rd	Bridgeton	NJ	08302	Cumberland	(888) 432-7939	https://www.growmarkfs.com/midatlantic

Animal Feed								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
<i>Tractor Supply Company</i>								
Bridgeton		48 Cornwell Dr	Bridgeton	NJ	08302	Cumberland	(856) 455-3944	https://www.tractorsupply.com/
Egg Harbor		6501 E Black Horse Pike	Egg Harbor Twp	NJ	08234	Atlantic	(609) 646-2222	https://www.tractorsupply.com/
Hammonton		70 Rte 206	Hammonton	NJ	08037	Atlantic	(609) 561-1122	https://www.tractorsupply.com/
Vineland		3095 S Delsea Dr	Vineland	NJ	08360	Cumberland	(856) 691-3101	https://www.tractorsupply.com/
Butterhof's Farm & Home Supply		5715 S White Horse Pike	Egg Harbor City	NJ	08215	Atlantic	(609) 965-1198	https://www.facebook.com/Butterhofs/
Dare's Feed and Pet Supply		631 E Landis Ave	Vineland	NJ	08360	Cumberland	(609) 501-9900	
English Creek Supply		3088 English Creek Ave	Egg Harbor Twp	NJ	08234	Atlantic	(609) 641-6168	https://nurturepet.com/
Smeltzer & Sons Feed Supply		1139 U.S. 9	Cape May Courthouse	NJ	08210	Cape May	(609) 465-4500	
Jenni's Feed & Pet Supply		2359 N Delsea Dr	Vineland	NJ	08360	Cumberland	(856) 692-2094	
Sani Care		6 Espoma Rd	Millville	NJ	08332	Cumberland	(888) 377-6621	https://www.sani-care.com/

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Slaughterhouses								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Bierig Brothers Inc.	meat processing, meat slaughter (beef, goat, lamb, sheep)	3539 Reilly Court	Vineland	NJ	08360		(856) 691-9765	http://www.bierigbrothers.com/
Marcacci Meats		1159 N Delsea Dr	Vineland	NJ	08360		(856) 691-4848	https://www.marcaccimeats.com/

AUCTIONS, CO-OPS, GRAIN BUYERS

Produce Auctions/Cooperatives								
Name		Street Address	Town	State	Zip Code	County	Phone	Website
Vineland Cooperative Produce Auction	produce auction, cooperative	1088 N Main Rd	Vineland	NJ	08360		(856) 691-0721	http://www.vinelandproduce.com
South Jersey Produce Co-Op	cooperative	4470 Italia Ave	Vineland	NJ	08360		(856) 692-6600	

Grain Buyers								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Perdue- Bridgeton Grain Elevator		73 Silver Lake Rd	Bridgeton	NJ	08302		(856) 455-1166	https://www.perdueagribusiness.com/

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PROFESSIONAL SERVICES

Crop Insurance Agents								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
SentryAg, Inc.		124 River Drive Ave	Pennsville	NJ	08070		(856) 803-8400	http://www.sentryaginc.com/home.html
Crop Growers LLC		9 County Rd 618	Lebanon	NJ	08833		(800) 234-7012	https://www.cropgrowers.com/

Engineering Consultants								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
NJ Society of Professional Engineers		414 Riverview Plaza	Trenton	NJ	08611		(609) 393-0099	www.njspe.org
All licensed engineers and land surveyors in NJ								https://newjersey.mylicense.com/verification/SearchResults.aspx

Financial Services								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Farm Credit East		29 Landis Ave	Bridgeton	NJ	08302		(856) 451-0933	https://www.farmcrediteast.com/
PNC Bank - Ag Division							(877) 535-6315	https://www.pnc.com/en/small-business/industry-solutions/solutions-for-agriculture.html
Farm Service Agency								https://www.fsa.usda.gov/
New Jersey State Farm Service Agency		300 Clocktower Dr, Suite 202	Hamilton Square	NJ	08690	Statewide	(609) 587-0104	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center		1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Atlantic	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center		1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Cape May	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center		1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Cumberland	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index

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Licensed Foresters						counties serviced	https://www.state.nj.us/dep/parksandforests/forest/ACF.pdf	
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Deborah Boerner-Ein		157 Brynmaur Ave	Hammonton	NJ	08037	Atlantic, Cape May, Cumberland	(609) 561-1183	
Ian Borden		329 South Stump Tavern Rd	Jackson	NJ	08701	Atlantic, Burlington, Monmouth, Ocean	(732) 729-7430	
William Brash, Jr.		5 Wildwood Way	Freehold	NJ	07728	Statewide	(732) 890-0725	
Thomas S. Broddle		217 Hickory Corner Rd	Milford	NJ	08848	Statewide	(908) 996-2333	
E. Joseph Bruschetta		1178 Ridge Rd	Phillipsburg	NJ	08865	Statewide	(908) 475-8466	
Joseph Dunn		49 Millbrook-Stillwater Rd	Blairstown	NJ	07825	Statewide	(908) 362-8368	
Ronald Farr		6 Ricker Rd	Newfoundland	NJ	07435	Statewide	(973) 908-2136	https://www.nycwatershed.org/wp-content/uploads/pdfs/FarrbyFarrBrochure.pdf
Lorens D. Fasano		PO Box 72	Brookside	NJ	07926	Statewide	(973) 214-8294	
Douglas Freese		PO Box 551	New Cumberland	PA	17070	Statewide	(609) 865-0960	
Dennis Galway		PO Box 789	Bernardsville	NJ	07924	Statewide	(908) 696-9133	
Heather J. Gracie		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Christina Harrigan		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Steven Kallessen		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Craig Kane		PO Box 876	Alloway	NJ	08001	Atlantic, Camden, Cape May, Cumberland, Gloucester, Salem	(856) 453-8696	

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Licensed Foresters						counties serviced		
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Alexander Kelchner		PO Box 316	Far Hills	NJ	07931	Statewide	(908) 781-6711	https://www.gracieharrigan.com/
Brian R. Kieffer		1405 Chews Landing Rd, Suite 9	Laurel Springs	NJ	08021	Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem	(856) 352-2090	https://www.pinecreekforestry.com/
Michael LaMana		PO Box 1249	Toms River	NJ	08753	Statewide	(732) 288-2770	http://www.heartwoodecological.com/
Vinh Lang		1405 Chews Landing Rd	Laurel Springs	NJ	08021	Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem	(856) 352-2090	https://www.pinecreekforestry.com/
Timothy I. Matthews		58 Lommason Glen Rd	Belvidere	NJ	07823	Statewide	(908) 310-0369	
Austin Noguera		PO Box 225	Spring Lake	NJ	07762	Statewide	(732) 288-2770	http://www.heartwoodecological.com/
Seth M. Partridge		390 Turkey Hill Rd	Saylorsburg	PA	18353	Statewide	(877) 966-3568	http://www.northeasternforestryconcepts.com/Home_Page.html
Robert R. Williams		812 Bayer Ave	Deptford	NJ	08096	Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem	(856) 352-2090	https://www.pinecreekforestry.com/
George L. Zimmermann		32 Atlantic Ave	Dorothy	NJ	08317	Atlantic, Cape May, Cumberland	(609) 476-4968	

