

**DELAWARE TOWNSHIP**  
**Hunterdon County, New Jersey**

**COMPREHENSIVE FARMLAND PRESERVATION**  
**PLAN**

Presented to the

Delaware Township Committee  
and  
Planning Board

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## **Delaware Township Agricultural Vision Statement**

Delaware Township has been historically, and remains, an agricultural community. Traditional farm production has followed along the lines of the State as a whole. Livestock production, such as cattle, sheep, horses, and the dairy industry and traditional field crops, such as corn, hay, wheat, and soybeans have played a role in the municipality's agricultural heritage.

While many of these traditional agricultural pursuits are fading away or have recently left the agricultural landscape, such as dairy production, other traditional agricultural production remain viable. Corn, hay, and soybeans provide a consistent source of agricultural production. Hay supports the new trend of equestrian operations, such as horse boarding and the attendant riding lessons. Other new trends in agriculture that remain viable into the future are niche farms, such as organically grown popcorn, herbs and vegetables. Livestock niche production is also emerging with such animals as alpacas, goats, and organically grown cattle. These new agricultural efforts are activities that will sustain agriculture in Delaware Township into the future. The Township has encouraged Community Supported Agriculture (CSA) projects, established and maintained local farmers markets, and has enacted ordinances to encourage and create opportunities for agricultural retention and activities.

As this Comprehensive Farmland Preservation Plan demonstrates, the Township contains the key ingredients, including; large contiguous areas of agricultural production, vital agricultural resources, and supportive residents and officials, which are necessary to find innovative and supportive means to retain the agricultural base in the Township and protect farming industries into the future. Therefore, the Township's long term goals are to expand the base of preserved farmland and encourage and support the continuation of agricultural production throughout the Township. The AAC strives to promote innovation and high value crops to ensure a renewed interest in farming and locally grown products and to protect and expand large contiguous areas of active farmland, support diverse agricultural activities and protect vital agricultural resources will help to ensure a sustained farming community into the future.

## **I. Delaware Township's Agricultural Land Base**

### ***A. Location and Size of Agricultural Land Base***

Delaware Township is comprised of 23,616 acres located in southern Hunterdon County ([Figure 1](#)). Hunterdon County is one of the leading agricultural counties relative to other counties in New Jersey and nearby Pennsylvania counties. Delaware Township is one of the leading agricultural municipalities in Hunterdon County.

Table 1 summarizes data obtained from US Census of Agriculture for the number of farms, and farm acreage, in the top eleven agricultural counties in New Jersey, as well as for Bucks County, Pennsylvania, which is located directly across the Delaware River from Delaware Township.

**Table 1-Land in Farms, US Census of Agriculture**

Includes largest NJ farming counties, and counties neighboring Hunterdon County

Geography	Item	Adjusted for Coverage*			Not Adjusted for Coverage		
		2007	2002	1997**	1997	1992	1987
NEW JERSEY	Farms (number)	10,327	9,924	10,045	9,101	9,079	9,032
NEW JERSEY	Land in Farms (acres)	733,450	805,682	856,909	832,600	847,595	894,426
BUCKS COUNTY, PA	Farms	934	917	1,068	739	680	841
BUCKS COUNTY, PA	Land In Farms	75,883	76,831	92,229	83,534	76,790	85,113
BURLINGTON COUNTY	Farms	922	906	935	857	816	834
BURLINGTON COUNTY	Land In Farms	85,790	111,237	103,627	103,667	97,186	103,224
CUMBERLAND COUNTY	Farms	615	616	622	573	609	612
CUMBERLAND COUNTY	Land In Farms	69,486	71,097	67,194	66,288	68,627	72,406
GLOUCESTER COUNTY	Farms	669	692	718	652	704	681
GLOUCESTER COUNTY	Land In Farms	46,662	50,753	58,888	58,373	61,748	62,128
HUNTERDON COUNTY	Farms	1,623	1,514	1,461	1,313	1,299	1,398
HUNTERDON COUNTY	Land In Farms	100,027	109,241	113,975	105,230	106,324	123,698
MERCER COUNTY	Farms	311	304	309	285	296	309
MERCER COUNTY	Land In Farms	21,730	25,070	28,395	28,391	35,786	41,303
MONMOUTH COUNTY	Farms	932	892	977	874	850	840
MONMOUTH COUNTY	Land In Farms	44,130	47,198	61,358	59,405	58,758	65,846
MORRIS COUNTY	Farms	422	407	427	383	395	430
MORRIS COUNTY	Land In Farms	17,028	17,233	23,623	22,351	23,915	27,086
SALEM COUNTY	Farms	759	753	716	660	752	697
SALEM COUNTY	Land In Farms	96,530	96,238	92,890	92,047	98,256	95,265
SOMERSET COUNTY	Farms	445	442	486	437	435	407
SOMERSET COUNTY	Land In Farms	32,721	36,237	48,299	46,258	43,989	45,190
SUSSEX COUNTY	Farms	1,060	1,029	920	827	791	776
SUSSEX COUNTY	Land In Farms	65,242	75,496	76,461	73,001	75,531	78,641
WARREN COUNTY	Farms	933	814	802	730	684	666
WARREN COUNTY	Land In Farms	74,975	78,042	84,494	82,900	87,638	87,583

Source: US Census of Agriculture: 2002, 1997, 1992, and 1987

\* In 1997, the Census of Agriculture started adding imputed data to account for census forms that were not returned ("Adjusting for Coverage"). Previously, unreturned forms were simply not counted, leading to overall artificially lowered numbers.

Only 1997 data are available in both forms.

\*\* The source for the county data in this column is individual county profile reports provided by the National Agricultural Statistics Service. These summary reports are associated with the 2002 Census, but the 1997 Adjusted for Coverage numbers are not in the main report.

Table 1 shows that from 1987 to 2002, Hunterdon County surpassed all other counties for having the highest number of farms. In addition, in 2007, Hunterdon County was second highest in the number of acres of "land in farms". Prior to 1987, Hunterdon County had been the leading county in the State in the acres of "land in farm". These data indicate that Hunterdon County is one of the leading agricultural counties in the State of New Jersey. Delaware Township is number one in Hunterdon County, and number 7 in the State for acreage in agricultural use (Table 2), with 16,274 acres (69%) of the Township's land base in Farmland Assessment.

**Table 2- Leading Agricultural Municipalities of Hunterdon County**

Township	Farmland Assessed Acreage	Total Land Based Acreage	% of Total Land Base in Farm Assessment
Alexandria	10,069	18,048	56%
Bethlehem	6,052	13,683	44%
Delaware	16,274	23,616	69%
East Amwell	10,759	17,792	60%
Franklin	9,535	14,912	64%
Kingwood	14,210	22,784	62%
Readington	12,795	30,592	42%
Tewksbury	10,581	20,352	52%
West Amwell	8,468	14,016	60%
<b>Total Farmland Assessment in Hunterdon County</b>			
Hunterdon County (2006)	132,143	279,680	47%
Hunterdon County (2000)	144,854	279,680	52%
Hunterdon County (1996)	151,642	279,680	54%
Hunterdon County (1990)	156,376	279,680	56%

*\*Source: State of New Jersey, Division of Taxation Farmland Assessment Act of 1964: Data from 2006 FA-1 Forms*

The proposed farmland preservation project areas are illustrated on [Figure 2](#). These project areas are consistent with those shown on the Township's previous PIG I and PIG II applications. The boundaries for the existing PIG I (Sandbrook Headquarters/Locktown) area start at Route 519 (Kingwood Township border) to the west, with Sanford Road and Route 604 (both heading east) as the southern boundary, and continue on Route 604 to the East Amwell border at the east. The district boundaries include the hamlets of Sandbrook, Headquarters, and Locktown.

The boundaries for the existing PIG II area (Covered Bridge/Dilts Park) start with the Kingwood Township border to the west, with Sanford Road and Route 604 as the northern boundary, and continue on Route 604 to the East Amwell border at the east. The district boundaries include the hamlets of Rosemont, Sandy Ridge, and Dilt's Park.

Delaware Township has led Hunterdon County in the total acreage in agricultural use and the percentage of the Township's total land base in farmland assessment for many years. In 1995, Delaware Township led Hunterdon County with 74.7% of its total land base in farmland assessment (East Amwell Agricultural Base Study, 1997). Table 3 indicates this trend has continued through 2006 as Delaware Township continues to lead the County with 69% (16,274 acres) of its' total land base qualifying for farmland assessment. Delaware Township continues to have more land in farmland assessment than any other municipality in Hunterdon County and is also among the highest ranked municipalities in the State of New Jersey in amount of land base assessed as farmland.

Table 3 also indicates that the percentage of land in farmland assessment in Hunterdon County is now below 50%. However, as previously mentioned, the percentage of land in farmland assessment in Delaware Township is 69%. Delaware Township remains a leading agricultural municipality in Hunterdon County and the State of New Jersey, despite development pressures.

Tables 3 and 4 document the land enrolled in farmland assessment for both Delaware Township and Hunterdon County for a sixteen-year period. The percentage of assessed farmland for Delaware Township as a percentage of assessed farmland in Hunterdon County is shown on Table 5.

**Table 3 -Farmland Assessed Acres, Delaware Township**

<b>Year</b>	<b>Total Land Devoted to Agricultural or Horticultural Use (3B)</b>	<b>Land with Farm House (3A)</b>	<b>Other Land Not Devoted to Agricultural or Horticultural Use (3A)</b>	<b>Total Farm Acreage (3A &amp; 3B)</b>	<b>Total Land in Taxing District</b>	<b>% of Total Land Base in Farmland Assessment</b>
2006	15,533	552	189	16,274	23,616	69%
2000	16,909	550	192	17,651	23,616	75%
1996	15,755	489	117	16,361	23,616	69%
1990	17,271	548	182	18,002	23,616	76%
% Change 1990-2006	-10%	1%	4%	-10%		-10%

Source: State of New Jersey, Division of Taxation and Department of Agriculture Farmland Assessment Act of 1964: Data from FA-1 Forms

Note: Some inconsistencies in these numbers can be traced to differences between the Division of Taxation and Department of Agriculture's published data. These inconsistencies do not have significant impact of this study.



**Table 4 - Farmland Assessed Acres, Hunterdon County**

<b>Year</b>	<b>Total Land Devoted to Agricultural or Horticultural Use (3B)</b>	<b>Land with Farm House (3A)</b>	<b>Other Land Not Devoted to Agricultural or Horticultural Use (3A)</b>	<b>Total Farm Acreage (3A &amp; 3B)</b>	<b>Total Land in Taxing District</b>	<b>% of Total Land Base in Farmland Assessment</b>
2006	126,012	4,021	2,082	132,143	279,680	47%
2000	140,245	3,781	1,495	145,521	279,680	52%
1996	146,092	3,913	1,630	151,635	279,680	54%
1990	150,033	4,032	2,310	156,376	279,680	56%
% Change 1990-2006	-16%	0%	-10%	-15%		-15%

Source: State of New Jersey, Division of Taxation and Department of Agriculture Farmland Assessment Act of 1964: Data from FA-1 Forms

Note: Some inconsistencies in these numbers can be traced to differences between the Division of Taxation and Department of Agriculture's published data. These inconsistencies do not have significant impact of this study.

**Table 5-Farmland Assessed Acres  
Delaware Township as a percentage of Hunterdon County**

<b>Year</b>	<b>Total Land Devoted to Agricultural or Horticultural Use (3B)</b>	<b>Land with Farm House (3A)</b>	<b>Other Land Not Devoted to Agricultural or Horticultural Use (3A)</b>	<b>Total Farm Acreage (3A &amp; 3B)</b>	<b>Total % of Land in Taxing District</b>
2006	12.3%	13.7%	9.1%	12.3%	8.4%
2000	12.1%	14.5%	12.8%	12.1%	8.4%
1996	10.8%	12.5%	7.2%	10.8%	8.4%
1990	11.5%	13.6%	7.9%	11.5%	8.4%

Source: State of New Jersey, Division of Taxation and Department of Agriculture Farmland Assessment Act of 1964: Data from FA-1 Forms

Note: Some inconsistencies in these numbers can be traced to differences between the Division of Taxation and Department of Agriculture's published data. These inconsistencies do not have significant impact of this study.

A review of the data on Table 3 indicates that the total farm acreage (both 3A and 3B) in Delaware Township in 2006 represented 69% of the township's total land base. Over the past sixteen years, this percentage has fluctuated slightly from a high of 76% in 1990 to a low of 69% in 1996 and in 2006. Over this same sixteen-year period, Hunterdon County's percentage of total assessed farmland has steadily decreased from 56% of the total land base in 1990 to 47% in 2006 (Table 4).

Over this same sixteen-year period, Delaware Township's percentage of assessed farmland has decreased at a slower rate when compared to the rate of decrease for Hunterdon County. In addition, over this same time period, Delaware Township continues to surpass Hunterdon County in the percentage of total land base in farmland assessment.

Data contained in Table 5 indicate that Delaware Township comprises 8.4% of the total acreage in Hunterdon County. In 2006, Delaware Township accounted for 12.3% of the County's total land devoted to agricultural or horticultural use. In addition, Delaware Township's share of the county's farmland has remained fairly stable over the past sixteen years and has only fluctuated from a low of 10.8% in 1996 to a high of 12.3 % in 2006.

[Figure 3](#) illustrates the properties in Delaware Township in Farmland Assessment.

Tables 4 and 5 document the percentages and total assessed lands qualifying for farmland assessment as compared to the total tax base. The trends in both Delaware Township and Hunterdon County as a whole indicate that the assessed area of "3B" farmland has decreased as a percentage of the total assessed area of all classes between 1990 and 2010, although Delaware Township observed a larger decrease compared to Hunterdon County. This is partially due to an increase in residential development rates, as well as an increase in the property values of all classes over this sixteen year time period.

Table 4 indicates that the assessed area of Delaware Township's "3B" farmland in 2006 is 11% of all the "3B" farmland in Hunterdon County, though Delaware Township accounts for only 4.8% of the total assessed lands of all classes in Hunterdon County. In addition, Delaware Township observed a slight increase in the past sixteen years in both the percentage of Hunterdon County's total assessed land of all classes and the assessed area of "3B" farm acres. [Figure 3](#) illustrates the properties in Delaware Township that are in Farmland Assessment.

Delaware Township retains a large amount of active farmland ([Figure 3](#)). As of 2010, approximately 68% of the Township's total 15,578 acres qualify for reduced tax assessment under the Farmland Assessment Act of 1964 ([Appendix A](#) for full listing). Table 6 below identifies farmland-assessed parcels, typically the area encompassing the farmstead, and farm-qualified and remaining farmland parcels within Delaware.

**Table 6: Delaware Township Property Class**

<b>Property Class</b>	<b>Acres*</b>	<b>% of Township Land</b>
<b>Farm Assessed/Qualified</b>	15,578	68
<b>Residential</b>	4,270	19
<b>Public Property</b>	1,322	6
<b>Other Exempt</b>	688	3
<b>Vacant</b>	389	2
<b>Industrial</b>	272	1
<b>Commercial</b>	186	1
<b>Cemetery</b>	32	0
<b>Public School</b>	24	0
<b>No Data</b>	20	0
<b>Church</b>	16	0
<b>Railroad</b>	14	0
<b>Apartment</b>	8	0
<b>Total</b>	22,819	100

*\*Acreage based on GIS Data slightly from tax acre data*

The Township has identified two (2) proposed project areas which encompass the entire Township divided almost equally north and south (Figure 2). This proposed project area correlates to the Hunterdon County Project Area and Agricultural Development Area, (ADA) called the South Project Area (identified on Figure 4). The project area is predominantly comprised of farm-assessed/qualified land and public property (see Table 7 below), as identified Township-wide.

**Table 7: Property Class by Project Area**

	<b>PIG I</b>		<b>PIG II</b>	
	<b>Acres</b>	<b>% of Project Area</b>	<b>Acres</b>	<b>% of Project Area</b>
<b>Farm Assessed/Qualified</b>	8,381	71	7,541	66
<b>Residential</b>	2,399	20	1,943	17
<b>Other Exempt</b>	506	4	182	2
<b>Vacant</b>	249	2	141	1
<b>Industrial</b>	0	0	272	2
<b>Commercial</b>	84	1	102	1
<b>Cemetery</b>	4	0	28	0
<b>Public School</b>	0	0	24	0
<b>No Data</b>	14	0	6	0
<b>Church</b>	15	0	1	0
<b>Railroad</b>	0	0	14	0
<b>Apartment</b>	8	0	0	0
<b>Total</b>	11,773	100*	11,432	100*

*\*Due to rounding*

The nature of the Township, and subsequently, the project areas, is further highlighted by the 2007 Land Use/Land Cover data (Figure 5). Table 8 below identifies the Land Use/Land Cover for the entire Township with 9,522 acres (40%) classified as agricultural and 7,885 acres (33%) as forested for a total of 74% of the land cover contributing to the rural agricultural character of the Township.

**Table 8: 2007 Land use/Land Cover for Delaware Township**

	<b>Acres</b>	<b>%</b>
<b>Agricultural</b>	9,522	40
<b>Barren Land</b>	154	1
<b>Forest</b>	7,885	33
<b>Urban</b>	3,522	15
<b>Water</b>	434	2
<b>Wetlands</b>	2,173*	9
<b>TOTAL</b>	23,689	100

*\*Wetlands includes 687 acres in agricultural use.*

Of the 9,522 acres of agricultural land cover, 8,275 acres (87%) is classified as cropland and pastureland by the 2007 Land Use/Land Cover for the Township and subsequent Proposed Project Areas (Figure 6).

## ***B. Distribution of Soil Types and their Characteristics***

Most soils in Delaware Township are good for agricultural production. According to the United States Department of Agriculture Natural Resource Conservation Service (NRCS), over 70% of the township is covered by "prime" and "statewide important" soils.

The USDA-NRCS classifies land capability using Roman numerals I through VII. As numbers rise the land has progressively greater limitations and narrower choices for practical use. According to the "New Jersey Important Farmlands Inventory soil classifications are defined as:

Prime Farmlands - Prime Farmlands include all those soils in Land Capability Class I and selected soils from Land Capability Class II. 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. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime Farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Soils of Statewide Importance - Farmlands of statewide importance include those soils in Land Capability Classes II and III that do not meet the criteria as Prime Farmland. These soils are nearly Prime Farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yields as high as Prime Farmland if conditions are favorable.

Farmland of Local Importance - Farmland of local importance includes those soils that are not prime or statewide importance and are used for the production of high value food, fiber or horticultural crops.

Farmland of Unique Importance - Farmland of unique importance includes those soils that are not of prime or statewide importance and are used for the production of specialty crops.

Figure 7 shows the locations of these prime and statewide important soils within Delaware Township. The soils that are found in Delaware are suitable for farmland production. Overall, 78% (18,570 acres) of the Township has farmland capable soils (see Table 9 below). In addition, 7,430 acres of farmland capable soils are located in cropland and pastureland areas as identified in the 2007 Land Use/Land Cover.

**Table 9: Farm Capable Soils for Delaware Township**

	Acres	Percent	Acres of Soils in Cropland and Pastureland Areas*	% of Soils in Cropland and Pastureland Areas*
<b>Prime</b>	4,803	20	2,338	28
<b>Statewide</b>	13,767	58	5,092	62
<b>No Class</b>	5,131	22		
<b>No Data</b>	6	0		
<b>Total</b>	23,707	100	7,430	90

*\*As identified in the 2007 NJDEP Land Use/Land Cover data*

The number translates evenly to the proposed project area which encompasses the entire Township.

### ***C. Number of Irrigated Acres and Available Water Resources***

Delaware Township is underlain by several hydrogeologic zones. Two of these zones, the Stockton Formation and the Passaic Formation, underlie over 58% of the township and are considered to be a good aquifer system, capable of transmitting water to meet most residential, agricultural, small-commercial or public water-supply demands. The remaining portion of the township is underlain by poorly to very-poorly transmitting aquifer systems consisting of the Lockatong Formation and Igneous/Metamorphic Hydrogeologic zones (diabase, basalts and Feltville Formation). The locations of the hydrogeologic zones in Delaware Township are shown on Figure 7.

Delaware Township does not maintain accurate records on the number of acres of farmland that are irrigated throughout the Township. The New Jersey Farmland Assessment Survey, however, has tracked the amount of irrigated agricultural lands for the Township, as seen in Table 10 below. While most field crops (which represent the bulk of the agricultural acres in the Township) do not require irrigation, ornamental plants, such as nursery stock, do require irrigation. As seen below, the largest amount of irrigated land is in this category.

**Table 10: Irrigated Acres and Other Crops**

Crop	1990	2000	2004	2005	% Change 1990-2004
<b>Fruit</b>	0	0	1	1	100
<b>Field crops</b>	0	60	8	8	-87
<b>Ornamental</b>	2	0	29	27	1,250
<b>Vegetables</b>	0	1	0	0	0
<b>Total</b>	2	61	38	35	1,067

A review of the New Jersey Department of Environmental Protection's (NJDEP) records indicates that one Agricultural Certification has been issued in Delaware Township. The Agricultural Certification is for Punkin Hollow I Farm which is located in the Stockton Formation and has approval from NJDEP to divert 2 mgm and 12 mgy at a maximum rate of 40 gpm. The certification also covers two wells at the Punkin Hollow II Farm which is located in the Passaic Formation and approves a diversion of 3 mgm and 18 mgy at a maximum rate of 70 gpm.

## ***D. Farmland Assessment and Census of Agricultural Statistics and Trends***

### **1. Number of Farms and Farms by Size**

Data on Delaware Township farm sizes were collected from the FA-1 forms submitted in July 2005 to the Delaware Township Tax Assessor for farmland assessment for 2006. The data collected is useful for the determination of farm sizes and agricultural capabilities of the Township. The data from the FA-1 forms were first evaluated by looking at the "Q numbers", representing farms qualified for farmland assessment tax status. In general, contiguous tax lots owned by the same entity are assigned a single "Q number".

Table 11 indicates the distribution of "Q number" parcels approved for farmland assessment for 2006 by categories of acreage. Delaware Township had a total of 523 parcels devoted to agricultural and horticultural uses, which represented a total of 15,578 acres in farmland assessment. In addition, according to the data from 2006, the average size of these parcels is 32 acres.

### **2. Average or Median Farm Size**

The data from Table 11 also indicate that 30 parcels were 100 acres or greater in size and combined, these parcels represented a total of 4,636 acres in farmland assessment. The average parcel size was 155 acres. There were 73 parcels that ranged in size from 50 to 99 acres and the average size of a parcel was 69 acres. This range also had 30% of the total number of all acres in farmland assessment, 5,003 acres, which was the highest percentage among all categories of parcel sizes.

**Table 11 - Size Distribution of Parcels Approved for Farmland Assessment in Delaware Township**

Parcel Size	100+ Acres	50-99 Acres	20-49 Acres	<20 Acres	Total
Number of Parcels	30	73	125	295	523
Percent of Total Parcels	6%	14%	24%	56%	100%
Number of Acres	4,636	5,003	3,920	2,975	16,534
Average Acres per Parcel	155	69	31	10	32
Percent of Total Acres	28%	30%	24%	18%	100%

When evaluating parcel sizes between 20 and 49 acres, the number of parcels increases to 125. The total acreage for parcels between 20 and 49 acres is 3,920 acres and the average parcel was 31 acres. And the data on Table 11 indicate that 56% of all the parcels were less than 20 acres in size with an average size of 10 acres. The average farm size is 52 acres and the median size is 16 acres.

The County's 2002 average farm size was 72 acres with a median of 24 acres according to the USDA Census of Agriculture. This compares to the County 2007 average farm size of 62 acres in and median size farm of 19 acres. Delaware Township's average farm size based on farmland assessment data was 52 acres and the median farm size was 16 acres in 2007. The Township and County farm size averages and medians were close, though the Township had a larger median size and the County had an overall larger average.

### 3. Cropland Harvested, Pasture, Woodland, Equine, Total for Agricultural Use

Traditional farm production in Delaware Township has largely followed trends of the State as a whole, being partly dedicated to livestock production and partly to traditional field crops. Forest, produce, and horticultural crops have also played a consistent role in the municipality's agriculture. The township is situated in an area with rich natural resources - highly productive soils, ample water supply, forests, and a temperate climate.

Tables 12 and 13 document the type of land that qualifies for farmland assessment in Delaware Township and Hunterdon County. Table 14 indicates the types of land for Delaware Township as a percentage of the total in Hunterdon County.

**Table 12- Delaware Township, Types of Land Use, By Acres**

Year	Cropland Harvested	Cropland Pastured	Permanent Pasture	Active Agriculture	Woodlands & Wetlands	Total Land Devoted to Agricultural or Horticultural Use (3B)*
2006	8,101 52%	881 6%	1,834 12%	10,816 70%	4,606 30%	15,533
2000	8,674 51%	1,055 6%	1,839 11%	11,568 67%	5,265 31%	16,886
1996	8,425 53%	909 6%	1,798 11%	11,132 71%	4,622 29%	15,754
1990	9,454 55%	904 5%	1,885 11%	12,243 71%	5,029 29%	17,271
% Change 1990-2006	-14%	-3%	-3%	-12%	-8%	-10%

Source: State of New Jersey, Division of Taxation and Department of Agriculture Farmland Assessment Act of 1964: Data from FA-1 Forms

Note: Some inconsistencies in these numbers can be traced to differences between the Division of Taxation and Department of Agriculture's published data. These inconsistencies do not have significant impact of this study.

\*Acreage based on FA Forms and varies slightly from NJDEP LULC Data



**Table 13-Hunterdon County, Types of Land Use, By Acres**

Year	Cropland Harvested	Cropland Pastured	Permanent Pasture	Active Agriculture	Woodlands & Wetlands	Total Land Devoted to Agricultural or Horticultural Use (3B)
2006	57,260 45%	7,629 6%	16,118 13%	81,007 65%	43,691 35%	126,012
2000	65,596 47%	8,416 6%	17,355 12%	91,367 65%	47,307 34%	139,693
1996	70,747 48%	8,488 6%	19,482 13%	98,717 67%	47,378 32%	146,095
1990	75,857 51%	9,434 6%	20,065 13%	105,356 70%	44,677 30%	150,033
% Change 1990-2006	-25%	-19%	-20%	-23%	-2%	-16%

Source: State of New Jersey, Division of Taxation and Department of Agriculture Farmland Assessment Act of 1964: Data from FA-1 Forms

Note: Some inconsistencies in these numbers can be traced to differences between the Division of Taxation and Department of Agriculture's published data. These inconsistencies do not have significant impact of this study.

**Table 14 – Delaware Township as a Percentage of Hunterdon County**

Year	Cropland Harvested	Cropland Pastured	Permanent Pasture	Woodlands and Wetlands	Total Land Devoted to Agricultural or Horticultural Use (3B)	Total Acreage in Taxing District
2006	14%	12%	11%	11%	12%	8%
2000	13%	13%	11%	11%	12%	8%
1996	12%	11%	9%	10%	11%	8%
1990	12%	10%	9%	11%	12%	8%

Source: State of New Jersey, Division of Taxation Farmland Assessment Act of 1964: Report of Data from FA-1 Forms

In 2006, land in Delaware Township devoted strictly to agricultural and horticultural uses, excluding buildings, was 15,533 acres, which represents 66% of the total available acreage in Delaware Township. Cropland harvested represented 52% of the total "3B" assessed farmland while woodlands and wetlands represented 30% of the total land devoted to agricultural and horticultural use in Delaware Township (Table 6A).

Additionally, Tables 12 through 14 highlight the changes from 1990 to 2006 and pinpoint the trends in agricultural land uses in Delaware Township compared to Hunterdon County. These

data demonstrate the significance of the agricultural industry in Delaware Township relative to Hunterdon County.

Between 1990 and 2006, Delaware Township's total acres of cropland harvested, which is generally the easiest land to convert to residential development, decreased by 14% (Table 12). In that same time period, Hunterdon County experienced a 25% decrease in total acres of cropland harvested. (Table 13).

As indicated in Table 14, the Delaware Township portion of the county's total cropland harvested acreage increased from 12% to 14% over the past sixteen years. In 2006, Delaware Township's cropland harvested represented 52% of all land devoted to agricultural and horticultural uses in the township, while in Hunterdon County, overall cropland harvested land only represented 45% of the total for the County.

In 2006, woodlands and wetlands represented 30% of the total land devoted to agricultural and horticultural use in Delaware Township (Table 12). This represents an 8% decrease over the past sixteen years. Hunterdon County, on the other hand, only experienced a 2% decrease in the past sixteen years in the percentage of acres devoted to woodlands and wetlands (Table 13).

According to Table 12, in Delaware Township only an insignificant 74 acres of the combined cropland pastured and permanent pasture were lost between 1990 and 2006, which represents a 3% decline. Hunterdon County observed a 19% decrease in cropland pastured and a 20% decrease in permanent pasture over this same sixteen-year period (Table 13).

Currently in Delaware Township, the largest commercial farm products as represented in production acreage are hay, nursery stock (trees and shrubs); cultivated crops such as corn, soybeans, sorghum and wheat; and horses, sheep, cattle, llamas, chickens, pheasants and other livestock and fowl. Table 15 provides a summary of the value of field crops in the Township. Field crops include the largest land area devoted to agriculture in the Township and the backbone of the farming industry in the area. For detailed information of all agricultural activities in the Township see Tables 16 to 21 which offers a wide ranging summary of information about farming activities in Delaware Township.

**Table 15 – 2004 Field Crop Area and Values New Jersey Farmland Assessment Survey**

	Barley for Grain	Corn for Grain	Corn for Silage	Grass for Silage	Alfalfa Hay	Other Hay	Oats for Grain	Rye for Grain	Sorghu m	Soybeans	Wheat	Other Field Crops
Acres	34	200	36	84	1,074	4,442	130	150	93	786	254	28
Value \$/Acre	\$133	\$315			\$540	\$207				\$229	\$155	
Total Value	\$4,522	\$63,000			\$579,960	\$919,494				\$179,994	\$39,370	

Source: NJ Department of Agriculture: New Jersey Farmland Assessment 2004, Tax year 2005 – County Summary  
 Source of crop value information for 2004: US Department of Agriculture, National Agricultural Statistics Service  
 (NASS): New Jersey: Field Crops, Acreage, Yield, Production, Price, and Value of Production 2000-2005

## **II. Municipality's Agricultural Industry – Overview**

### ***A. Trends in Market Value of Agricultural Products Sold***

From its first settlement by Europeans into the second half of the 1900's, Delaware Township's land was predominately occupied by diversified family farms. From the early days of European settlements, each farm typically produced a wide variety of crops and livestock, primarily for the farm family itself, along with goods to sell to generate cash income. The early farms were equipped to grow, process, and store various grains and com, hay, vegetables, fruit, numerous kinds of livestock and poultry, dairy products, eggs, firewood and timber, etc.

Numerous mills were established in the township to assist with labor intensive processing, allowing large increases in production of some agricultural products. There were sawmills, grain mills, and more specialized mills such as linseed oil mills. Only one of the old mills remains in operation, a sawmill. Other mill buildings and equipment still stand in a few other cases.

In the first half of the 1800's the canals along the Delaware River went into service, facilitating transport of commodities and materials. They were soon followed by multiple railroad lines, which were eventually followed by paved roads and trucks. Timber, grain, produce, milk, eggs, and livestock were, and in some cases still are, hauled out of the township to urban markets.

In the latter part of the 1800's, sophisticated mechanical implements were being introduced, with tractors following in the early to mid 1900's. Some of our older farmers grew up on farms where horses and mules provided the main source of power. After the Second World War, farms became more mechanized, and many farms took up relatively large scale dairy and poultry production. In the mid 1900's fruit was a major local product. According to the Farmland Preservation Supplement to the township's Open Space Plan (1999):

"Fruit orchards, such as peach and apple operations, at one time dominated Delaware Township, but a widespread blight devastated that industry. The once thriving poultry industry ceased operating in the last twenty years. Labor intensive dairy farms that operated early this decade have for the most part ceased operations."