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Veterinarians (equine, large animal, small ruminants, camelids)								
Name	Work Type	Street Address	Town	State	Zip Code	County	Phone	Website
Hogan Equine, LLC	equine	63 Red Valley Rd	Cream Ridge	NJ	08514	Statewide	(609) 259-1000	www.hoganequine.com
Stepping Stones Veterinary Wellness	equine	1551 E Elmer Rd	Vineland	NJ	08361	Atlantic, Cape May, Cumberland, Gloucester, Salem	(856) 506-9200	https://stepping-stones-veterinary-wellness.business.site/
Pinewood Equine	equine, small ruminants	PO Box 2149	Vineland	NJ	08362	Cumberland	(856) 506-9200	www.pinewoodequine.com
NJ State Veterinarian - Dr. Manoel Tamassia, DVM, MS, PhD Dipl.	all animals	3 Schwarzkopf Dr.	Ewing	NJ	08628	Statewide	(609) 671-6400	https://www.nj.gov/agriculture/divisions/ah/about/contacts.html
NJ Animal Emergency Response								https://www.animalemergency.nj.gov/

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GOVERNMENT OFFICES

Name	Street Address	Town	State	Zip Code	County	Phone	Website
New Jersey Department of Agriculture	PO Box 330	Trenton	NJ	08625	Statewide		https://www.nj.gov/agriculture/
Ag & Natural Resources							https://www.nj.gov/agriculture/divisions/anr/
State Agriculture Development Committee (SADC)	PO Box 330	Trenton	NJ	08625	Statewide	(609) 984-2504	https://www.nj.gov/agriculture/sadc/
<i>NJ Soil Conservation Districts</i>							
Cape-Atlantic Soil Conservation District	6260 Old Harding Hwy	Mays Landing	NJ	08330	Atlantic	(609) 625-3144	http://capeatlantic.org/
Cape-Atlantic Soil Conservation District	6260 Old Harding Hwy	Mays Landing	NJ	08330	Cape May	(609) 625-3144	http://capeatlantic.org/
Cumberland-Salem Soil Conservation District	PO Box 68, 1516 Route 77	Deerfield	NJ	08313	Cumberland	(856) 451-2422	http://www.cumberlandsalemsoil.com/
<i>NJ County Ag Development Boards</i>							
Atlantic County Ag Development Board					Atlantic	(609) 645-5898	https://www.atlantic-county.org/advisory-boards/board.asp?ID=2
Cape May County Ag Development Board					Cape May	(609) 465-1086	http://capemaycountynj.gov/696/Agricultural-Development-Board
Cumberland County Ag Development Board					Cumberland	(856) 453-2177	http://www.co.cumberland.nj.us/agdevelopmentboard
<u>Animal Health</u>							https://www.nj.gov/agriculture/divisions/ah/
NJ Animal Emergency Response							https://www.animalemergency.nj.gov/
NJ State Veterinarian - Dr. Manoel Tamassia, DVM, MS, PhD Dipl.	3 Schwarzkopf Dr.	Ewing	NJ	08628	Statewide	(609) 671-6400	https://www.nj.gov/agriculture/divisions/ah/about/contacts.html
<u>Food & Nutrition</u>	https://www.nj.gov/agriculture/divisions/fn/						
<u>Marketing & Development</u>	https://www.nj.gov/agriculture/divisions/md/						
Crop Insurance Education	https://www.nj.gov/agriculture/grants/cropinsurance.html						

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GOVERNMENT OFFICES

Name	Street Address	Town	State	Zip Code	County	Phone	Website
Plant Industry	https://www.nj.gov/agriculture/divisions/pi/						
New Jersey Department of Environmental Protection	https://www.nj.gov/dep/						
Office of Commisioner	401 E. State St, 7th Floor, East Wing, PO Box 402	Trenton	NJ	08625	Statewide	(609) 292-2885	https://www.nj.gov/dep/commissioner/
Air Quality, Energy & Sustainability	https://www.nj.gov/dep/aqes/						
Compliance & Enforcement	https://www.nj.gov/dep/enforcement/						
Climate & Flood Resilience	https://www.nj.gov/dep/cfr/						
Land Use	https://www.nj.gov/dep/lum/						
Natural & Historic Resources							
Site Remediation & Waste Management	https://www.nj.gov/dep/srp/						
Water Resource Management	https://www.nj.gov/dep/easyaccess/water.htm#watersupply						
New Jersey Department of Health	https://www.state.nj.us/health/						
Rutgers	https://www.rutgers.edu/						
New Jersey Ag Experiment Station (NJAES)	88 Lipman Drive	New Brunswick	NJ	08901	Statewide		https://njaes.rutgers.edu/
Rutgers Cooperative Extension	https://njaes.rutgers.edu/extension/						
County Extension Offices	https://njaes.rutgers.edu/county/						
Cooperative Extension of Atlantic County	6260 Old Harding Highway	Mays Landing	NJ	08330	Atlantic	(609) 625-0056	http://rutgers-atlantic.org/
Cooperative Extension of Cape May County	4 Moore Rd	Cape May Courthouse	NJ	08210	Cape May	(609) 465-5115	https://capemay.njaes.rutgers.edu/
Cooperative Extension of Cumberland County	291 Morton Ave	Millville	NJ	08332	Cumberland	(856) 451-2800, ext. 1	https://cumberland.njaes.rutgers.edu/
Rutgers Plant Diagnostics Lab	20 Indyk-Engel Way, PO Box 550	North Brunswick	NJ	08902	Statewide	(732) 932-9140	https://njaes.rutgers.edu/plant-diagnostic-lab/
Rutgers Soil Lab	57 US Highway 1	New Brunswick	NJ	08901	Statewide	(848) 932-9295	https://njaes.rutgers.edu/soil-testing-lab/
New Jersey Farm Bureau	168 W State St	Trenton	NJ	08608	Statewide	(609) 393-7163	https://njfb.org/
United States Department of Agriculture (USDA)	https://www.usda.gov/						