The value of agricultural products sold in Hunterdon County has been increasing over the last 15 years. Agricultural products sold in 1992 were \$26,207,000, in 1997 was \$36,057,000, in 2002 was \$42,267,000 and in 2007 was \$69,745,000 as listed in the US Census of Agriculture. This results in an increase of 61% over 15 years. While data for the products sold on a municipal level are not available, it can be interpolated that since the Township includes 13% of the County's agricultural areas, roughly \$9,000,000 of the total agricultural products sold in Hunterdon County in 2007 could be attributed to the Township. This would be an increase from roughly \$3,400,000 attributed to the Township in 1992, an increase of 164%.

## ***B. Crop Production Trends over the Last 20 Years***

For this study, a concerted effort has been made to understand the current state of agriculture in Delaware Township. The NJ Division of Taxation's 'Report of data from FA-1 forms' used for the tables cited above does not include all the detail available in the actual FA-1 forms. Information was also gathered for this study from the individual Delaware Township FA-1 forms filled out by local farmers in July of 2005, for the 2006 tax year. Everyone farming over five acres of land files this form annually to qualify for the NJ farmland assessment program, which applies only to the acreage devoted to agriculture. Contiguous tax lots with the same owner are lumped together and assigned a 'Q number', qualifying the parcel for the program.

These data give us a snapshot of local farming activities. Acres devoted to agriculture are listed, and separated into hay, pasture, woodland, and other crops. The crops planted, livestock, poultry, etc. are enumerated. The program requires each farm to generate a minimum gross income, based on its size. Where the income requirement is met by selling forest products (firewood and/or timber), the farmer is required to provide an additional woodland management form. The presence of this form implies a forest products based farm business. Otherwise, the economic information in the FA-1 form is minimal, and is not used in this study.

Currently in Delaware Township, the largest commercial farm products are hay; nursery stock (trees and shrubs); cultivated crops such as corn, soybeans, sorghum, and wheat; and horses, sheep, cattle, llamas, chickens, pheasants and other livestock and fowl. Please refer to Tables 16 to 21 for a wide ranging summary of information about farming activities in Delaware Township. The high production of hay, nursery stock and cultivated crops are common throughout the state. The use of hay for a growing equine industry has resulted in many farms planting their own areas of hay to support internal operations. In addition, other farms may increase the cultivation of such crops that support the equine industry to take advantage of local demand. Nursery stock has often increased in areas where residential development has resulted in a need for landscaping products and services.

In some cases it is possible to make an estimate of the value of farm production. As shown in the table, the hay crop in the township is worth some \$1.5 million dollars. The total value of the corn, soybean, wheat and barley crops comes to about \$300,000. The local price and yield numbers for other crops have been hard to find.

To a large extent the hay growers are supported by equine operations. These data list 703 horses in the township, the most numerous large animals. These operations contribute greatly to the farm economy, but the data do not include detailed economic information.

**20 Year Farmland Assessment Survey Trends**

The following tables depict the 20-year trend, and others, devoted to field crops such as barley, grains, grasses and soybeans as inventoried by the New Jersey Farmland Assessment Survey.

**Table 16: Delaware Township Land devoted to field crops (Acres)**

	<b>1983</b>	<b>1990</b>	<b>2000</b>	<b>2004</b>	<b>Acres Change 1983-2004</b>	<b>% Change 1983-2004</b>
<b>Grain Corn</b>	2860.8	2279	1072	200	-2660.8	-93%
<b>Silage Corn</b>	523.59	591	344	36	-487.59	-93.1%
<b>Alfalfa Hay</b>	570.94	670	721	1074	503.06	88.1%
<b>Other Hay</b>	2351.5	2801	3557	4442	2090.5	88.9%
<b>Subtotal</b>	<b>8,289.83</b>	<b>8,331</b>	<b>7,694</b>	<b>7,756</b>	<b>-534</b>	<b>-6</b>
<b>Barley</b>	189.48	23	116	34	-155.48	-82%
<b>Grass Silage</b>	63.92	-	0	84	20.08	31.4%
<b>Oats</b>	201.9	162	252	130	-71.9	-35.6%
<b>Rye Grain</b>	43.5	24	45	150	106.5	244.8%
<b>Sorghum</b>	65.4	108	8	93	27.6	42.2%
<b>Soybeans</b>	1140.3	610	695	786	-354.3	-31%
<b>Wheat</b>	581.35	514	810	254	-327.35	-56.3%
<b>Cover Crop</b>	51.4	-		86		
<b>Rye Cover</b>		78	27	39	-39	-50%
<b>Oat Cover</b>		-	2	0		
<b>Other Cover</b>		44	64	47	3	6.8%
<b>Other Field Crops</b>	4.22	18	43	28	23.78	563.5%
<b>Subtotal</b>	<b>2,341.47</b>	<b>1,581</b>	<b>2,062</b>	<b>1,731</b>	<b>-610</b>	<b>-26</b>
<b>Total</b>	<b>10,631</b>	<b>9,912</b>	<b>9,756</b>	<b>9,487</b>	<b>-1,144</b>	<b>-11</b>

Table 17 identifies acres devoted to fruit productions. The remaining fruit crops produced in the Township include apples, grapes, peaches, pears, and other mixed fruit.

**Table 17: Delaware Township Fruit Production (Acres)**

	1983	1990	2000	2004	Acres Change 1983- 2004	% Change 1983- 2004
<b>Apples</b>	10.82	8	12	14	3.18	29.3%
<b>Blueberries</b>	0.66	0	1	1	0.34	51.5%
<b>Cranberries</b>	0.25	2	0	0	-0.25	-100%
<b>Grapes</b>	5.60	19	15	5	-0.6	-10.7%
<b>Peaches</b>	2.66	10	3	13	10.34	388.7%
<b>Strawberries</b>	6.3	0	0	0	-6.3	-100%
<b>Blackberries/ Raspberries/Other Berries</b>	5.35	-	3	4	-1.35	-25.2%
<b>Pears</b>	-	-	1	1	1	100%
<b>Non-Bearing</b>	-	3	0	0	-3	-100%
<b>Other Fruit</b>	1.75	0	3	4	2.25	228.6%
<b>Nut</b>	0	0	3	0	0	0%
<b>Total Fruit</b>	33.39	42	41	42	8.61	25.8%

Table 18 depicts the amount of farm acres devoted to vegetable production. A variety of vegetables are still in production with the most acreage devoted to sweet corn. These vegetables target a specific niche group usually sold at farmers market, farm stands and in response to seasonal demand.

**Table 18: Delaware Township Vegetable Production (Acres)**

	1983	1990	2000	2004	Acres Change 1983-2004	% Change 1983-2004
<b>Asparagus</b>	0	0	0	1	1	100%
<b>Lima beans</b>	0	1	0	0	0	0%
<b>Snap Peas</b>	0.1	1	0	0	-0.1	-100%
<b>Cabbage</b>	0.1	-	0	0	-0.1	-100%
<b>Carrots</b>	0.1	-	0	0	-0.1	-100%
<b>Sweet Corn</b>	31.7	44	35	26	-5.7	-18%
<b>Cucumbers</b>	5.3	5	0	3	-2.3	-43.4%
<b>Eggplant</b>	2.0	-	0	0	-2	-100%
<b>Lettuce</b>	0.2	-	0	0	-0.2	-100%
<b>Peas</b>	0.2	0	3	2	1.8	900%
<b>Melons</b>	77.2	0	1	0	-77.2	-100%
<b>Peppers</b>	1.1	2	2	14	12.9	1172.7%
<b>Sweet Potatoes</b>	3.0	-	0	0	-3	-100%
<b>Pumpkins</b>	0	4	15	18	18	450%
<b>Spinach</b>	0.2	-	0	0	-0.2	-100%
<b>Squash</b>	15.2	2	5	5	-10.2	-67.1%
<b>Tomatoes</b>	7.27	5	3	7	-0.27	-3.7%
<b>Mixed Veg crops/Other</b>	18.2	21	19	19	0.8	4.4%
<b>TOTAL</b>	161.87	85	83	95	-66.87	-41.3%

Table 19 identifies acres of nursery and tree stock in the Township. This category has seen an increase primarily due to an overall rise in home sales and in turn, landscaping demands. This table shows wide and varied fluctuations in production among the categories of tree and nursery production, which is understandable given the tendencies of market demand and harvests necessary to respond to large contracts for nursery stock, and then replanting in subsequent years to grow replacement stock. Trees and shrubs and Christmas trees for example appear to be subject to this type of swing in reported acreages.



**Table 19: Delaware Township Nursery and Tree Production (Acres)**

	1983	1990	2000	2004	Acres Change 1983- 2004	% Change 1983- 2004
<b>Bedding Plants</b>	0.5	1	15	11	10.5	2100%
<b>Cut Flowers</b>	0	2	8	18	18	100%
<b>Trees &amp; Shrubs</b>	90.44	217	206	270	179.56	198.5%
<b>Sod</b>	5.98	-	0	0		
<b>Christmas Trees</b>	177.39	157	132	135	-42.39	-23.9%
<b>Other Nursery</b>	23.27	6	5	3	-20.27	-87.1%
<b>Total</b>	2,280.58	163	2,366	2,441	-161	7%

Table 20 below identifies timber and woodland production in the Township. This category typically has one of the highest rates of growth, however much of the acreage in the Township has been lost to development. As woodland management has become more important to the overall health of the natural systems, and wood supplies in increasing demand, more farms are taking advantage of woodland areas, as seen in the Township.

**Table 20: Timber and Woodland Product and Areas**

	1983	1990	2000	2004	Acres Change 1983-2004	% Change 1983- 2004
<b>Fuelwood (Cords)</b>	1,095	2,281	390	966	-129	-11.8%
<b>Pulpwood (Cords)</b>	2	19	3	10	8	400%
<b>Timber (Board Feet)</b>	4,459	132,544	1,375	17,430	12,971	290.9%
<b>Woodland State Plan (Acres)</b>	94.41	-	-	-	-	-
<b>Woodlands Private Plan (Acres)</b>	420.16	-	-	-	-	-
<b>Woodland No Plan (Acres)</b>	132.4	-	-	-	-	-
<b>Land in Federal or Government Program (Acres)</b>	132.34	195	114	151	18.66	14.1%

Livestock and Poultry products such as young dairy, swine and chickens have seen a dramatic decrease as shown in the table below.

**Table 21: Delaware Township Livestock and Poultry Products (head)**

	<b>1983</b>	<b>1990</b>	<b>2000</b>	<b>2004</b>	<b>Change 1983-2004</b>	<b>% Change 1983-2004</b>
<b>Beef Cattle</b>	1,818	449	268	268	-1,550	-85.3%
<b>Bee Hives</b>	138	406	170	118	-20	-14.5%
<b>Mature Dairy</b>	582	375	120	12	-570	-97.9%
<b>Young Dairy</b>	405	365	115	25	-380	-93.8%
<b>Ducks</b>	281	137	45	89	-192	-68.3%
<b>Fur Animals</b>	0	92	82	269	177	192.4%
<b>Geese</b>	188	0	0	0	0	-100%
<b>Goats</b>	187	43	144	170	-17	-9%
<b>Equine</b>	288	446	602	634	346	120.1%
<b>Meat Chickens</b>	968	1,234	828	607	-361	-37.3%
<b>Laying Chickens</b>	1,990	1,088	825	1,324	-666	-33.5%
<b>Rabbits</b>	163					
<b>Sheep</b>	897	845	704	572	-325	-36.23%
<b>Swine</b>	419	457	63	60	-359	-85.7%
<b>Turkeys</b>	172	30	70	41	-131	-76.2%
<b>Other Livestock</b>	5,315	5,392	2,736	2,241	-3,151	-58.4%

### ***C. Support Services within the Market Region***

There is a comprehensive feed, grain and supply store in Delaware Township, and several well established dealers in farm equipment and machinery. D&R Tractor is a well established firm that sells new and used agricultural tractors and implements and services all agricultural equipment.

Due to the rural nature of Hunterdon County and the intensity of agriculture in the region, there are a number of businesses that have chosen to locate within easy reach of the local farmers. Various farm equipment dealers are located in the area to sell new equipment and service existing equipment. There are also used equipment dealers located in the area that provide a lower cost alternative to buying new equipment.

Along with the equipment dealers, seed suppliers are also located within the area to provide farmers with their planting and crop protection needs. Many of these businesses are moving toward more nationally based outfits with the ease of transport and ordering through the internet. This creates an opportunity for greater diversity in products made available to local farmers that normally would not be exposed to such a wide array of products.

Support services necessary for sustaining Delaware Township's agricultural industry are regional. Most basic support services are available within the region, however more specific or large scale items are often purchased outside the region mainly eastern Pennsylvania or upstate New York or Canada for alfalfa and quality hay in sufficient quantities. Feed and grains are also purchased largely from outside the area. Farmers find it necessary and cost effective to travel for more competitive pricing. For example, large equine and cattle farms in the region have alfalfa and feed trucked in from Lancaster County, PA., upstate New York and other markets. Fertilizer and pesticide are available in Hunterdon County and are generally purchased in regional centers or from local suppliers. Equipment is difficult to locate in the region, although some basic tractors are available and competitive pricing becomes an issue. Used and new tractors and equipment are available nearby in Ringoes on County Route 579 and US 202. New Holland dealerships, selling new and used farm tractors, are located nearby in Washington Borough Warren County, and Doylestown, Bucks County, PA. Most farmers repair and service their own equipment and mail order parts. Food processors are available on a regional scale, at markets such as the Hackettstown Auction and Lancaster County auctions for both purchase and sale of necessary product.

Slaughter houses and processing facilities are located in the region, and are accessible. Because of New Jersey's location between two urban areas, Philadelphia and New York, various direct marketing opportunities exist for specialty crops and vegetable products (see Green Pages link below for locations of support services).

There is an agricultural resource guide that has been developed to assist the farming community by the NJ Agriculture Extension Service entitled the Salem "Green Pages, An Agricultural Resource Guide". The guide is maintained by the Cooperative Extension of Salem County. The guide includes statewide and national resources including listings of "Agricultural Associations,"

“Contacts and Programs,” “Information and Resources,” and “Service Providers.” The website address is <http://saalem.rutgers.edu/greenpages/index.html> and is perhaps the most comprehensive statewide directory of services and resources available to the farming community.

**Table 22: Farmers’ Markets in the Hunterdon County Region**

<i>Market:</i>	<b>Clinton Farmers' Market</b>	<b>Sergeantsville Farmers Market</b>	<b>West Amwell Farmers Market</b>	<b>Liberty Village Premium Outlets Farmers' Market</b>	<b>Golden Nugget Antique Flea Market</b>	<b>Dvoor Farmers' Market</b>	<b>Montgomery Farmers' Market</b>	<b>Hopewell Farmers' Market</b>
<i>Address:</i>	1 New Street, at the Clinton Fire Company Lot, Clinton	Rt. 604, Village Green, Sergeantsville	150 Rocktown-Lambertville Rd., West Amwell	Liberty Village Shopping Center Off Rte. 12 Flemington, NJ 08822	1850 River Rd (Rte 29) Lambertville, NJ 08530	Rte 12 Circle Raritan Township, NJ 08822	Route 206 & Route 518, Montgomery, NJ 08520	Hopewell Train Station. Railroad Place, Hopewell, NJ 08525
<i>Phone:</i>	908-735-8811	(908) 268-3641		(908) 783-8550	(609) 397-0811	(908) 625-8241	(908) 359-9665	(609) 466-8330
<i>Contact:</i>	Harvey Finkel	<a href="mailto:JGaskill@its.inj.com">JGaskill@its.inj.com</a>	<a href="mailto:rshapella@comcast.net">rshapella@comcast.net</a>	Nancy Lally	Jay or Pat	Meg Metz	Kim Rowe	
<i>Open:</i>	July 17th - October 30th, 2011, Sundays, 10am - 2pm	May 7th- Sept. 24th, 2011, Saturdays, 8:30 am - 12 pm	June 11th-Oct. 8th, 2011, Saturdays, 9am-12pm	May- November, Sundays, 10am – 6pm	Year Round, Wednesday, Saturday and Sunday, 6am – 4pm	Sundays through October 9 AM to 1 PM	June 14 – October 25, Thursdays, 12:30pm - 6:30pm	Wednesdays 2pm -7pm, year round
<i>Products:</i>	Variety of fruits and vegetables	Variety of fruits & vegetables	Variety of fresh fruits and vegetables. Plants, flowers, herbs, free range eggs, fresh breads, baked goods, local meat and meat products, cheese, poultry, heirloom pork, duck, gourmet foods, honey, local wool and wool products, handmade crafts.	Variety of fruits and vegetables.	Variety of produce, baked goods, and specialty foods and spices.	Fruits and vegetables, cheese, meats, honey, flowers and more	Variety of fruits and vegetables	Fruits, Vegetables, Baked goods, dairy products, eggs, flowers and more.
<i>Other:</i>		WIC & Senior FMNP vouchers accepted by some farmers	WIC & Senior FMNP vouchers accepted by some farmers.				WIC and Senior FMNP checks accepted by some farmers	

#### ***D. Other Agricultural Related Industries***

Nursery trees and shrubs are another major contributor to the farm economy, though again difficult to quantify. Local nurseries plant trees in several surrounding states. There is a great variety of agricultural activity in Delaware Township, and with the excellent soils and growing conditions many kinds of farming ventures can prosper.

The following agricultural related industries are located either within Delaware Township or in the adjacent agricultural marketing areas:

Certified Crop Advisors: Richard Klevz, Ringoes, NJ

Construction: Morton Buildings Inc. Phillipsburg NJ, Parker Landscaping Construction, Califon, NJ

Crop Insurance Agents: GS Newton Assoc, Flemington, NJ

Equipment: 4T's Farm, Flemington, NJ , D & R Equipment Ringoes, NJ

Feeds: Sergeantsville Grain and Feed, Sergeantsville, NJ

Fertilizer, Lime, Chemicals, and Supplies: Crop Production Servicers, Pittstown NJ

Financial Services: PNC Bank, Sergeantsville, NJ

Large Animal Vet: Dr. Neely, Mid-Atlantic Equine Center, Ringoes

### III. Land Use Planning Context

#### A. *State Development and Redevelopment Plan (SDRP) Planning Areas, Designated Centers and Endorsed Plans*

The Planning Areas outlined in the SDRP provide a regional framework for infrastructure development decisions, including the designation of Centers, areas to which growth should be focused, and areas where growth and development should not be encouraged and where resource protection, such as farmland preservation, should be focused. The SDRP includes seven (7) Planning Area (PA) designations including Centers, as explained below.

**PA1 – Metropolitan Planning Area** characterized by areas with densities of more than 1,000 persons/sq mile; population clusters of greater than 25,000 persons; land area greater than 1 square mile; existing public water and sewer systems; and access to public transit.

**PA2 – Suburban Planning Area** is characterized by areas with densities of less than 1,000 persons/sq mile; are contiguous with PA1; land area greater than 1 square mile; and has existing or planned infrastructure with capacity to support development.

**PA3 – Fringe Planning Area** is characterized by areas with densities of less than 1,000 persons/sq mile; served by rural roadways and utilities; generally lacking wastewater systems except in centers; land area greater than 1 square mile; lands not meeting criteria for PA4 or PA5.

**PA4 – Rural Planning Area** is characterized by areas with densities of less than 1,000 persons/sq mile; land area greater than 1 square mile; generally served by on-site water and wastewater systems; and are generally characterized by agricultural production, woodlands or other vacant lands.

**PA4B – Rural /Environmentally Sensitive Planning Area** is characterized by areas with densities of less than 1,000 persons/sq mile; land area greater than 1 square mile; generally served by on-site water and wastewater systems; generally characterized by agricultural production, and woodlands or other vacant lands. Land satisfying the delineation criteria for PA4 that also meets the delineation criteria for the Environmentally Sensitive Planning Area (PA5) is designated as Rural/Environmentally Sensitive (PA4B)

**PA5 – Environmentally Sensitive Planning Area** is characterized by areas with densities of less than 1,000 persons/sq mile outside of centers; land area greater than 1 square mile, exclusive of centers; includes environmental features such as: trout production/maintenance waters; pristine non-tidal watersheds feeding Category 1 waters; Threatened & Endangered species habitat; coastal wetlands; significant features such as slopes, ridgelines, unique ecosystems; and Prime forest.

As shown on the [Figure 8](#), and Table 23, 73% of Delaware Township lies predominantly in PA4B, the Rural/Environmentally Sensitive Planning Area, on the 2001 State Plan. A smaller area, 21%, located northeast of Sergeantsville, is designated as PA4, the Rural Planning Area. Still smaller areas are designated as PA5, the Environmentally Sensitive Planning Area, and as State Park. Active agriculture in PA4 and PA4B areas of the Township correspond to the agricultural intent of the State Plan with 77% (8,110 acres) of active agriculture located in these areas.

<b>Table 23: State Planning Areas and Active Agriculture</b>	<b>Total (Acres)</b>	<b>Total (%)</b>	<b>Acres in Cropland and Pastureland</b>	<b>% in Cropland and Pastureland</b>
<b>PA 4B Rural Environmentally Sensitive</b>	17,284	73	6,016	35
<b>PA 4 Rural</b>	5,042	21	2,094	42
<b>PA 5 Environmentally Sensitive</b>	858	4	164	19
<b>State Park</b>	290	1	0	0
<b>TOTAL</b>	<b>23,689</b>	<b>100</b>	<b>8,275</b>	<b>35</b>

According to the State Plan, the Rural Planning Areas (4 and 4B):

...along with the Environmentally Sensitive Planning Area (PA5) serve as the greensward for the larger region, and are not currently nor are they intended to be urban or suburban in nature...The open lands of the Rural Planning Area include most of New Jersey's prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future. They also include wooded tracts, lands with one or more environmentally sensitive features, and rural towns and villages.

In the major farming regions of New Jersey, adequate water resources and large, contiguous tracts of land with minimal land use conflicts are essential to sustaining successful farming operations and farmland productivity...

Prudent land development practices are required to protect these resources and retain large contiguous areas of agricultural land...

But the Rural Planning Area is more than just farmland. People have consistently chosen to live or work in these rural areas not just because of the beauty of farmland and other open lands, but also the community character of the existing Centers where development is compact, rural and often historic. The Cores of these Centers have and may still provide local or regional opportunities for employment, shopping and other personal services. Neighborhoods in the Centers provide opportunities for reasonably priced housing and social interaction. Public infrastructure that supports development is often found in these Centers, as are public and private facilities and services that make these places so desirable... (p. 186-188)

For the Environmentally Sensitive Planning Area, the State Plan offers the following:

“The Environmentally Sensitive Planning Area contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats particularly in the . . . Highlands region, . . . The future environmental and economic integrity of the state rests in the protection of these irreplaceable resources. . . Environmentally Sensitive Planning Areas are characterized by watersheds of pristine waters, trout streams and drinking water supply reservoirs; recharge areas for potable water aquifers; habitats of endangered and threatened plant and animal species; coastal and freshwater wetlands; prime forested areas; scenic vistas; and other significant topographical, geological or ecological features, . . . These resources are critically important not only for the residents of these areas, but for all New Jersey citizens.

The Environmentally Sensitive Planning Area is highly 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. . . New development in these Environs has the potential to destroy the very characteristics (environmental sensitivities) that define the area.”

The State's Policy Objectives applicable to new development in Planning Area 4B are the same as those for PA5, the Environmentally Sensitive Planning Area:

- 1) **Land Use:** Protect natural systems and environmentally sensitive features by guiding development into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open land preservation have been made. Development in the Environs should maintain and enhance the natural resources and character of the area.
- 2) **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general and in particular affordable, senior citizen, special needs and family housing - is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher density single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.
- 3) **Economic Development:** Support appropriate recreational and natural resource based activities in the Environs, and locate economic development



opportunities that are responsive to the needs of the surrounding region and the travel and tourism industry in Centers. Any economic development in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

**4) Transportation:** Maintain and enhance a transportation system that protects the Environs from scattered and piecemeal development and links Centers to each other within and between Planning Areas. Encourage alternatives to the single-occupancy vehicle whenever feasible. Accommodate the seasonal demands of travel and tourism that support recreational and natural resource-based activities. In Centers emphasize the use of public transportation systems and alternatives to private cars where appropriate and feasible and maximize circulation and mobility options throughout.

**5) Natural Resource Conservation:** Protect and preserve large, contiguous tracts and corridors of recreation, forest or other open space land that protects natural systems and sensitive natural resources, including endangered species, ground and surface water resources, wetland systems, natural landscapes of exceptional value, critical slopes areas, and other significant environmentally sensitive features.

**6) Agriculture:** Encourage farmland retention and agricultural practices that prevent or minimize conflicts with sensitive environmental resources.

**7) Recreation:** Provide maximum active and passive recreational and tourism opportunities at the neighborhood and local levels by targeting the acquisitions and development of neighborhood and municipal parkland within Centers. Provide regional recreation and tourism opportunities by targeting parkland acquisitions and improvements that enhance large contiguous open space systems. Ensure meaningful access to public lands.

**8) Redevelopment:** Encourage environmentally appropriate redevelopment in existing Centers and existing development areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile to attract growth otherwise planned for the Environs.

**9) Historic Preservation:** Encourage the preservation and adaptive reuse of historic or significant buildings, Historic and Cultural Sites, neighborhoods and districts in ways that will not compromise either the historic resource or the ability for a Center to develop or redevelop. Outside Centers, coordinate historic preservation needs with open space preservation efforts. Coordinate historic

preservation efforts with tourism efforts.

**10) Public Facilities and Services:** Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of environmentally sensitive features and other open spaces; to protect public investments in open space preservation programs; and to minimize conflicts between Centers and the Environs. Encourage private investments and facilitate public/private partnerships to provide adequate facilities and services, particularly wastewater systems, in Centers. Make community wastewater treatment a feasible and cost-effective alternative.

**11) Intergovernmental Coordination:** Coordinate efforts of State agencies, county and municipal governments to ensure that State and local policies and programs support environmental protection by examining the effects of financial institution lending practices, government regulation, taxation and other governmental policies and programs.

It is the intent of the State Plan that:

“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. Directing development from the Environs to Centers will ensure that the Environs remain in recreational, cultural or resource-extraction uses or left undisturbed. The appropriate provision and scaling of public facilities and services should maintain the integrity and function of the ecological systems in the area...

...Centers should absorb the growth otherwise projected for the Environs. Development should be guided to Centers with capacity to absorb growth in cost-effective ways that minimize impacts on environmentally sensitive features. Wastewater treatment facilities should be provided only in Centers...The Environs should be protected from the effects of Center development and should be maintained as open land...” (p.198)

“Encouraging appropriate patterns of development in rural areas would be considerably enhanced by a number of planning and equity mitigation tools...Such tools include clustering, capacity-based planning, development phasing, privately coordinated multi-tract development, sliding-scale zoning, density transfer programs, public land banking, purchase of development rights programs, use assessment and "right-to-farm" laws. Such planning tools help to encourage land use patterns that ensure appropriate development and economic growth, while maintaining ongoing agricultural operations, land values and the

rural character of these areas.” (p. 189-190)

Centers are the State Plan’s preferred vehicle for accommodating growth. Center-based development patterns are superior to sprawl for a number of reasons. A Center is compact and considerably more efficient than sprawl, providing opportunities for cost savings across a wide range of factors. Compact form also translates into significant land savings which affords a community greater opportunity to preserve lands of importance, such as lands in active agriculture. The SDRP categorizes a hierarchy of Centers as Urban, Regional, Town, Village and Hamlet, and are described as follows:

#### “Urban Centers

Urban Centers are the largest of the Plan’s five types of Centers. ...Urban Centers offer the most diverse mix of industry, commerce, residences and cultural facilities of any central place. While New Jersey’s Urban Centers have suffered decline, they still contain many jobs and households. They are repositories of large infrastructure systems, industrial jobs, corporate headquarters, medical and research services, universities, government offices, convention centers, museums and other valuable built assets...[and] are also home to a large pool of skilled and presently unskilled labor....

#### Regional Centers

In Metropolitan Planning Areas, Regional Centers may include some smaller cities not designated as Urban Centers. In Suburban Planning Areas, they often serve as major employment centers and offer regional services, such as higher education, health and arts/entertainment. In rural areas, they may be population centers and county seats, with small business districts serving residents. New Regional Centers should be located in the state’s major corridors and designed to organize growth that otherwise would sprawl throughout the corridor and create unserviceable demands. They should be compact and contain a mix of residential, commercial and office uses at an intensity that will make a variety of public transportation options feasible as the Centers are built out. New Regional Centers should have a core of commercial activity, and the boundaries of the Centers should be well defined by open space or significant natural features.

#### Towns

Towns are the traditional centers of commerce or government throughout the state. They are relatively freestanding in terms of their economic, social and cultural functions. They contain several neighborhoods that together provide a highly diverse housing stock in terms of types and price levels. Towns have a compact form of development with a defined central core containing shopping services, offices and community and governmental facilities. New Towns should emulate to the extent possible the most cherished features of the traditional New Jersey towns, that is, the comfortable, human scale of blocks, streets and open

spaces, the easy walking access to civic and community activities, and a collection of neighborhoods offering a remarkable diversity of housing choice.

### Villages

Villages are compact, primarily residential communities that offer basic consumer services for their residents and nearby residents and may offer more specialized services to a wider area. Villages are not meant to provide major regional shopping or employment for their regions. New Villages will comprise a small core and collection of neighborhoods. In the Suburban Planning Area, new Villages are likely to be distinguished from surrounding development only by a more cohesive and structured development form and by greater proximity between residential and nonresidential uses. In Fringe, Rural and Environmentally Sensitive Planning Areas, new Villages should be surrounded by natural areas, farmland or open lands in the form of a greenbelt and should contain a commercial component in the core capable of offering neighborhood-scale goods and services.

### Hamlets

Hamlets are the smallest types of Centers in the State Plan. Existing Hamlets are found primarily in rural areas, often at crossroads. Hamlets are not synonymous with conventional single-use residential subdivisions. Although Hamlets are primarily residential in character, they may have a small, compact core offering limited convenience goods and community activities, such as a multi-purpose community building; a school; a house of worship; a tavern, luncheonette; or a commons or similar land uses. The density of a Hamlet should conform to the carrying capacities of natural and built systems.”

Delaware Township includes two identified centers (Sergeantsville and Rosemont) and is located near Stockton, Ringoes, Flemington and Lambertville. While these villages and hamlets are not designated or proposed centers according to the SDRP, they speak to local areas of denser development centered in farming communities that provide additional markets and population that can bolster agriculture and provide local markets.

The SDRP supports municipalities in their efforts to provide for sound long term planning processes. Plan Endorsement encourages municipalities to engage in cooperative regional planning. It ensures that municipal, county, regional and State Agency plans are consistent with the State Development and Redevelopment Plan and with each other. An endorsed plan entitles municipalities and counties to a higher priority for available funding, streamlined permit reviews, and coordinated state agency services. Priority is given to county and regional strategic plans. The creation and adoption of Master Plan Elements, such as the Farmland Preservation Plan, is one task required to enter Plan Endorsement.

## ***B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.)***

1. Delaware Township's location directly to the south of the Highlands Special Resource Area, and to the immediate northwest of the Sourlands Special Resource Area (Figure 1), places it in close proximity to areas where significant restrictions on development apply. The restrictions on those areas could lead to increased pressure for development in municipalities like Delaware which are situated close to those Special Resource Areas.

## ***C. Municipal Master Plan and Developmental Regulations***

Delaware Township's Master Plan Amendment to the Land Use Plan Element for the A-1 and A-2 districts was adopted in October 2009 (Figure 9). Prior to this the 1994 Master Plan, amended at various times over the past decade, contained strong policy statements concerning agricultural land preservation and retention. The desire of the Township in writing the new Master Plan was to identify more effective strategies for achieving the same goals.

The Planning Board, being aware that large lot zoning alone does not, in and of itself, promote either agriculture (as an industry) or the retention of agricultural land.

Consequently, the 2009 Land Use Plan Element of the Master Plan includes recommendations for incentives that will encourage more compact forms of development that will result in the preservation of larger farm parcels and whole farms.