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GOVERNMENT OFFICES

Name	Street Address	Town	State	Zip Code	County	Phone	Website
Farm Service Agency (FSA)	https://www.fsa.usda.gov/						
New Jersey State Farm Service Agency	300 Clocktower Dr, Suite 202	Hamilton Square	NJ	08690	Statewide	(609) 587-0104	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Vineland Service Center	1318 S Main Rd, Bldg 5A	Vineland	NJ	08360	Cape May	(856) 205-1225	https://www.fsa.usda.gov/state-offices/New-Jersey/index
Natural Resources Conservation Service (NRCS)	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/						
NRCS New Jersey State Office	220 Davidson Ave, 4th Floor	Somerset	NJ	08873	Statewide	(732) 537-6040	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Vineland Service Center	1318 South Main Rd	Vineland	NJ	08360	Cape May	(856) 205-1225 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
Vineland Service Center	1318 South Main Rd	Vineland	NJ	08360	Cumberland	(856) 205-1225 ext 3	https://www.nrcs.usda.gov/wps/portal/nrcs/site/nj/home/
NRCS New Jersey Plant Materials Center (NJPMC)	1539 Route 9 North	Cape May Court House	NJ	08210	Statewide	(609) 465-5901	https://www.nrcs.usda.gov/wps/portal/nrcs/site/plantmaterials/home/
USDA Rural Development	https://www.rd.usda.gov/						
Rural Development (NJ)	521 Fellowship Road, Suite 130	Mount Laurel	NJ	08054	Statewide	(856) 787-7700	https://www.rd.usda.gov/nj
Vineland Service Center	1318 South Main Rd, Bldg 5A	Vineland	NJ	08360	Atlantic	(856) 205-1225	https://www.rd.usda.gov/nj
Vineland Service Center	1318 South Main Rd, Bldg 5A	Vineland	NJ	08360	Cape May	(856) 205-1225	https://www.rd.usda.gov/nj
Animal & Plant Health Inspection Service (APHIS)					Statewide		https://www.aphis.usda.gov/aphis/home/
Risk Management Agency (RMA)					Statewide		https://www.rma.usda.gov/
National Institute of Food & Ag					Statewide		https://nifa.usda.gov/

Appendix B
TARGETED FARMS

Targeted Farms

Project Area	Block and Lots	Property Class	Owner Name	Property Location	Acres
Dennis Township	Block 1 Lots 22.01, 22.02	1	VAN NOTE, ELEANOR R	2023 RT 47	10.7
Dennis Township	Block 1 Lots 23, 25	3A	DLB HOLDINGS, LLC	1939 RT 47	195.9
Dennis Township	Block 120 Lots 8.01, 8.02, 8.03	3B	PAYNE,GRETA JO& KLEINMAN,JONATHAN	263 GRACETOWN RD	15.3
Dennis Township	Block 16 Lot 12	3B	GERMANIO, NICHOLAS P & LUANN	82 EVERGREEN DR	151.6
Dennis Township	Block 219 Lot 1.02	3B	OAKLEY, RICK E & ELIZABETH	102 PETERSBURG RD	24.6
Dennis Township	Block 226 Lot 17	3B	PERAGINE, PETER, TRUSTEE	2651 RT 9	18.9
Dennis Township	Block 245 Lot 1.02	3B	STRASENBURGH,ADA A, TRUST % JAMES	200 MAIN ST	19.3
Dennis Township	Block 245 Lot 10	2	BLAKE, RICHARD R & MARY A	210 MAIN ST	18.5
Dennis Township	Block 245 Lot 1.01; Block 252 Lots 4.01, 4.02	3B	WALTZ, JAMES H & ALMA P, ETAL	2416 RT 9	62.6
Dennis Township	Block 262 Lot 20.01	3B	SALVESEN, WILLIAM J JR	2046 RT 9	25.8
Dennis Township	Block 262 Lot 27	2	BRY, MICHAEL & ANDREA G	149 LANDING RD	7.7
Dennis Township	Block 28 Lot 1.06; Block 29 Lots 4.02, 4.03	3B	TUCKAHOE NURSERIES, INC	41 TARKILN RD	75.8
Dennis Township	Block 31 Lot 2.02	3B	TUCKAHOE NURSERIES, INC	374 HEAD OF THE RIVER RD	89.4
Dennis Township	Block 5 Lot 7.01	2	WOLF, FREDERICK & HELEN	2153 RT 47	7.2
Dennis Township	Block 53 Lots 47, 49; Block 55 Lot 11	3B	ELLER, WILLIAM & CHARLOTTE	1904 RT 47	78.9
Dennis Township	Block 53 Lot 61.01	3B	BUGANSKI, THOMAS	2084 RT 47	70.3
Dennis Township	Block 55 Lot 7	2	GENTILINI, DONALD E	62 SUTTON LA	95.0
Dennis Township	Block 67 Lot 1.05	3B	KROGMAN, JAMES & PATRICIA	425 FIDLER RD	36.0
Dennis Township	Block 69 Lot 3.03	3B	COWAN,HARRY JR & ANNE	276 FIDLER RD	21.3
Lower Township	Block 410.01 Lots 2.01, 8	3B	600 RAILROAD AVENUE, LLC	600 S RAILROAD AVENUE	42.5
Lower Township	Block 410.01 Lots 1, 2.02	3B	WUERKER'S LAND, LLC	424 SEASHORE ROAD	33.1
Lower Township	Block 410.01 Lots 27, 29.03	3B	CHURCH, DAVID L & RUTH B	520 SEASHORE ROAD	9.5
Lower Township	Block 441 Lots 2.01, 2.04	3B	WUERKERS' VINEYARD, LLC	707 LINCOLN PLACE	15.4
Lower Township	Block 498 Lots 6.01, 6.02, 6.03	2	NICHOLS, WARREN R	274 TABERNACLE ROAD	5.6
Lower Township	Block 500.01 Lot 19.01	3B	HORSESHOE CRAB FARM, LLC	676 WEEKS LANDING ROAD	11.2
Lower Township	Block 500.01 Lot 21.06	3B	HANSEN, BLAIR E	6 ERNEST WINFIELD DRIVE	8.1
Lower Township	Block 500.01 Lots 27.04, 30	3B	HORSESHOE CRAB FARM LLC	632 SEASHORE ROAD	26.0
Lower Township	Block 500.01 Lots 32.03, 32.04	2	CHURCH, FRANK & DIANE L	638 SEASHORE ROAD	14.6
Lower Township	Block 500.01 Lot 37	3B	H & H TWO MILE LLC	660 SEASHORE ROAD	13.4
Lower Township	Block 500.01 Lot 43	2	MORRELL, ROSS E & HANSEN, RACHEL L	783 TABERNACLE ROAD	11.1
Lower Township	Block 505 Lot 13.01	3B	SALVATORE, JOSEPH E & PATRICIA ANNE	731 SEASHORE ROAD	9.6
Lower Township	Block 508.01 Lot 23.02	3B	MULLOCK, ROBERT	535 ROUTE 9	51.7