The 2006 Reexamination Report calls for a review of the zoning regulations in the Land Use Ordinance to identify appropriate agri-business uses that could be permitted in the A-1 and A-2 zones of the Township to encourage the retention of the Township's agricultural base without adversely affecting critical natural resources.

### ***Master Plan Amendment to the Land Use Plan Element for the A-1 and A-2 districts***

The goals and objectives outlined in the 1994 Master Plan, and subsequently brought forward to the 2009 Master Plan include reflect the Township's desire to protect natural and agricultural resources while allowing for appropriate development. The following are some of the goals and objectives of the 1994 Master Plan, as reiterated in the 2009 Master Plan:

#### **Land & Water**

- To preserve sensitive and aesthetic areas in their natural state and to protect natural resources. In particular, to minimize erosion, minimize depletion and prevent contamination of well water, maintain and improve the water quality of streams, and identify critical environmental or scenic areas for special preservation efforts.
- To identify and encourage the retention and expansion of significant woodlands in the Township.
- To provide for development location and density that respect environmental limitations.
- To seek appropriate locations for the establishment of greenways linking areas of environmental and recreational importance.
- To carefully document the natural resources of Delaware Township.

### **Agriculture**

- To encourage the agricultural diversity needed to produce a viable agricultural economy.
- To foster farmland preservation.
- To encourage farm development.

### **Housing**

- To provide more varied housing to meet the needs of Township residents.
- To preserve our historic sites and encourage compatibility of new development with the character of the Township.
- To site new housing to preserve open space, to minimize environmental degradation and to minimize the visual impact of new prospective development.
- To encourage future development in new hamlets or villages.
- To promote conservation of energy.

### **Commerce and Industry**

- To provide for retail uses to serve the municipality.
- To provide for limited commercial and light industrial uses that are compatible with the environment of the Township.
- To encourage commercial enterprises that will support the agricultural economy of the Township.

### **Recreation**

- To encourage the development of recreation facilities that meet the needs of Delaware Township citizens of all ages.
- To continue the recreational development of the Dilts Farm in a manner that will provide opportunities for the greatest number of residents while respecting the natural limitations of the farm.
- To provide for parks and green spaces throughout the Township.

The 2009 Master Plan also recommended the addition of several new goals specifically relating to agriculture, including:

#### **Community Goals:**

- To support agriculture as an economic enterprise in Delaware Township by seeking ways to enhance future farming opportunities.
- To provide for non-agricultural development location, density and configuration which are compatible with neighboring farm operations.
- To retain large, contiguous areas of open lands and preserve productive agricultural soils so as to support the continuation of a healthy agricultural base.

Revising the first **Housing Goal** statement as follows:

- To provide varied housing, including affordable housing, to meet present and future needs.

A new category called **Regional Planning** was created, with associated goal statements as follows:

- To implement the policies of the State Plan's Rural and Environmentally Sensitive Planning Areas for the benefit of the Township and surrounding region.
- To guide future development so as to coordinate with the development and general welfare of neighboring municipalities, the County and the State.
- To support and participate in regional planning initiatives, including but not limited to watershed- and natural resource-based planning as well as agricultural retention.

The 2009 Master Plan identified the following recommendations for the A-1 District:

- Provide a diversity of development options that responds to agricultural trends and corresponding needs in Delaware Township,
- Reduce the maximum density in the A-1 District to one unit per eight acres.
- Continue the use of clustered development and lot-size averaging at an eight acre density.
- Authorize open lands subdivision regulations
- Create up to three hamlets
  - The hamlet concept should be implemented through the use of contiguous and/or non-contiguous clustering and offer a density bonus in association with this development option is recommended as an incentive.

In addition the 2009 Master Plan identified the following recommendations in the A-2 District:

- The maximum density in the A-2 District should be reduced to one unit per seven acres.
- Clustering and lot-size averaging should continue to be permitted, at the new proposed density.

### **Proposed Land Development Option in the A-1 and A-2 District**

As of the summer of 2011, the Township has crafted two land use regulations to implement the goals and objectives of the 2009 Master Plan which are being introduced in September 2011. The first is to permit Hamlet development in the A-1 and A-2 districts. These regulations would allow higher density development on lots greater than 100 acres. The amount of development would be determined using a Lot Yield and Buildable Tract Area Calculation which subtract out lands containing sensitive environmental resources from the total gross developable area. The permitted maximum net developable density is not to exceed .333 dwelling units per acre or .706 dwelling units per acre for gross tract area.

The second ordinance being introduced is to allow open lands subdivisions in the A-1 and A-2 districts. Open lands subdivisions allow a density bonus for development that would save over 50 percent of the tract as "open lands" to be deed restricted for either agriculture or conservation uses. As with the Hamlet option, the Open Lands option requires that environmentally sensitive lands be subtracted out of the gross developable area prior to determining overall tract density. The maximum dwelling unit density applied to net developable area, the area after constraints are deducted, shall not exceed .750 units per acre.

These two development options, if adopted, will provide additional innovative planning techniques aimed at achieving the Master Plan goals and objectives to preserve sensitive agricultural and environmental resources, while implementing appropriate development standards consistent with State and County planning objectives.

***D. Current Land Use and Trends***

The majority of Delaware Township remains agricultural or forested (as seen in [Figure 5](#)). However, in the last 20 years, most of the development that has occurred in Delaware Township has taken the form of subdivisions of single family homes on lots of one and one half to six acres in size. This is reflected in the Land Use/Land Cover data shown in Table 24 below. Land converted to urban land cover increased 50 percent from 1986 to 2007.

**Table 24: NJDEP Land Use/Land Cover Change 1986 to 2007 for Delaware Township**

	1986		1995		2002		2007		Change	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
<b>Agricultural</b>	10,733	45	10,169	43	9,637	41	9,522	40	-1,210	-11
<b>Barren Land</b>	71	0	84	0	108	0	154	1	83	116
<b>Forest</b>	7,892	33	7,915	33	8,055	34	7,885	33	-7	0
<b>Urban</b>	2,346	10	2,898	12	3,277	14	3,522	15	1,176	50
<b>Water</b>	343	1	343	1	422	2	434	2	91	27
<b>Wetlands</b>	2,305	10	2,280	10	2,190	9	2,173	9	-132	-6
<b>TOTAL</b>	23,689	100	23,689	100	23,689	100	23,689	100	0	0

Land use in the Township echoes the land use trends of the County and State. Agricultural areas have shown a steady decrease as urban and developed areas have encroached on retiring farm lands.



**Table 25: NJDEP Land Use/Land Cover Change 1986 to 2007 for Hunterdon County**

	1986		1995		2002		2007		1986-2007 Change	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
<b>Agriculture</b>	101,474	36	89,717	32	81,999	29	79,746	29	-21,728	-21
<b>Barren Land</b>	1,402	1	1,117	0	1,451	1	974	0	-428	-31
<b>Forest</b>	99,541	36	100,585	36	101,218	36	99,383	36	-158	0
<b>Urban</b>	45,760	16	57,051	20	63,905	23	68,704	25	22,944	50
<b>Water</b>	5,986	2	6,035	2	6,938	2	7,026	3	1,040	17
<b>Wetlands</b>	25,595	9	25,254	9	24,256	9	23,936	9	-1,659	-6
<b>TOTAL</b>	279,759	100	279,759	100	279,768	100	279,768	100		

The population in the Township has increased 20% from 1980 to 2010, which correlates to the increase in the conversion of land to developed area. This compares to a 47% increase in population in Hunterdon County from 1980 to 2010.

**Table 26: Delaware Township Population Change 1970-2010**

<b>Year</b>	<b>Total Population</b>
<b>1970</b>	3,249
<b>1980</b>	3,816
<b>1990</b>	4,512
<b>2000</b>	4,478
<b>2010</b>	4,563

The 1990 and 2010 Census indicates that the Township had 1,639 housing units in 1990 and 1,927 in 2010, or an increase of 18% over 20 years. This compares to a 31% increase in Hunterdon County over the same time period. Therefore, while the Township has seen an increase in population, conversion to developed land and housing unit, the rate has been slightly slower than the County overall.

Recently, development interest has slowed as the housing market has softened. This condition has provided Delaware with a unique opportunity to reassess how and how much it wishes to grow and develop in the future; it is an opportunity to plan, rather than simply respond to development proposals based on the existing zoning.

The nature of the current housing market may also make the sale of development rights on farmland a more desirable option for farmers than it would be in a boom housing market, where developers can afford to offer much higher prices for raw land than the public sector is able to pay.

### ***E. Sewer Service Areas/Public Water Supply Service Areas***

Delaware Township is currently undertaking a study that seeks to evaluate the remaining sewer capacity within the locality of Sergeantsville, and is exploring methodology to increase potential sewer capacity within the Township.

There is one primary area currently serviced by sewer facilities in the Township, which is Sergeantsville (Figure 10). This area is currently developed with more dense development than seen in the rest of the Township, with additional room in agricultural areas to adjust for the new proposed Hamlet development option. Of the total proposed Sewer Service Area, 42 acres (22%) are currently identified as cropland/pastureland in the 2007 Land Use/Land Cover data. The proposed sewer service area does not contain any target farms. Ranking of potential target farms in sewer service area will have to be considered in connection with a variety of other land characteristics. The remaining portions of Delaware Township are located in non-sewer areas. Public Water is available in Sergeantsville and Rosemont.

The majority of the Township, where the primary agricultural areas are found, is serviced by private wells and septic. Growth in the Township is dependant on available land, capacity and zoning. Development in the Township, where much of the agricultural areas are located, will be determined by sewer and water availability and zoning. The Township has recently undergone a Master Plan Amendment and Land Use Plan process and identified that these areas of the Township move to 7 and 8 acre standard and discourage conventional subdivisions and encourage conservation-based designs, which retain most of a parcel as open space or farmland. Water and wastewater will play a critical role in the actual developability of sites in the unsewered and private water portions of the Township.

## ***F. Municipal Master Plan and Zoning - Overview***

### **1. General Lot Size Categories and Distribution throughout the Municipality**

The general development pattern by lot size in Delaware Township is as follows:

**Table 27: Lot Comparison by Sewer Service Area**

<b>Lot Size</b>	<b>Number of Lots</b>	<b>Acres</b>	<b>% of Lots</b>	<b>% in Acres</b>
Lots less than 1 acre (served by Proposed SSA)	126	57	6	.2
Lots greater than 1 acre (served by Proposed SSA)	30	128	1	.6
Lots less than 1 acre (septic/well)	218	123	10	.5
Lots between 1 and 5 acres (septic/well)	896	2,418	41	11
Lots between 5 and 10 acres (septic/well)	436	2,967	20	13
Lots greater than 10 acres (septic/well)	498	17,251	23	75
<b>TOTAL</b>	<b>2,204</b>	<b>22,944</b>	<b>100*</b>	<b>100*</b>

*\*Due to Rounding*

The general development pattern within the Township shows scattered development of smaller lots, less than 10 acres throughout the Township, with a clustering of lots less than an acre in Sergeantsville. The proposed sewer service area, yet to be approved by NJ DEP, includes most of these small lots. The current zoning also follows much of the existing development patterns with the Agricultural districts (A-1 and A-2) including most of the Township lands (98%).

### **2. Description of Innovative Planning Techniques**

In an effort to save farmland, Delaware Township has employed several planning techniques. At the present time, Delaware Township has in its land use ordinance these provisions which are lot size averaging, cluster zoning, and conservation subdivision. As mentioned previously, new land development ordinances are being introduced in September 2011 for open lands subdivisions and hamlet development in the A-1 and A-2 districts. Please see the previous discussion on those options for more information. The following elements are currently permitted and are all voluntary.

- a. Cluster Zoning - The Cluster zoning provision in the Delaware Township land use ordinance has a formula for preserving farmland which is .70 of the tract when this option is chosen. This is preferred option when the tract contains mostly prime soils and or soils of statewide importance. The Township Agricultural Advisory Committee strongly supports this form of subdivision. The negative is that the result of this type of subdivision does not always produce significant farmable land.

b. Non-contiguous cluster zoning - Non-contiguous cluster zoning is a method that allows parcels in common ownership to preserve one parcel in its entirety for farming or open space and transferring that parcel's development rights to another parcel. This option allows for a higher density on the developable parcel. Delaware Township does not have a Non-contiguous cluster zoning provision, however the proposed Hamlet ordinance in the A-1 and A-2 district would allow for non-contiguous options.

c. Lot Size Averaging - Lot size averaging is used to place the houses on the tract in such a way as to retain as much of the remaining property available for farming as possible. This concept is supported by the farming community and their representatives on the Agricultural Advisory Committee. The negative in this approach is that there are properties that do not make available sufficient farmable soil after subdivision.

d. Transfer of Development Rights (TDR) - Delaware Township previously worked on a Transfer of Development Rights provision. This provision was presented to the public and township committee in 2008, however, after much discussion the TDR concept was removed in favor of the Hamlet and Open Lands subdivision options, which were viewed as a more appropriate development option for the Township.

e. Lot Yield and Buildable Tract Area Calculations - Section 12:1.3 of the Township ordinance requires a Lot Yield and Buildable Tract Area Calculations. This calculation is intended to compute the permitted number of dwelling units or lots on a tract after subtracting the area of all critical resource protection areas from the adjusted gross tract area and, second, to determine the area of the tract that is best suited for development after subtracting all identified resource protection areas from the adjusted gross tract area. The purpose is to assist the Board in guiding, to the greatest extent practicable, all development activities to the most suitable area(s) of a tract. The buildable tract area calculation is not intended to be used further to reduce the number of dwelling units or lots determined by the lot yield calculation but merely to determine where improvements shall be located on the tract.

f. Land Disturbance Restrictions - The Township restricts the amount of land disturbance that can occur in various natural resources areas, including agricultural soils. Section 12:2.2 seeks to protect natural resources from development or from the impacts of development. To this end, the regulations for development on tract with agricultural soils require that within the A-1 Zone only, no more than 10% percent of Class I soils shall be developed, no more than 20% of Class II be developed and no more than 30% of Class III soils be developed.

g. Open Space Performance Standards – The Township's provisions for open space require that the layout of open space in the A-1 District preserve agricultural lands for agricultural use. "Therefore, the plan for open space areas shall clearly demonstrate that every effort has been made to provide a maximum amount of farmland preserved for agriculture use by adhering to the standards set forth in Section 12:1.3 B. A plan that does not provide for the agricultural use of the majority of Class I, II or III soils shall not be deemed to meet the provisions of this Ordinance."

h. Use of mandatory versus voluntary options – All of the current land use elements in Delaware Township are voluntary, but the merits of mandatory versus voluntary options are currently being reviewed with respect to their application to the TDR process.