Targeted Farms

Project Area	Block and Lots	Property Class	Owner Name	Property Location	Acres
Lower Township	Block 508.01 Lot 23.03	1	TOTAL CARE INN (NORTH CAPE)	555 ROUTE 9	12.2
Lower Township	Block 508.01 Lots 7.01, 7.21, 7.22	3B	PATRICK, STEPHEN & PAMELA	WEEKS LANDING ROAD	14.8
Lower Township	Block 746 Lots 12.01, 12.02	2	GIVENS,LINDA	695 NEW ENGLAND ROAD	5.1
Lower Township	Block 748 Lots 18.02, 20	3B	HOWELL, HELEN E	4088 BAYSHORE ROAD	27.0
Lower Township	Block 748 Lot 4.01	3B	LEONARD, PETER & JOANNE,TRSTS	540 NEW ENGLAND ROAD	5.7
Lower Township	Block 752.01 Lot 13.04	3A	REEVES, GLENN & BARBARA	1060 SEASHORE ROAD	12.3
Lower Township	Block 752.01 Lot 15.01	3B	FIRST ASSEMBLY OF GOD LOWER TWP INC	1068 SEASHORE ROAD	16.2
Lower Township	Block 752.01 Lots 16.20, 16.21, 16.22	3B	BAJOKA LLC	33 TAYLOR LANE	8.8
Lower Township	Block 752.01 Lot 8.01	3B	SMELTZER, ROBERT J & SUZANNE M	1020 SEASHORE ROAD	14.5
Lower Township	Block 752.01 Lots 8.02, 9	3B	TAYLOR, CHARLES & CATHERINE E	1026 SEASHORE ROAD	13.9
Lower Township	Block 753.01 Lot 19.01	2	ISSAC SMITH VINDYARD C/O CM WINERY	1035 SEASHORE ROAD	5.2
Lower Township	Block 753.01 Lot 21	3B	SAYRE, JONATHAN F & HELEN N DAVID	1043 SEASHORE ROAD	50.5
Middle Township	Block 1436.01 Lots 11, 13	3B	SUDHOP, L STEPHEN & DOLORES C TTEES	3116 RTE 9 S	63.8
Middle Township	Block 1464.02 Lot 19	3B	HAND, N HOLMES & SOPHIE /J CRESSE	3135 RTE 9 S	10.6
Middle Township	Block 164.01 Lot 21	3B	SCHEMP, GARY	745 DIAS CREEK RD	13.4
Middle Township	Block 2 Lot 3	3B	HAND, WAYNE W	579 RTE 47 N	406.6
Middle Township	Block 348.01 Lot 11	3B	ANNUNZIATA, PATRICIA A	517 SHUNPIKE	11.8
Middle Township	Block 348.01 Lot 12	3B	BRIGHT, CANDYCE L TRUSTEE	531 SHUNPIKE	15.3
Middle Township	Block 388 Lot 25	3B	NLS FARMER'S DAUGHTER LLC	309 RTE 47 S	12.2
Middle Township	Block 4.01 Lot 37	3B	NATALI VINEYARDS LLC	221 RTE 47 N	22.3
Middle Township	Block 472 Lot 20	3B	HOWELL, WILLIAM E & LILLIAN J	334 RTE 47 S	21.6
Middle Township	Block 472 Lot 52	2	HOFF, ROBERT L	232 RTE 47 S	10.9
Middle Township	Block 5 Lot 117	3B	SHAW, THOMAS L SR & DAWN H	880 GOSHEN RD	13.5
Upper Township	Block 10 Lots 208, 209, 219.04, 219.05; Block 12 Lot 15	3B	AZEEZ FARM, LLC	LANDLOCKED OFF RT 49	347.0
Upper Township	Block 12 Lot 23.01	3B	MARSHALLVILLE FARMS, LLC	375 MARSHALLVILLE RD	26.0
Upper Township	Block 12 Lots 6.02, 6.03	1	MC CREESH, RYAN, ETAL	537 RT 49	13.8
Upper Township	Block 12 Lots 7.01, 7.02, 7.04, 7.05, 7.06, 7.07	3B	LANDEX REALTY HOLDING V LLC & CARP	RT 49	29.6
Upper Township	Block 310 Lots 5, 6	3B	LETSINGER, LOUISE, CO-TTEE	185 RT 49	62.1
Upper Township	Block 475 Lot 12.01	1	CASTAGNA, IGNAZIO C/O R SANDMAN,ESQ	90 S OLD TUCKAHOE RD	34.5
Upper Township	Block 549 Lot 8	3B	SCHULER, PETER F & SANDRA	TYLER RD	12.9
West Cape May Borough	Block 55 Lot 12	3B	REEVES,GERALD & VERYCKEN, MARY R	724 BROADWAY	36.1
West Cape May Borough	Block 56 Lots 1, 10.02	1	REEVES, EDWARD C TRUS & EDWARD, C R	STIMPSON LANE	9.7
West Cape May Borough	Block 70 Lot 1	3B	REA, DIANE	213 STEVENS STREET	7.2

Targeted Farms

Project Area	Block and Lots	Property Class	Owner Name	Property Location	Acres
West Cape May Borough	Block 73 Lot 7.01; Block 74 Lot 1	3B	BEACH PLUM FARM, LLC	140 STEVENS ST	46.2
West Cape May Borough	Block 73 Lot 8	3B	BRAY WILDE, BARBARA HAMILTON	160 STEVENS STREET	2.7
Woodbine Borough	Block 105 Lot 4	3B	WEINSTEIN, LYNDAL & LESLIE TRUSTEES	1285 TYLER RD	14.4
Woodbine Borough	Block 106 Lot 4	3B	SCHWEIBINZ, JAMES L SR & ANGELA	1181 TYLER RD	28.9
Woodbine Borough	Block 91 Lot 1	3B	BENSON, DONALD	20 FREMONT AVE	19.9
Woodbine Borough	Block 91 Lots 2, 3	3B	BENSON, MICHAEL E & MARGARET	7 SUMNER AVE	27.8
Woodbine Borough	Block 91 Lots 6, 7	3B	MURDOCK, HAILEY R & MURDOCK, SCOTT	301 SUMNER AVE	14.8

Appendix C
COUNTY RANKING CRITERION



STATE AGRICULTURE DEVELOPMENT COMMITTEE

Cape May County

Farmland Preservation Program

**County Planning Incentive Grant
Easement Purchase Application for an Individual Farm**

⇒ Section I: To be completed by Landowner

⇒ Section II: To be completed by County

Thank you for your time and participation helping to preserve agriculture in New Jersey.