### **3. Buffer Requirements that separate agricultural uses from other land uses**

The Township ordinance does include language regarding the impacts of agricultural practices in relation to non-agricultural land uses. Section 3:4 (Regulations Applying to the A-1 and A-2 Zones, Generally) includes a “Notice of Agricultural Practices” in 3:4.6 which states that:

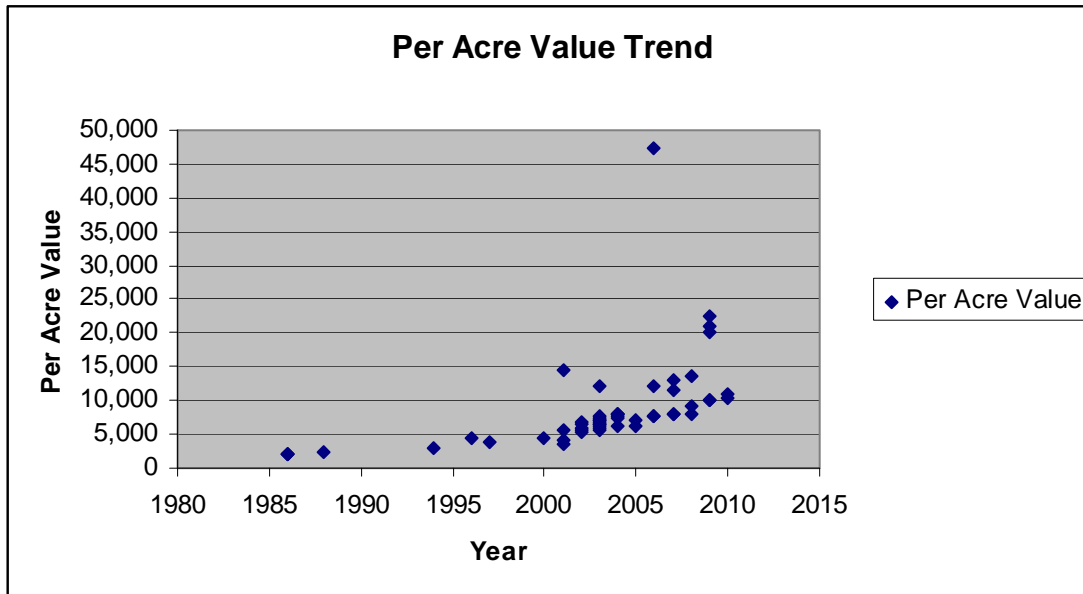
“For the purpose of giving due notice of nearby farming uses or land suitable thereof to new owners of new residential lots, the Planning Board shall require any applicant for a major or minor subdivision in the A-1 and A-2 Zones, as a condition of approval of such application, to include a provision in each and every deed conveying all or any portion of the lands thereby subdivided, as well as on filed final subdivision plats, the following record notice and a waiver by grantees of such present or future proximate farming uses, which provision shall be made to run with the land:

"The grantee hereby acknowledges that there are presently, or may in the future be, farm uses in proximity to the described premises from which farm may emanate noise, odors, dust, and fumes associated with agricultural practices permitted under the Delaware Township "Right to Farm" ordinance, and, by acceptance of this conveyance, the grantee hereby does waive any right to bring any cause of action in law and equity seeking relief from and damages for such activities."

### **4. Discussion of Development Pressures and Land Value Trends**

In the last 20 years, most of the development that has occurred in Delaware Township has taken the form of subdivisions of single-family homes on lots of one and one-half to six acres in size. Recently, development interest has slowed as the housing market has softened due to economic trends. This condition has provided Delaware with a unique opportunity to reassess how and how much it wishes to grow and develop in the future; it is an opportunity to plan, if you will, rather than simply respond to development proposals based on the existing zoning.

Land values have become increasingly expensive as more and more easily developed land has been removed from the market and land remaining has increased in value due to supply and demand factors. This can be witnessed in the trends in purchasing agricultural easements (see chart below). According to SADC data, easement values have increased to an average of 8,700 per acre over the last 15 years, however recent sales have averaged \$12,500 per acre, with some as high as \$22,000. While land values fluctuate over time, the general trend for values is increasing rapidly.



Delaware Township's zoning has long incorporated techniques such as clustering and lot averaging in an effort to preserve farmland despite pressures for development. To date, these techniques have not proven to be enough to accomplish the Township's objectives, as discussed in detail in the Township's 2006 Periodic Reexamination Report. Consequently, the Township prepared a new Master Plan Amendment and Land Use Plan in 2009 which incorporated additional land development techniques and zoning to better achieve the Township's goal of retaining active agriculture. As discussed previously, the recommendations include increasing the minimum lot size in the A-1 and A-2 districts, providing for Hamlet Development and Open Lands Subdivisions. A hydrogeological study undertaken in 2003 and presented in 2004 by Matthew Mulhall (M2 Associates) has indicated that the Township's 3 and 6 acre zoning are insufficient to protect water quality in accordance with the Township's goals.

The issues examined by the Township during the 2009 Master Plan preparation included the merits of center based development, the usefulness of a Transfer of Development Rights program to facilitate farmland preservation in Delaware Township, and how to establish incentives that will encourage significant areas of farmland preservation while still accommodating necessary development. While the TDR program proved undesirable at this time, other regulations, such as the Hamlet, prevailed as an appropriately sized planning tool for the Township in achieving the preservation of agricultural activities.

Figure 9 illustrates the current Zoning Map for Delaware Township. The current zoning of all but the older developed areas of Delaware Township calls for lots having a minimum of three or six acres, after deductions of land for critical natural resources, although, as noted previously, clustering and lot averaging are encouraged as a means of promoting the retention of farmland and other open space.

### **TDR Opportunities**

Transfer of Development Rights (TDR) is a planning tool that allows the movement of development rights from an area where development is not suitable or encouraged (sending area) to an area where development is more compatible (receiving area). TDR programs allow land owners to profit from the sale of the right to develop their land while moving that development to more suitable areas. The goal of a TDR program is to channel development away from valuable resource areas to areas where development is more suitable.

There are currently three TDR programs in place on the State level: through the State TDR Program and through the Highlands and Pinelands regulations. 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 procedures to adopt or amend a TDR ordinance. As mentioned previously, the Township continues to investigate the possibility of creating a TDR program but to date has not found an appropriate level on which to create the program. To create such opportunities would require a significant investment in educating the public and elected officials about TDR and its benefits. Such an investment would have to be supported by state, county and municipal entities, with no guarantee that effort would result in the acceptance of TDR. An inter-municipal TDR may prove to be more palatable in Delaware Township where development is transferred out of the municipality to a receiving municipality; however, while statutes permit inter-municipal TDR, no such programs exist in the region. Assistance from the state and Hunterdon County is needed to help establish such a program.

The NJ Pinelands Comprehensive Management Plan includes a Pinelands Development Credit (PDC) program, which functions as a TDR program. PDCs are development rights which are allocated to certain lands (“sending areas”) that can be transferred to increase the amount of residential development permitted on other lands (“receiving areas”). PDC’s originate in the Pinelands Preservation Areas, Special Production Agricultural Areas, and Agriculture Production Areas. When severed from these lands, PDC’s are redeemable in infrastructure-supported “Regional Growth Areas”. Each credit is worth four residential units and can be used to increase development densities in the Regional Growth Areas. The Pinelands PDCs program has been in existence for approximately 25 years. During the first several years of the program, PDC activity was almost non-existent and PDC values were very low. In more recent years, as the use of PDC became common and in some cases necessary for development, PDC values rapidly increased and voluntary landowner participation in the sale of their PDC’s increased dramatically with 50,855 acres preserved as of 2009. Other recent TDR programs are beginning to show increased momentum for the program. Chesterfield and Lumberton have also been participating under the Burlington County TDR Demonstration Act and Woolwich in Gloucester County has enacted a TDR ordinance under the State’s TDR Act.

As identified previously, after much discussion, the Township decided that there is no interest in a TDR program at this time.

#### 4.1 Trends in Issuing Residential Building Permits and Anticipated Approved Development

One method of determining development pressures on Delaware Township is the use of data that would reflect the pace of development and perhaps help establish the development trends in the future. Two sets of data were used in this determination. The following table shows the number of Residential Building Permits (CO's) approved between 2000 and 2010.

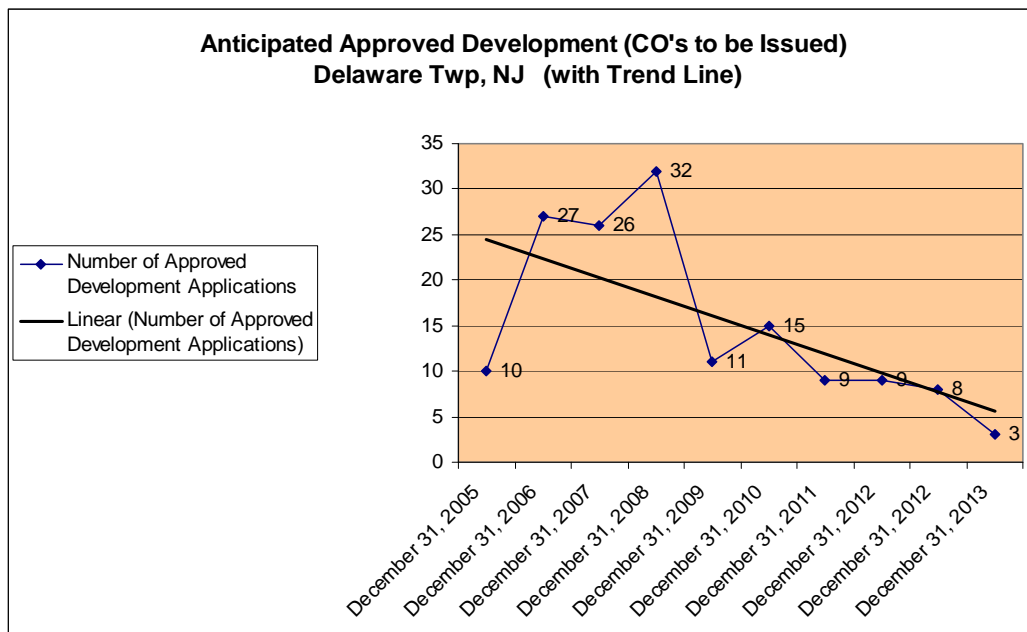
**Table 28: Housing Permits by Year, 2000-2010**

Year	Permits
2000	26
2001	20
2002	19
2003	17
2004	15
2005	14
2006	19
2007	7
2008	4
2009	1
2010	7

#### Residential Building Permit Chart

The next graph shows the Anticipated Approved Development from building lots approved for development from 2005 through 2013 as assembled from anticipated and approved land development applications received and approved in the Township.

#### Anticipated Approved Development





While the trend line is currently decreasing slightly, we believe that the building patterns in Delaware Township are mirroring regional development trends and will again begin to increase as the economy recovers from the current slowdown. The major factor that is helping to decrease development pressures is Delaware Township's commitment to active use of Open Space and Farmland Preservation programs as a land use planning tool. As a result of this commitment, almost 30% of Delaware Township's land has been preserved.

## **IV. Municipality’s Farmland Preservation Program – Overview**

### ***A. County Agricultural Development Areas***

#### **1. Geographic Information System Mapping/current location map**

The Hunterdon CADB adopted Agricultural Development Areas (ADAs) in 1983 to satisfy the minimum eligibility requirements for the statewide farmland preservation program, pursuant to the State Agriculture Retention and Development Act N.J.S.A. 4:1C-18. The statutory requirement of the ADA is:

- “a. 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;
- b. Is reasonably free of suburban and conflicting commercial development;
- c. Comprises not greater than 90% of the agricultural land mass of the county”

The purpose of the ADAs is to identify where agricultural operations are likely to continue in the future and therefore be eligible for the farmland preservation program. In Hunterdon County as a whole, the ADA criteria and map were based on a study of agriculture in the county prepared by the Middlesex-Somerset-Mercer Regional Study Council. Key components of the study were the mapping of productive agricultural operations and the location of prime and statewide important soils. Based upon the study, the CADB adopted criteria for the designation of ADAs and mapped them along physical boundaries or property lines.

In 1988, the basic building block of the County ADA was changed from property lines and physical boundaries to tax blocks, making it easier to evaluate and maintain the database with the computer software available at that time. The 1988 ADA changes also reflected the new construction throughout the County; consequently, the land area in the ADA was reduced. In 1998, the ADA map was converted to the County’s Geographic Information System (GIS) which improves the process for reviewing and evaluating ADA changes or requests. The ADA criteria have changed little over the years. The requirements are a minimum of contiguous area of at least 250 acres; the predominance of prime or statewide important soils; land use that is reasonably free of non-farm development; and the absence of public sewers.

The ADA in Delaware Township covers most of the Township with the exception of isolated pockets. Hunterdon County tries to ensure the long-term viability of agriculture when selecting ADA areas. The Hunterdon County Comprehensive Farmland Preservation Plan has identified the Delaware’s ADA which encompasses most of the Township and is aligned with most of the Township’s project area ([Figure 4](#)).

## ***B. Farmland Preserved to date by Program***

### **1. County Easement Purchase**

The County Easement Purchase Program in Hunterdon County has been offered to landowners for the past approximately 25 years since 1985. Also known as the Purchase of Development Rights (PDR) or Traditional program, it was developed in accordance with the enabling legislation - the State Agriculture Retention and Development Act of 1983. The program involves the sale of development rights on a farm in exchange for a permanent restriction on the land that requires it to be available for agriculture in perpetuity. The County's minimum eligibility requirements for the PDR program is that the farm is located in an Agricultural Development Area (ADA) and an agricultural district, is a minimum of 40 acres and is predominantly tillable farmland - farms with more than 50% woodlands are ineligible.

This is the most widely used approach to farmland preservation in Delaware Township. As seen in Table 29 below, 2,389 acres have been preserved using this method.

**Table 29: Farms Preserved under County Easement Purchase Program**

Year	Name	Block	Lot	Net Acres	Gross Acres
1986	Fisher, C. & R.	31	3	73	73
1986	Fisher, H. & H.	31	2	92	92
1986	Plesher	31	4	83	83
1988	Michalenko	19	33		
1988	Michalenko	19	36		
1988	Michalenko	19	37	136	138
1994	Rading	51	9	208	208
1996	Bodine	53	5		
1996	Bodine	53	6	208	210
1997	Rosenborg	45	12	0.26	0.26
1997	Hilton	32	13	70	70
1997	Paulik	11	4	73	74
2000	Emmons	38	22	142	142
2000	Sayles	31	9	209	220
2001	Hilltop Farms	19	21		
2001	Hilltop Farms	31	10	136	137
2001	Koplowitz	19	25.03		
2001	Koplowitz	19	25.04	39	39
2001	Moore/Cramer	19	9	43	51
2002	Foley	46	1	213	216
2002	Jones	33	2		
2002	Jones	34	25	216	252
2002	Schenck	5	II	61	64
2003	Pauch	38	19.01	73	77
2003	Teeter/Rigney	59	1	92	96
2004	Aaron	19	19	37	37
2006	Connolly/Ashby	51	9.05	71	74
2007	Cifrese/Geha	44	6	34	36
	<b>TOTAL</b>			<b>2309.26</b>	<b>2,389.26</b>

## **2. County Planning Incentive Grants**

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. This program was available since 1999 however regulation amendments which took effect on July 2, 2007 gave the program greater emphasis replacing the traditional County Easement Purchase program. The County funding emphasis is the assemblage of core areas of farmland for preservation. Already preserved farms are the foundation that laid the base for the general areas as the preservation of large tracts of agricultural land. Added to the preserved farms are farms that have already received final approval from the SADC for preservation as an additional emphasis of the program. In addition to preserved farms and farms that have already received SADC approval for preservation, farms that are enrolled into the 8-year program receive emphasis as well. The County purpose of focusing on areas in which farms were already preserved is to preserve farms to allow for a more consistent and seamless agricultural land base. This emphasis is to prioritize on opportunities with farmable soils and the location of permanent agriculture.

The State Agriculture Development Committee (SADC) has updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. This program is operated in a similar way to the Municipal Planning Incentive Grant Program in that it gives the county more flexibility to preserve those farms that meet the specific preservation needs and goals of the county.

## **3. Municipal Planning Incentive Grants**

The SADC established the Planning Incentive Grant Program, in accordance with the Planning Incentive Grant Act of 1999 (N.J.S.A. 4:1C-43.1) to provide grants to eligible municipalities to purchase agricultural easements on targeted farms in ADA's to protect concentrations of farmland in identified project areas. The local municipality and usually the county cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation and agricultural retention. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element in their municipal master plan pursuant to the Municipal Land Use Law, a right to farm ordinance, a dedicated source of funding for farmland preservation, and establish an Agricultural Advisory Committee. The municipal Agricultural Advisory Committee has to delineate project areas and develop a list of target farms. The SADC's new rules identifying minimum soil (see page 64) and tillable acreage requirements for municipal PIGs and all SADC programs may mean that some farms on existing municipal target farms lists will no longer be eligible for the program. Delaware Township has preserved 1,023 Acres under this program.