LANDOWNER NAME(S): _____

FARM NAME _____

Phone _____ alt# _____

E-mail address: _____

ADDRESS: _____

If different

FARM

ADDRESS: _____

COUNTY: _____

MUNICIPALITY: _____

PROJECT AREA: _____

[Link to SADC Guidance Library](#)

Primary Contact if different

Name _____

Phone _____

Email _____

Relation: _____

For SADC use only

SADC ID# _____

Date Received _____

Staff Reviewer _____

SECTION I

Block and Lot Information

Gross Application Acreage:

_____ acres

Block: _____ Lot: _____ Acres: _____ Block: _____ Lot: _____ Acres: _____

Block: _____ Lot: _____ Acres: _____ Block: _____ Lot: _____ Acres: _____

Block: _____ Lot: _____ Acres: _____ Block: _____ Lot: _____ Acres: _____

*** Please review Schedule A acknowledging that you have read and understand the SADC policy on dividing preserved lands and return the signed sheet with this application. ***

A. Agricultural Production: Please list and describe any agricultural production currently taking place on the property that is not covered on the current Farmland Assessment Form you provided with this application:

(include acreage) _____

The farmland is leased ☐ YES ☐ NO – If leased please provide a copy of the lease and/or provide detail of the agreement for the farmers use of the property _____

Please describe any horse or other animal boarding and/or training on the property _____

B. Existing dwelling units: please include duplexes, cabins, carriage houses, apartments etc.

_____ existing dwelling units within portion of the property to be preserved.

_____ existing dwelling units located within exception areas.

*** Please review Schedule B acknowledging that you have read and understand exception areas and return the signed sheet with this application. ***

C. Exceptions: (total acres)

_____ Non Severable Exceptions _____ acres # _____ Severable Exceptions _____ acres

D. Net Acreage of Preserved Premises: _____ acres (Gross Acreage – Exception Acreage = Net Acreage)

E. Residual Dwelling Site Opportunities (RDSOs) (pursuant to N.J.A.C. 2:76-6.17)

Number of eligible RDSOs _____ (Overall gross density must not exceed one RDSO per 100 acres)

Number of RDSOs approved by the County Agriculture Development Board: _____

F. Local Zoning : Please include minimum lot size requirements _____



DATE APPLICATION SUBMITTED TO COUNTY: _____

Landowner signature: _____ **date** _____

Landowner signature: _____ **date** _____

THE LAND TO BE PRESERVED (“Easement Area”)

Page 3 of 13

Please list number of:

____ Standard Single Family Residences

____ Duplex

____ Garage

____ Apartment attached to _____

____ Barns _____

____ Greenhouse(s) (please note size & floor type) _____

____ Manufactured Home with Perm. Foundation

____ Manufactured Home without Foundation

____ Dormitory

____ Carriage house/Cabin

____ Shed(s) / other storage

OTHER _____

Are any of the existing residential units used for agricultural labor? If so, please list:

Are any of the existing residential units rented or leased? If so, please list and provide a copy of the lease:

EXISTING NON-AGRICULTURAL USES * Please review [Schedule C](#) acknowledging that you have read and understand the SADC policy on non-agricultural uses and return the signed sheet with this application. *

Are there existing non-agricultural uses on the land to be preserved? ☐ YES ☐ NO

Are there non-agricultural uses occurring or planned within the exception area(s)? ☐ YES ☐ NO

Please describe the nonagricultural uses: _____

Please provide a map or otherwise list the approximate dimensions and location of any structures and/or areas utilized for a non-agricultural use : _____

Does the non-agricultural use involve a lease with another party? Please identify the individual or entity leasing the structure and type of business or operation and provide a copy of the lease: _____

Describe how the non-agricultural use is and will be accessed on the parcel: _____

****NOTE:** Appraisers must be aware of non-agricultural uses and determine their impact on the development easement value in their reports pursuant to the SADC Appraiser's Handbook. If you have any questions regarding potential non-agricultural use, please address them with the CADB and/or SADC prior to submission of the application.

An identified non-agricultural use CANNOT be expanded or intensified after the premises are preserved if located on the preserved farmland outside of an exception area.

EXCEPTIONS

Specific locations must be depicted on tax map or aerial image.

Page 4 of 13

___ Acreage of exception ⇒ Would you like the exception to stay with the farm (NonSeverable) ☐ ? **OR**
able to be subdivided from the farm (severable) ☐ ?

Reason for exception: _____

Number of existing residences within exception area(s) _____ (please review the [Septic Policy](#))

Is the exception configured to include the existing septic system? ☐ YES ☐ NO

Are you willing to restrict the number of residences within the exception? ☐ YES how many # _____

What type of residences would you like to permit? _____

☐ NO please explain _____

Please list any buildings and/or nonagricultural uses within the proposed exception area:

Please complete the following section if you are requesting more than one exception area (copy page if necessary)

___ Acreage of exception ⇒ Would you like the exception to stay with the farm (NonSeverable) ☐ ? **OR**
able to be subdivided from the farm (severable) ☐ ?

Reason for exception: _____

Number of existing residences within exception area(s) _____ (please review the [Septic Policy](#))

Is the exception configured to include the existing septic system? ☐ YES ☐ NO

Are you willing to restrict the number of residences within the exception? ☐ YES how many # _____

What type of residences would you like to permit? _____

☐ NO please explain _____

Please list any buildings and/or nonagricultural uses within the proposed exception area:

If the requested exception is severable the following Right to Farm language will be included in the easement unless otherwise requested:

Grantors, grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns or any person to whom title to the Exception Area is transferred as well as the heirs, executors, administrators, personal or legal representatives, successors and assigns of all such persons are hereby notified and made aware that the Exception Area is adjacent to a parcel ("Premises") permanently deed restricted under the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq. Such persons taking title to the Exception Area are notified and made aware that agriculture is the accepted and preferred use of the adjacent Premises and that the adjacent Premises shall continue in agricultural use as defined in Section 2 of the Deed of Easement.

Has the Municipality or County placed any other requirements on the exception? ☐ YES ☐ NO

(If yes, please explain) _____

EASEMENTS AND RIGHTS OF WAY

Page 5 of 13

Please note any Easements and Rights of Way associated with the land being preserved

- | | |
|--|---|
| <input type="checkbox"/> Power Lines | <input type="checkbox"/> Sight Triangle |
| <input type="checkbox"/> Water Lines | <input type="checkbox"/> General Telephone & Electric |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Gas Lines |
| <input type="checkbox"/> Bridge / Road ROW | |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

☐ Access Easement (describe) _____

☐ Conservation Easement (e.g., steep slopes, critical areas, critical habitat, wetlands, drainage, no further subdivisions, etc.)
(describe any & all) _____

☐ Federal Program Participation (e.g., WHIP, EQUIP, CREP, CRP, WRP)
(describe any & provide map of restricted areas) _____

☐ Do you have existing (or approvals for) solar, wind or biomass energy generating installations?