**Table 30: Farms Preserved under Municipal PIG Program**

Year	Name	Block	Lot	Net Acres	Gross Acres
2003	Brodeen	44	27, 27.01	107	117
2003	Guilloud	27	11, 8.02, 8.01	86	86
2003	Johnson, E.	27; 44	16; 24	60	66
2003	Zachar	44	12	42	47
2005	Locandro	56	1, 17.01,19	48	52
2005	Mummey	27	21	32	36
2006	Gilde	34	8	19	21
2006	Jurasek	25	10	53	57
2006	Spolar	60	12 and 15.02	140	155
2007	Dodds	56	20	23	27
2007	Dugger	17	23.01, 23.02, 23	55	62
2008	Timsoland	14	25	47	53
2008	Wiley	25	16.02	27	31
2009	Glashoff	17	36	25	26
2009	Steinhardt Prop.	39	1	43	51
2009	Micek	17	45.01	52	55
2010	Christopher	58	9	56	58

		<b>TOTAL</b>	<b>938</b>	<b>1,023</b>
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#### **4. State Acquisition**

##### **SADC Direct Easement Purchase and Fee Simple Programs**

There are two options for State direct purchases to preserve farmland. One State option for farmland preservation is the SADC Direct Easement Program. The SADC purchases development rights for preservation purposes under its Direct Easement Purchase Program. Another option is the outright acquisition of a farm under the Fee Simple Purchase Program. Landowners can either sell the development rights to their land and continue to own and farm the land; or sell their land outright to the State under the Fee Simple Easement Purchase Program. In both cases, the land is permanently deed-restricted for agricultural use. Under the Direct Easement Purchase Program, the SADC provides direct cost share funding to purchase development easements from landowners. In most cases, the State will pay up to 100% of the certified appraised easement value in the Direct Easement Purchase Program.

Applications will be accepted year-round. An applicant farm that is strategically located and meets or exceeds the minimum criteria for size and quality score will qualify for immediate consideration for preservation. The SADC and landowner will enter into a 120-day option agreement in which the landowner agrees not to market the property for that time period. This provides time for two independent appraisers to evaluate the value of the development rights on the land. Based on the findings of those appraisers and the recommendations of its own review appraiser, the SADC will certify a fair-market value and make an offer. If the offer is accepted, the landowner and SADC will enter into a sale agreement of the development easement to the State. The SADC will order a survey and title search and work directly with the landowner through closing.

The SADC preserved 898 acres in Delaware Township using the Direct Easement purchase Program.

**Table 31: Farms Preserved under SADC Direct Easement Purchase Program**

Year	Name	Block	Lot	Net Acres	Gross Acres
2000	Evans, L. & J.	32	29, 30	93	99
2002	Kenney	10	8	32	32
2002	Newbaker	32	31	18	20
2002	Pearson/Horner	61	3	78	83
2002	Pyskaty	27	8	74	76
2004	Caffrey	62	4, 4.01, 4.04, 11	74	76
2004	Cooper	61; 62	9, 10; 3	128	131
2004	Johnson, L.	34	21	38	40
2004	Marion	58	1	46	50
2007	Walker	58	2.01	80	92
2007	Juniper LLC	57	13	61	66
2008	Davis	57	9	108	114
2010	Estate of Joan Darling	27	9	16	19
			<b>TOTAL</b>	<b>846</b>	<b>898</b>

## 5. SADC Fee Simple

When the SADC purchases farms outright, it resells them at public auction as permanently preserved farms. This is the SADC fee simple acquisition program, which involves an entire property being purchased directly by the State. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment and the transaction can be completed in a matter of months. The SADC negotiates a purchase price subject to recommendations of two independent appraisers and review by a State review appraiser. The land becomes restricted so that it becomes permanently preserved for agriculture. In this type of acquisition, the landowner does not retain any rights. The property is then resold at auction with the agricultural deed restriction. The SADC does not retain ownership of the farm in most cases. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment.

244 acres have been purchased to date in Delaware Township using the Fee Simple Purchase Program.

**Table 32: Farms Preserved under SADC Fee Simple Purchase Program**

Year	Name	Block	Lot	Net Acres	Gross Acres
2001	Fisher, H.	22	1, 1.01, 1.03, 1.04	82	82
2003	Evans, F.	12	30, 31	162	162
			<b>TOTAL</b>	<b>244</b>	<b>244</b>



## 6. Non-Profit

The SADC provides grants to nonprofit organizations to fund up to 50 percent of the fee simple or development easement values on farms to ensure their permanent preservation. Nonprofit organizations should apply to the SADC directly. Notice of available funds will be published in the *New Jersey Register*. Applications must be submitted within 90 days of that notice. Nonprofit groups also must publish a notice that an application has been filed and notify the municipality and county agriculture development board. The SADC reviews and ranks applications based on the following criteria: percentage of high-quality soils; percentage of tillable acres; suitable boundaries and buffers, such as other nearby preserved farms and open space; the local commitment to agriculture (e.g., right to farm ordinances, community financial support); size of the farm; agricultural density of the area, and imminence of development.

Delaware Township has contracted with non-profit organizations such as New Jersey Conservation Foundation (NJCF) to advance farmland preservation goals in the Township. The County and Municipality reimburse the Non-profits in accordance with negotiated formulas.

163 acres of land have been preserved to date using the non-profit program and private donations in the Township.

**Table 33: Farms Preserved By Non-Profit Organizations**

Year	Name	Block	Lot	Net Acres	Gross Acres
2006	Cline	21; 22	3.01; 33	30	30
2006	Finkle	22	23.01	5	5
2009	NJCF/Danese	32	32.01	62	67
2009	NJCF/Jungblut	11	6.01 & 19	61	61
			<b>Total</b>	<b>158</b>	<b>163</b>

**7. Transfer of Development Rights** - As of this writing, Delaware Township has no TDR program.

The Transfer of Development Rights is a growth management tool that transfers development rights from one location, a preservation or 'sending' area, to another area as an identified growth area known as a 'receiving' area. The development rights are used to allow for development at a higher density than what the previous zoning of the receiving area allowed.

To date, this program has not been used to preserve farmland in the Township.

**8. Other Programs and Partnerships** - Delaware has taken leadership roles in its preservation efforts: it purchased an easement directly from a farmer (Pauch) and subsequently applied to Hunterdon County under the County Easement Purchase program for reimbursement. It took even greater risk in purchasing property in fee (Juniper LLC), selling an easement under the Direct Easement Program, and then selling the restricted farm at auction.

Approximately 25% of Delaware Township land is preserved. 72% of that preserved land (over 4,000 acres) is protected with agricultural easements (Figure 2). The Township also collaborates with the State and non-profits (New Jersey Conservation Foundation, Hunterdon Land Trust Alliance, The Nature Conservancy, and D & R Greenway Land Trust) to protect land using the Green Acres Program, much of which is available and is indeed used for agricultural purposes. The township recognizes that, while not all this land is available for agriculture, this helps the agricultural industry by preventing incompatible land uses that are, residential uses adjacent to agricultural uses.

### ***C. Consistency with SADC Strategic Targeting Project***

The purpose of the SADC Strategic Targeting Project is to prioritize farmland to be preserved by targeting farms for preservation based on specific criteria, including the prioritization of prime and statewide soils in agricultural production outside sewer service areas. According to the SADC, the Strategic Targeting Project has three primary goals. These are as follows:

- The coordination of farmland preservation and retention of agricultural practices “with proactive planning initiatives.”
- To update and create maps which serve as a tool for more accurate preservation targets.
- To coordinate different preservation efforts, such as open space, with farmland preservation.

Through the use of the Strategic Targeting Program, the SADC hopes to more efficiently target and designate farmland for preservation and, by doing so, boost the State’s agricultural industry. Delaware Township has identified target farms that meet the SADC primary goals (Figure 2). In addition, the Township continues to update all available information, through GIS, statistical data and the like, in order to maintain a data base of potential target farms for preservation efforts. Delaware Township, through the AAC, has maintained a strong relationship with the County Agriculture Development Board and SADC through continuous updates of the municipal PIG and efforts to preserve farmland. The Township’s successful efforts with both the County and State have led to the preservation of farmland in a coordinated fashion. The Township, through the AAC, continues their efforts to preserve as much of the remaining farmland in the Township as possible. Continued support and outreach to the CADB and SADC is a mainstay of the Township’s plan to preserve farmland.

1. **Municipal Planning Incentive Grant Program** – Targeted farms and Project Areas/Agricultural Advisory Committee Coordination

**Table 34: Target Farms**

Name	Block	Lot	Acreage
Apostolis	Block 17	Lot 15	56 acres
Kurzenberger	Block 25	Lot 13	118 acres
Bond	Block 44	Lots 1 and 3	250 acres
Fisher	Block 21	Lots 2, 2.02, 2.03, 2.04, 2.05	64 acres
Bodine	Block 53	Lot 4	60 acres
Cane	Block 30	Lot 6	88 acres
Copeland	block 39	Lot 3	83 acres
Emmons	Block 38	Lot 8	44 acres
Kohler	Block 62	Lot 12	101 acres
Reimer	Block 42	Lot 3	75 acres
Unfried	Block 57	Lot 8	93 acres
Wheaton	Block 33	Lots 4 and 4.02	65.5 acres
Smith	Block 21	Lots 3, 3.03, 12.03	71.55 acres
Befeler/Buchbinder	Block 58	Lot 8.02	54.37 acres
Johnson	Block 21	Lot 4.03	47.54 acres
Locandro	Block 41	Lot 1.01	65 acres
Yard	Block 27	Lot 20.01	11 acres
Yard	Block 44	Lot 15	35 acres
Washington Farms LLC	Block 45	Lot 6	115 acres
Lovenberg	Block 27	Lot 20	44 acres
Curtis	Block 31	Lot 5	64 acres
Skeuse	Block 43	Lot 19, 20, 11.02, 8.2, 8.3	304 acres
Hart/Skeuse	Block 39	Lot 4	45 acres
Costabile	Block 60	Lot 9.04	42 acres
Cyktor	Block 51	Lot 1	24 acres
<b>TOTAL</b>			<b>1,669 acres</b>

The boundaries for the existing PIG I (Sandbrook Headquarters/Locktown) area start at Route 519 (Kingwood Township border) to the west, with Sanford Road and Route 604 (both heading east) as the southern boundary, and the East Amwell border to the east. The district boundaries include the hamlets of Sandbrook, Headquarters, and Locktown.

The boundaries for the existing PIG II (Covered Bridge/Dilts Park) area start with the Kingwood

Township border to the west, with Sanford Road and Route 604 as the northern boundary, and continue to the East Amwell border to the east. The district boundaries include the hamlets of Rosemont, Sandy Ridge, and Dilts Park.

The Open Space Committee has recommended continued preservation efforts in these two areas and the AAC works closely but separately from the Open Space Committee to communicate preservation efforts.

#### ***D. Eight Year Program***

The 8-Year Farmland Preservation Program is a temporary farmland preservation program that, among many benefits, offers access to cost sharing for soil and water conservation projects. Farmland owners agree to voluntarily restrict nonagricultural development for a period of eight years in exchange for certain benefits. There are two types of eight-year programs: municipally approved programs, which require a formal agreement among the landowner, county and municipality, and non-municipally approved programs, which require an agreement between only the landowner and county.

Landowners apply to their county agriculture development board. 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. An eight-year agreement is recorded with the county clerk in the same manner as a deed.

The Township previously had three farms in this program, all of which have expired. There are currently no farms in this program at this time.

#### ***E. Coordination with Municipal and County Open Space Preservation Initiatives***

Delaware Township maintains active open space and farmland preservation initiatives. These efforts are a coordinated effort between local, County and State partners along with a very active non-profit participation from the Hunterdon Land Trust Alliance and the New Jersey Conservation Foundation. The Township sponsors annual outreach meetings where close communication continues between all of these parties. Furthermore, the Open Space Committee frequently consults with the other partners to support and assist in specific acquisitions. In fact, local policy dictates that any financial contribution from the local level first receive a recommendation from the Open Space Committee, which coordinates multiple efforts. Consequently, there is very close communication between these entities to preserve Open Space and Farmland. Active Open Space project areas are: the Wickecheoke Creek corridor, the

Lockatong stream corridor, the D&R Canal trail system, the Wescott Preserve and the Route 519 corridor (See [Figure 2](#)). Other initiatives include projects to acquire horse trails, and walking trails between Sergeantsville and the Prallsville Mill, in the western portion of the Township. While these trails are not specific to agricultural activities, trails often raise awareness and community support for retaining the rural agricultural setting. Therefore the AAC supports trail networks and will consider issues such as impacts on agricultural areas and landowner rights.

The New Jersey Conservation Foundation has also developed a statewide Garden State Greenways Project in conjunction with the NJDEP Green Acres Program. This project was prepared as a means to identify larger areas of undeveloped land that include important natural resources such as habitat and sensitive environmental features and to establish linear connections to create a continuous greenway system throughout the State. The process involves using GIS information and a series of natural resource mapping data layers to develop the greenway system. The map (see [Figure 11](#)) is intended as a planning tool to help coordinate efforts of private groups and government agencies. This information can also be useful in planning preservation efforts in the Township.

***F. 2007 Farmland Preservation Program Funding Expended by Source***

**Table 35: Funding Expended by Program**

<b>PROGRAM</b>	<b>TOTAL COST</b>	<b>TWP. SHARE</b>	<b>COUNTY SHARE</b>	<b>STATE SHARE</b>
County Easement Purchase	\$10,698,648.43	\$1,621,384.79 <b>(15%)</b>	\$2,130,629.15 <b>(20%)</b>	\$6,903,036.23 <b>(65%)</b>
PIG	\$5,005,783.90	\$1,034,524.06 <b>(21%)</b>	\$817,746.69 <b>(16%)</b>	\$3,153,513.15 <b>(63%)</b>
SADC Direct Easement Purchase	\$4,964,567.05			\$4,964,567.05 <b>(100%)</b>
SADC Fee Simple	\$3,143,504.47			\$3,143,504.47 <b>(100%)</b>
Non-Profit	\$1,350,000.00	\$258,125.00 <b>(19%)</b>	\$270,000.00 <b>(20%)</b>	\$821,875.00 <b>(61%)</b>
<b>Grand Totals</b>	<b>\$25,162,503.85</b>	<b>\$2,914,033.85 (12%)</b>	<b>\$3,218,375.84 (13%)</b>	<b>\$18,986,495.90 (75%)</b>

From 1986 through 1994, Delaware Township was not a contributor. Since 1994, a general consensus has existed within the Township to contribute to Farmland Preservation funding and acquisition.

While the most up to date funding expended by program is not currently available, as of October 2011, a total of almost \$69 million has been expended in the preservation of farmland in the Township, of that almost \$49 million has been provided by SADC and distributed through various programs including County Easement Purchase, County PIG, Non-Profit partnerships, the Municipal PIG program and SADC Easement Purchase and Fee Simple purchases. The use

of a variety of programs and State and County Cost share has made farmland preservation in the Township a success.

### ***G. Monitoring of Preserved Farmland***

Farmland preservation easements are monitored on an annual basis by the easement holder. All agricultural easements under the County Easement Purchase Program and the Municipal Planning Incentive Grant Program are monitored by Hunterdon County. All easements under the State Direct Easement Purchase Program and the Fee Simple Program are monitored by the SADC. All easements under the Non-Profit Program are monitored by the non-profit that owns the easement. Delaware Township and the Agricultural Advisory Committee will forward suspected violations of easements to county and SADC officials if and when they are encountered.

### ***H. Coordination with TDR Programs***

Transfer of Development Rights (TDR) may be used in conjunction with the traditional Purchase of Development Rights (PDR) program; these two programs are not mutually exclusive. The Township has researched the feasibility of but has determined it to not be feasible at this time.

## **V. Future Farmland Preservation Program**

### ***A. Preservation Goals***

Delaware Township's goal is to preserve 500 acres of land a year, for each of the next ten years. The Township's strong agricultural presence has resulted in a substantial amount of farmland preservation over the years. As noted previously, over 4,000 acres have been preserved already and the Township would like to continue this trend and preserve as much of the remaining active farmland as possible. Currently, there has been a slow down in landowner interest. In response the AAC has undertaken an outreach effort, sending out 120 letters to eligible landowners inviting them to a town hall meeting with representatives from SADC, CADB, non-profit organizations and Green Acres. Given current economic conditions nationwide, and locally, the Township will need to consider each application carefully and expend any available funding in a manner that will help to not only preserve the most farmland possible, but also to preserve farmland under threat of development and the highest quality farmland. As will be discussed later, balancing these is difficult and each application will have to be reviewed on its merits as landowner interest prevails. The Township's goal may be ambitious, but in such an active and significant agricultural area such as Delaware, the Township believes these goals are attainable.