Date of Installation _____ Please describe _____

☐ If not do you have any immediate interest in an installation? Please describe _____

SUBDIVISION Have you applied for subdivision of the property? ____ major ____ minor

COPIES OF THE RESOLUTIONS & APPROVALS ARE REQUIRED.

Supporting documentation should be submitted (surveys, soil logs, municipal ordinances, etc.)

Type of development: _____ # units _____

Preliminary Approval Date: _____ expiration _____

Describe efforts to meet conditions of approval: _____

Describe any open space or conservation requirements in the subdivision resolution: _____

Final Approval Date: _____ expiration _____

SECTION II

CHECKLIST: All checklist items are required for administrative completeness of this application. Omissions may delay review and evaluation of this application. *GIS SHAPEFILES SHOULD BE EMAILED (UNZIPPED) OR PROVIDED ON DISC WITH THIS APPLICATION.*

To be completed by County Coordinator: Please check off the following attachments upon completion

- ☐ Completed and signed Section I w/ Schedules [A & B](#) ☐ Completed [Appraisal Order Checklist](#).
- ☐ Current recorded deed of ownership. ☐ Contract purchaser agreement, if appropriate.
- ☐ Current recorded deed of easement and/or conservation easements, if appropriate.
- ☐ Tax map with lot boundaries, exceptions, existing residences, and adjacent land uses clearly identified.
- ☐ Current Farm Tax Assessment Form with Land Use (crops/products) identified.
- ☐ GIS map* or 7.5 minute USGS Topographic Quad Map with the application lot boundaries and any preserved farms (current applications or previously preserved) within one-half mile of the application parcel(s) clearly identified. *Please refer to [GIS TECHNICAL SPECIFICATIONS FOR MAPS](#)
- ☐ USDA NRCS or GIS soils map* with lot boundaries and exceptions clearly identified and soil calculations including soil map units, acres and percentages of each unit.
- ☐ GIS wetlands and soils maps* with lot boundaries and exceptions clearly identified
- ☐ Copies of all recorded easements on the Property.
- ☐ County ranking

APPLICATION ELIGIBILITY

pursuant to N.J.A.C. 2:76-6.20(c)

- ☐ This application is not being considered in any other farmland preservation program at this time.

pursuant to N.J.A.C. 2:76-6.23(a)

- ☐ The Municipality, Board or County has not owned title to the land for more than three years.

pursuant to N.J.A.C. 2:76-6.20(d)

- ☐ The landowner has not rejected an offer for an amount equal to or greater than the certified market value under any farmland preservation program within the past 2 years. (This provision applies only to an application from the same landowner for the same farm property.)

- ☐ The application is located within an adopted Agricultural Development Area.
- ☐ The application is a targeted farm within the County's approved Planning Incentive Grant.

In accordance with N.J.A.C. 2:76-17.4(a)

- A. This application meets the minimum eligibility criteria established by the County in its comprehensive farmland preservation plan and has a rank score _____ out of _____ points based on the County's adopted ranking criteria.

PREPARED BY: _____

Contact phone: _____

Name _____

email ⇔ _____

MINIMUM ELIGIBILITY CRITERIApursuant to [N.J.A.C. 2:76-6.20](#)

Page 7 of 13

Please complete checklist as appropriate below and provide attachments demonstrating compliance with the following:

☐ The land must exhibit development potential based on the following standards:

(1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises.

(2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.

(3) If the land is 25 acres or less, the land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the [NJDEP wetlands maps](#). If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the NJDEP may be secured.

☐ _____ % soils classified as freshwater or modified agricultural wetlands.

(4) If the land is 25 acres or less, the land shall not contain more than 80% soils with slopes in excess of 15% as identified on a USDA NRCS SSURGO version 2.2 or newer soils map.

☐ _____ % soils with slopes in excess of 15%.

☐ If the land does not meet any of the standards above, is it eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law?

☐ YES ☐ NO

FOR LANDS LESS THAN OR EQUAL TO 10 ACRES the land also must meet the criteria below to be eligible for preservation with SADC funding:

☐ The land produces agricultural or horticultural products of at least \$2,500 annually.

☐ Supporting documentation must be provided (tax forms, receipts, etc.)

☐ At least 75% of the land is tillable or a minimum of 5 acres, whichever is less. _____% _____ ac

☐ At least 75% of the land, or a minimum of 5 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production. ☐ _____ Acres _____ %

FOR LANDS GREATER THAN 10 ACRES the land also must meet the criteria below to be eligible for preservation with SADC funding:

☐ At least 50% of the land or a minimum of 25 acres, whichever is less, is tillable. _____% _____ ac

☐ At least 50% of the land or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production. ☐ _____ Acres _____ %

SOILS Calculations should be based on the [latest SSURGO data available](#). This is the same data the SADC will use to evaluate the accuracy of the soil data submission. Exception acres should not be included or used to calculate soil score.

Prime	_____ acres	=	_____ %
Statewide	_____ acres	=	_____ %
Local	_____ acres	=	_____ %
Unique	_____ acres	=	_____ %

Please identify unique soils: _____

List crop(s) grown on unique soil: _____

Other	_____	_____ acres	=	_____ % %
-------	-------	-------------	---	-----------

List crop(s) grown on other soils: _____

TOTAL NET ACRES	_____ acres	=	100 %
------------------------	-------------	---	-------

TILLABLE ACRES

(Verified by current Farm Tax Assessment Form, aerial photography interpretation and site visit)

Indicate the percentage of the premises that is classified under the following categories.

Cropland Harvested	_____ acres	=	_____ %
Cropland Pastured	_____ acres	=	_____ %
Permanent Pasture	_____ acres	=	_____ %
Woodlands	_____ acres	=	_____ %
Other: _____	_____ acres	=	_____ %

TOTAL NET ACRES	_____ acres	=	100 %
------------------------	-------------	---	-------

BOUNDARIES AND BUFFERS *(as depicted on map submitted with the application)*

Indicate the percentage of the subject property boundary bordered by the following uses.

1. Deed Restricted Farmland (permanent) _____%	11. Woodlands _____%
2. Deed Restricted Wildlife Areas _____%	12. Parks (high use) _____%
3. Stream (perennial) and Wetlands _____%	13. Residential (w/infrastructure) _____%
4. Cemeteries _____%	14. Residential (< 5 acres w/o infrastructure) _____%
5. Parks (limited public access) _____%	15. Commercial _____%
6. Military Installations _____%	16. Industrial _____%
7. Golf Course (public) _____%	17. Schools _____%
8. 8 Year Programs and EP Applications _____%	18. Other _____%
9. Highways (limited access) and Railroads _____%	100 %
10. Farmland (unrestricted) _____%	

MINIMUM RANK SCORE

⇒ Ranking Sheets

Please complete the questions below and refer to SADC Policy P-14-E

(<http://www.nj.gov/agriculture/sadc/pol14e.pdf>) to calculate the application individual's rank score.

Pursuant to N.J.A.C. 2:76-17.2, an applicant will be considered an "Eligible Farm" if it is a targeted farm achieving an individual rank score equal to or greater than 70 percent of the county's average quality score for the previous three years as determined by the SADC.

- 70% of the County's average rank score as certified by the SADC for the most recently approved scores = _____ as found on the SADC website at:
<http://www.nj.gov/agriculture/sadc/farmpreserve/programs/countyPig/resources>
- The rank score of this application, pursuant to N.J.A.C. 2:76-6.16 and as determined by SADC policy P-14- E with information provided on the following pages in this application

STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In which [Planning Area](#) is the parcel located?

- | | |
|---|--|
| <input type="checkbox"/> (PA1) Metropolitan | <input type="checkbox"/> (PA2) Suburban |
| <input type="checkbox"/> (PA3) Fringe | <input type="checkbox"/> (PA4) Rural |
| <input type="checkbox"/> (PA4b) Rural & Environmentally Sensitive | <input type="checkbox"/> (PA5) Environmentally Sensitive |

HIGHLANDS

Is the parcel located in the [Highlands Region](#)?

☐ YES ☐ NO

If yes, in which area is the parcel located? ☐ Preservation Area ☐ Planning Area

In which Land Use Capability Zone is the parcel located?

- | | |
|---|---|
| <input type="checkbox"/> Conservation Zone | <input type="checkbox"/> Protection Zone |
| <input type="checkbox"/> Existing Community | <input type="checkbox"/> Lake Community |
| <input type="checkbox"/> Conservation Constrained | <input type="checkbox"/> Existing Community Constrained |

Is the parcel located in the Highlands Agricultural Resource Area? ☐ YES ☐ NO

Is the parcel located in the Highlands Agricultural Priority Area? ☐ YES ☐ NO

PINELANDS

Is the parcel located in the [Pinelands Region](#)?

☐ YES ☐ NO

If yes, in which Pinelands Management Area is the parcel located?

- | | |
|---|---|
| <input type="checkbox"/> Preservation Area District | <input type="checkbox"/> Forest Area |
| <input type="checkbox"/> Agricultural Production Area | <input type="checkbox"/> Special Agricultural Production Area |
| <input type="checkbox"/> Rural Development Area | <input type="checkbox"/> Pinelands Village and Pinelands Town |
| <input type="checkbox"/> Regional Growth Area | |

How many Pineland Development Credits (PDC) is the parcel eligible for? _____

Note: Copies of any and all Letters of Interpretation (LOI) should be submitted.

How many PDCs have been severed? _____

Note: If PDCs have been severed, the property is not eligible for preservation.

IMMINENCE OF CHANGE OR CONVERSION Please attach adequate documentation to support responses.Is the property for sale? ☐ YES ☐ NOIs the record owner of the Premises involved in an estate situation? ☐ YES ☐ NOHas the record owner filed for bankruptcy? ☐ YES ☐ NOIs the property involved in a foreclosure? ☐ YES ☐ NO**DENSITY OR CONTIGUOUS PROPERTIES**

List, by name, round and program (e.g. 2004A EP, State Acquisition, Direct Easement), lands that are reasonably contiguous (within ½ mile linear distance) to the subject application which are comprised of: development easement purchase applications approved by the CADB and received by the SADC during the current round, applications with final approval, lands where development easements have already been purchased, 8-yr program parcels and other permanently deed restricted active farmlands.

Include subject application if not an isolated parcel.

WAIVER TO MINIMUM RANK SCORE

Pursuant to N.J.A.C. 2:76-17.9(a)7i, if a farm fails to meet the minimum rank score and the county wishes to preserve the farm using Committee funds the county may request from the Committee a waiver of the minimum score criteria.

Does the County wish to request a waiver to the Minimum Quality Score? ☐ YES ☐ NO

If YES, the Committee may grant a waiver of the minimum score criteria upon finding that any of the following apply (please check all that apply and provide justification below):

☐ The conversion of the farm to non-agricultural use will likely cause a substantial negative impact on the public investment made in farmland preservation within the project area.

Explain: _____

☐ The subject property is of exceptionally high agricultural resource value based on soil characteristics.

Explain: _____

☐ The subject property represents a unique and valuable agricultural resource to the surrounding community, and the Committee finds that it has a reasonable opportunity to remain agriculturally viable.

Explain: _____

LOCAL COMMITMENT

If the application spans multiple municipalities duplicate this sheet as necessary to indicate each municipality separately.

1. Municipal Code from Appendix B: _____

2. Local Zoning

- Does local zoning require an average minimum lot size of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations? ☐ YES ☐ NO
- Is sliding scale zoning utilized? ☐ YES ☐ NO
- Are transfer of development rights/credits available? ☐ YES ☐ NO
- Is the zoning for very low density? ☐ YES ☐ NO

If Yes, explain: _____

Are there other equivalent measures that discourage conflicting nonagricultural development?

☐ YES ☐ NO *If Yes, explain:* _____

3. Is there sewer or other growth leading infrastructure already serving or immediately adjacent to the premises? ☐ YES ☐ NO

4. Is purchase of development easements consistent with the State Development and Redevelopment Plan and county and local plans? ☐ YES ☐ NO

5. Is there an active municipal liaison with the CADB? ☐ YES ☐ NO

Please provide name, phone number and email address _____

6. Do planning board actions regarding nonagricultural development support farmland preservation? (i.e. as supported by the Master Plan?) ☐ YES ☐ NO

7. Does municipal governance regarding nonagricultural development support farmland preservation? ☐ YES ☐ NO

8. Has the municipality ever passed an ordinance approving a municipally approved 8 year program (MAFPP)? ☐ YES ☐ NO

9. Have development easements already been purchased in the municipality? ☐ YES ☐ NO

10. Does the municipality have a "Right To Farm" ordinance? ☐ YES ☐ NO

If Yes, please provide a copy of the municipal ordinance.

- Does the municipality's "Right To Farm" ordinance require a developer and/or landowner, who plans to build or sell a lot in an agricultural area, to inform prospective purchasers through their agent, of the existence of the "Right To Farm" ordinance and the protection it grants to agricultural operations? ☐ YES ☐ NO

Does the municipality's "Right To Farm" ordinance require "right to farm language" to be included in the Deed of transfer for sales in agricultural areas of the Township? ☐ YES ☐ NO

11. Community Financial Support

Please list the locally committed funds for farmland preservation since January 1980. This figure should represent the amount committed or spent by the municipality for the preservation of farmland. If a municipality has an Open Space Tax, only the amount specifically designated for farmland preservation can be included.

Budget	\$ _____	Bonds	\$ _____
Referendum	\$ _____	Other	\$ _____
Trust Funds	\$ _____		

Total Municipally

Committed Funds: \$ _____

Municipal Equalized Assessed Valuation \$ _____

Equalized valuations [for 2007 can be found online](#)

Affidavit of County Agriculture Development Board Verification

County of _____ }
State of NEW JERSEY } SS

Name of Affiant

Being duly sworn according to law, upon his/her oath, disposes and says:

1. I am the Chairperson of the _____ County Agriculture Development Board (hereinafter "Board") and am fully aware of all the actions the Board has taken.
2. The Board has completed, reviewed and approved the subject farm application pursuant to SADC regulations and policies including N.J.A.C.2:76-17.3 "Prerequisites for grant eligibility" and N.J.A.C.2:76-17.9 "Committee review of an application for the sale of a development easement from an eligible farm".
3. Staff of the Board has performed a site inspection of this property on _____.
4. A copy of the landowner's application will be provided to two SADC certified appraisers hired to evaluate the development easement on this property.
5. All information contained in the attached application for an easement purchase cost share grant is complete and accurate.

Chairperson, _____ CADB

Sworn and Subscribed before me
this _____ day of _____, 20__.

Notary Public

REV. OCTOBER 2011

S:\PLANNING INCENTIVE GRANT -2007 RULES COUNTY\APPLICATION FORMS\APPLICATION FOR WEB\PIG\COUNTYFARMAPPLICATION.DOC

REFERENCES

SADC REGULATIONS: <http://www.nj.gov/agriculture/sadc/rules/>

SADC GUIDANCE LIBRARY: <http://www.nj.gov/agriculture/sadc/publications/guidance.html>

Schedule A Division of Preserved Land: <http://www.nj.gov/agriculture/sadc/publications/divisionSign.pdf>

Schedule B Exception Areas: <http://www.nj.gov/agriculture/sadc/publications/exceptionsSign.pdf>

Septic Policy (P-49): <http://www.nj.gov/agriculture/sadc/rules/pol49.pdf>

Schedule C Non-agricultural Uses:

<http://www.nj.gov/agriculture/sadc/publications/nonag%20usesonepagerWsignoff.pdf>

Appraisal Order Checklist: <http://www.nj.gov/agriculture/sadc/farmpreserve/appraisals/appraisalresources.html>

GIS Technical Specifications for Maps: <http://www.nj.gov/agriculture/sadc/farmpreserve/resources/gismapspecs.pdf>

NJDEP wetlands maps: <http://www.nj.gov/dep/gis/depsplash.htm>

latest SSURGO data available: <http://soildatamart.nrcs.usda.gov/>

Planning Areas: <http://www.nj.gov/state/planning/maps.html>

Highlands Region: <http://maps.njhighlands.us/hgis/>

Pinelands Region: http://www.nj.gov/pinelands/landuse/gis/maps/2008_04_munilocations.pdf

Standard Industrial Codes: <http://www.gti.net/njchamber/index-sic0.htm>

0110	CASH GRAINS	0723	CROP PREPARATION SERVICES FOR MARKET, EXCEPT COTTON GINNING
0111	WHEAT	0724	COTTON GINNING
0112	RICE	0741	VETERINARY SERVICES FOR LIVESTOCK
0115	CORN	0742	VETERINARY SERVICES FOR ANIMAL SPECIALTIES
0116	SOYBEANS	0751	LIVESTOCK SERVICES, EXCEPT VETERINARY
0119	CASH GRAINS, NEC	0752	ANIMAL SPECIALTY SERVICES, EXCEPT VETERINARY
0131	COTTON	0761	FARM LABOR CONTRACTORS AND CREW LEADERS
0132	TOBACCO	0762	FARM MANAGEMENT SERVICES
0133	SUGARCANE AND SUGAR BEETS	0781	LANDSCAPE CONSELING AND PLANNING
0134	IRISH POTATOES	0782	LAWN AND GARDEN SERVICES
0139	FIELD CROPS, EX CASH GRAINS, NEC	0783	ORNAMENTAL SCHRUB AND TREE SERVICES
0161	VEGETABLES AND MELONS	0811	TIMBER TRACTS
0171	BERRY CROPS	0831	FOREST NURSERIES & GATHER. OF FOREST PRODUCTS
0172	GRAPES	0851	FORESTRY SERVICES
0173	TREE NUTS	0912	FINFISH
0174	CITRUS FRUITS	0913	SHELLFISH
0175	DECIDUOUS TREE FRUITS	0919	MISCELLANEOUS MARINE PRODUCTS
0179	FRUIT AND TREE NUTS, NEC.	0921	FISH HATCHERIES AND PRESERVES
0181	ORNAMENTAL NURSERY PROD	0971	HUNTING, TRAPPING, AND GAME PROPAGATION
0182	FOOD CROPS GROWN UNDER COVER		
0191	GENERAL FARMS, PRIMARILY CROP		
0211	BEEF CATTLE FEEDLOTS		
0212	BEEF CATTLE, EXCEPT FEEDLOTS		
0213	HOGS		
0214	SHEEP AND GOATS		
0219	GENERAL LIVESTOCK EX DAIRY & POULTRY		
0241	DAIRY FARMS		
0251	BROILER, FRYER & ROASTER CHICKENS		
0252	CHICKEN EGGS		
0253	TURKEY AND TURKEY EGGS		
0254	POULTRY HATCHERIES		
0259	POULTRY & EGGS, NEC		
0271	FUR-BEARING ANIMALS AND RABBITS		
0272	HORSES AND OTHER EQUINES		
0273	ANIMAL AQUACULTURE		
0279	ANIMAL SPECIALTIES, NEC		
0291	GENERAL FARMS, PRIM LIVESTOCK & ANIMAL		
0711	SOIL PREPARATION SERVICES		
0721	CROP PLANTING, CULTIVATING AND PROTECTING		
0722	CROP HARVESTING, PRIMARILY BY MACHINE		