### ***B. Project Area Summaries***

As stated earlier the boundaries for the existing PIG I (Sandbrook Headquarters/Locktown) area start at Route 519 (Kingwood Township border) to the west, with Sanford Road and Route 604 (both heading east) as the southern boundary, and continue on Route 604 to the East Amwell border at the east. The district boundaries include the hamlets of Sandbrook, Headquarters, and Locktown.

The boundaries for the existing PIG II area (Covered Bridge/Dilts Park) start with the Kingwood Township border to the west, with Sanford Road and Route 604 as the northern boundary, and continue on Route 604 to the East Amwell border at the east. The district boundaries include the hamlets of Rosemont, Sandy Ridge, and Dilts Park.

### ***C. Municipal and County Minimum Eligibility Criteria Coordination***

The Open Space Committee and AAC had recommended that the municipality follow the same eligibility criteria requirements established by the County. The CADB has approved a minimum acreage for County Planning Incentive Grant applications which requires that the minimum size of a County PIG application be 40 acres unless the application directly adjoins a preserved farm. The CADB will also examine each application that is less than 40 acres on a case by case basis.

The SADC has created minimum criteria to designate what qualifications a parcel needs to adhere to in order to be considered for a cost share by the SADC. The SADC has split the

qualifications up into two general land sizes: farms that are 10 acres and less and farms that are greater than 10 acres.

For farms that are Less than or equal to 10 Acres:

- Farm must produce \$2,500 worth of agricultural or horticultural products annually
- At least 75% of the property, or a minimum of 5 acres tillable, whichever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production such as Prime and Statewide soils
- Further, the land must have development potential. To determine development potential:
  - The municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond existing extent of development)
  - There must be access to the property that allows further development. If that access is only available through an easement, that easement must specify that further subdivision is possible.
  - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer or planner.
- 80% or more of the soils cannot be classified as freshwater or modified agricultural wetlands according to the DEP.
- 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

**OR**

- If the farm does not meet the previous criteria, BUT the land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law, then it is eligible to enter the preservation process.

For Farms that are Greater than 10 acres:

- At least 50% of the property or a minimum of 25 acres tillable, whichever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production
- The land must have development potential. To determine development potential:
  - Municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond existing extent of development)
  - There must be access to the property that allows further development. In the case that access is only available through an easement, that easement must specify that further subdivision is possible.
  - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer
- Land that is less than 25 acres must not contain more than 80% soils that are classified as freshwater or modified agriculture wetlands according to the DEP



- Land that is less than 25 acres, 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

**OR**

- The land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law. Lands that do not meet the minimum requirements are not eligible for a State cost share grant for farmland preservation purposes.

#### ***D. Municipal and County Ranking Criteria used to Prioritize Farms***

Hunterdon County and Delaware Township utilize the County ranking criteria as outlined in Appendix B, these are consistent with the state regulations § 2:76-6.16 – Criteria for evaluating development easement applications as implemented through policy P-14-E. The evaluation is based on the merits of the individual application with a weighted factor assigned to each criterion. These include soil quality, tillable acres, boundaries and buffers, local commitment (for SADC and County applications), size of farm and density of lands dedicated to farmland preservation, local factors encouraging agriculture and threat of development. The Delaware Township AAC evaluates farms on these criteria when reviewing Farmland Preservation applications.

In addition, Delaware Township's ranking criteria were set forth in the Township's 1999 Open Space Plan and Farmland Preservation Element of the Master Plan. These provide for the preservation of land with prime agricultural soils that are actively farmed. The next ranking includes retaining prime agricultural soils that are not currently farmed. Finally, active farms that do not contain prime soils were ranked third. The Township will continue to review farmland preservation applications based on the State ranking criteria as well as local priorities of soils quality and need, should competing applications be submitted with limited budget.

There are other ranking criteria listed in the 1999 Open Space Plan and Farmland Preservation Element that apply to the preservation of other types of land for other purposes, but in all cases, land that is for sale will be highest ranked, with the next highest priority assigned to lands owned by someone nearing retirement age who may be in the process of estate planning. The third priority would be land owned by a builder or developer. The fourth priority would be land owned by a bank, lending institution, or an estate. The fifth ranking would be assigned to active farmland owned by someone not near retirement age.

Size is also an important ranking factor, and larger parcels will always be favored over smaller ones.

#### ***E. Municipal and County Policies Related to Farmland Preservation Applications, including:***

## **1. Approval of Housing Opportunities**

a. Overall Housing opportunities permitted - Delaware Township's Land Use Ordinance permits farm labor housing as a right on all farm properties. Additionally, the Township recently amended its Ordinance to provide for a second principle dwelling to be constructed on any farm lot over 30 acres in size in the A-1 and A-2 districts. The Township also permits minor subdivisions of lots on a private accessway and minor subdivisions of smaller lots with an accompanying deed restriction on a larger area.

Housing opportunities needed on farms generally relate to the use of agricultural labor. Farms that raise vegetable crops that rely on manual harvest or equine farms where caretakers tend to horses are two areas where the need to have onsite housing may be seasonally or permanently needed. Agricultural labor housing is not currently protected in the State of New Jersey Right-to-Farm Act but is recognized as a need by the SADC, and permitted on preserved lands if SADC and CADB provides approval as needed. In addition, SADC's intent is that any new housing constructed is not for family members but for the use and enhancement of the agricultural operation. The SADC does have a policy that a landowner may refer to in order to construct labor housing. These applications are reviewed by the State Agriculture Development Committee.

Another housing need is for family members so that the farm may be passed on from generation to generation. One difficulty with maintaining agriculture, which is a common family storyline, is that it is too difficult to pass the farm from one generation to the next. If there is insufficient housing on the farm to accommodate a succeeding generation of farmers, the likelihood of continued farming is lessened. The SADC needs to provide flexibility to allow for family farm housing that may be needed to keep the next generation farmer on the land. Appropriate restrictions can be put in place to allow for this type of housing without compromising the integrity of the deed restriction against development.

As identified previously, the primary farming activities in the Township are field crops such as grain, corn and hay and horse farms. Typically, the production of field crops does not require additional labor other than the land owner or the tenant. However, larger horse farms may require permanent housing. As mentioned above, agricultural housing opportunities are currently allowed in the Township in specific circumstances and have not generally been an issue, however, the Township may investigate this further given the recent rise in farmland preservation and horse farms in the Township.

b. House replacement - Delaware Township's Land Use Ordinance permits replacement of an existing dwelling, and provisions exist for the replacement of a nonconforming dwelling that is partially destroyed. These provisions are consistent with applicable law and the AAC has no policies or concerns regarding the existing provisions.

### **c. Residual Dwelling Site Opportunity allocation**

Residual Dwelling Site Opportunities (RDSOs) are potential housing sites located within a deed-restricted farm. A designated RDSO allows the landowner to reserve the opportunity for a future residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. Residential units can be allocated to parcels at a density of one unit per 100 acres, including existing residences. The site

must be for “single-family residential housing and its appurtenant uses.” To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and “at least one person residing in the residential unit shall be regularly engaged in common farm site practices” and the allocation of an RDSO must be approved by the CADB. At the time of closing, the value of the RDSO is deducted from the total purchase price of the easement. (The value of the RDSO will be determined by the appraiser at the time the farm is preserved). After the farm is preserved, the landowner may apply to exercise the RDSO. For RDSO approval, the CADB and SADC criteria must be satisfied which generally require that the RDSO has a minimal impact on the existing agricultural operation. When farms apply to programs that are governed by CADB oversight and are eligible for an RDSO, the CADB generally tries to discourage RDSO use, but is accepting of those applications that choose that option as long as the applicant understands that the location must be approved by the CADB when the applicant chooses to exercise the RDSO option.

The Township's policies with respect to RDSOs, divisions of farmland and approval of exceptions are consistent with the State's policies. The Township's policy is to facilitate land acquisitions, not to throw up roadblocks.

## **2. Division of the Premises**

The goal of the SADC is to preserve large tracts of farmland and, therefore, a division of the premises is not an encouraged practice. As identified in the Hunterdon County Plan, agricultural trends over the last few decades towards smaller, more productive farms, has created opportunities for a landowner to divide a permanently preserved farm provided the division is for agricultural purposes and both parcels result in agriculturally viable tracts. An agriculturally viable parcel has been defined as a farm that is of sufficient size and soil quality such that it can accommodate a variety of agricultural uses suitable for the County. The CADB follows the State rules when taking into consideration agricultural subdivision applications and adheres to the criteria as it pertains to the purpose of the subdivision and the resulting parcels remaining agriculturally viable.

A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the State Agriculture Development Committee and the CADB.

Division of the application for farmland preservation is allowed by Delaware Township before the property is preserved, only if the township’s minimum acreage requirement is maintained. Delaware Township follows the rules established by the state.

**3. Approval of Exceptions** - Delaware Township land use ordinance has a provision for what is better known as the farmland conservation subdivision. The following is from the ordinance. “A minor subdivision creating one or more severable exceptions from a single tract that is to be preserved under the State’s Farmland Preservation Program, shall be permitted in the A-1 and A-2 zones regardless of the number of minor subdivisions or lots resulting from minor subdivisions previously approved on a single tract; provided, however, that no such minor subdivision creating severable exceptions shall become effective until the balance of the tract has been permanently deed restricted and preserved, and the landowner or applicant has provided satisfactory documentation of said deed restriction and preservation to the Township. The

Agricultural Advisory Committee has no objection to this form of subdivision, as the intent and outcome are the preservation of farmable land.

Exceptions are defined by the SADC as “acres within a farm being preserved” which are “not subject to the terms of the deed of easement.” When an exception is made, the landowner does not receive any compensation in the excepted area. Exceptions are not a practice that is encouraged by the SADC and Township and, when they occur, it is recommended that they should be as small as possible. There are two types of exceptions that can occur; severable and non-severable.

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

*Non-severable:* Non-severable exceptions are defined by the SADC as “area which is part of an existing Block and Lot owned by the applicant that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises.” Unlike a severable exception, a nonseverable exception is “always attached to the protected farm.” Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/ after value of the property.”

## ***F. Funding Plan***

### **1. Description of Municipal and County Funding Sources**

Delaware Township will utilize several funding sources to finance the goals of the Farmland Preservation Plan. The Township has proven its intent to preserve farmland by creating an open space tax to help fund the municipal portion of the program. The tax, which is now (as of 2010) up to \$.06 for every \$100 dollars of assessed value, generated \$545,000 in 2010. This tax is earmarked to help fund the preservation of farmland, as well as for the acquisition, development or maintenance of other open space for recreation and conservation purposes. Moreover, where additional funds have been needed to facilitate an acquisition, the Township has bonded for it.

Leveraging available funds to maximize their utility in achieving the objectives of this Plan will be determined by the Open Space Committee, the Agricultural Advisory Committee and the Township Committee. One method is an installment purchase plan with farmers so that as many of the targeted farms as possible can proceed toward acquisition simultaneously. An Installment Purchase is a contract between the buyer and the property owner in which the buyer promises to pay the purchase price (or portion thereof) for a farmland easement at a future date. Interest is paid semi-annually between the time that the easement is given and the date that the purchase price is paid to the owner (date determined by landowner/purchaser).

As previously indicated, the Open Space Committee/Agricultural Advisory Committee works

closely with other governmental agencies and with non-profits to coordinate and maximize funding. In 1999, with the approval of County residents, Hunterdon County enacted an Open Space, Recreation, Farmland and Historic Preservation Trust Fund. The annual levy is up to three cents per \$100 dollars of the total County equalized real property value. Between January 1, 2000 and December 31, 2004, the Fund collected \$23,718,415.72. Of that total, 10% or \$2,371,841.57 was allocated as small grants to municipalities and nonprofit organizations. The remainder, \$21,346,574.15, was used to fund the County Farmland Preservation Program, and other County land preservation programs (County Park system, historic structures etc). The 1999 Trust fund was approved for five years, but was reapproved in 2005 for another five years until December 31, 2009. In 2005, the Fund collected approximately \$13,230,000, \$1,984,500 in 2006 and 2010 collected \$7,209,757.19 for its municipal and nonprofit grant program. The remainder, \$11,245,500 will be used to fund all other programs.

In the past, the County has contributed approximately 20% of the negotiated price (assuming the Township is paying no more than the appraised value) to a farmland preservation project, leaving the Township to contribute the remaining 20% (when the State was contributing 60%). The SADC uses a sliding scale to determine the State's cost-share as depicted below:

**Table 36: SADC Cost Share Formula**

<u>Landowner's asking price</u>		<u>Percent committee cost share</u>
From \$ 0.00 to \$ 1,000	=	80% above \$ 0.00
From > \$ 1,000 to \$ 3,000	=	\$ 800 + 70% above \$ 1,000
From > \$ 3,000 to \$ 5,000	=	\$ 2,200 + 60% above \$ 3,000
From > \$ 5,000 to \$ 9,000	=	\$ 3,400 + 50% above \$ 5,000
From > \$ 9,000 to \$ 50,000	=	60%
From > \$ 50,000 to \$ 75,000	=	\$ 30,000 + 55% above \$ 50,000
From > \$ 75,000 to \$ 85,000	=	\$ 43,750 + 50% above \$ 75,000
From > \$ 85,000 to \$ 95,000	=	\$ 48,750 + 40% above \$ 85,000
From > \$ 95,000 to \$ 105,000	=	\$ 52,750 + 30% above \$ 95,000
From > \$ 105,000 to \$ 115,000	=	\$ 55,750 + 20% above \$ 105,000
From > \$ 115,000	=	\$ 57,750 + 10% above \$ 115,000

As identified in the Hunterdon County Plan, the County and the municipality previously equally split the difference, typically 20% municipal and 20% county funds. The County now employs a modified cost share formula based on the appraised value of the farm to determine how the cost share amount is split between the county and the municipality. The formula is shown below:

<b>Appraisal value in \$/acre</b>	<b>% Increase in municipal cost share</b>
5,000 or less	0
5,001 to 7,000	1
7,001 to 9,000	2
9,001 to 11,000	3
11,001 and greater	4

The County feels that this allows for a more even distribution of county dollars so that municipalities that garner a higher per acre value do not absorb the majority of county money available. The reverse of this is also true; municipalities with lower per acre prices will not suffer under this sliding scale system. Given the high cost per acre value in the Township, up to \$22,500 in some recent sales but averaging closer to 12,500, the Township will have to assume a larger financial obligation in farmland preservation efforts.

**2. Financial Policies related to cost-share requirements between county and municipal/other funding partners/installment purchases.**

Delaware has taken a leadership role in its preservation efforts: It purchased an agricultural easement directly from a farmer (Pauch) and subsequently applied to Hunterdon County under the County Easement Purchase program for reimbursement. It took an even greater risk in purchasing property in fee (from Juniper LLC), selling an easement under the Direct Easement Program, and then selling the restricted farm at auction. The Township also collaborates with the State and non-profits (New Jersey Conservation Foundation, Hunterdon Land Trust Alliance, and D & R Greenway Land Trust) to protect land under the State's Green Acres Program. Much of this land is available for and is indeed used for agricultural purposes. While not all the preserved land in the Township is available for agriculture, preserving other types of open space helps the agricultural industry by preventing the proliferation of suburban land uses that are often incompatible with agriculture.

**3. Cost projections and funding plan associated with 1, 5 and 10 year preservation goals.**

It is the goal of the Township to preserve 500 acres of land a year, for each of the next ten years, using any available program option. The cost in the first year to preserve 500 acres of land is estimated to be approximately \$6,500,000. Another 2000 acres over the next five years would cost approximately an additional \$26,000,000 and finally the remaining 2500 acres by the tenth year would cost approximately an additional \$32,500,000. For a total of \$65,000,000. These costs have been calculated based on the first year's estimates (2007 dollars). Costs will most likely rise with inflation over the life of the plan.

***G. Farmland Preservation Program/Agricultural Advisory Committee Administrative Resources***

- 1. Municipal Staff and/or Consultant Resources** - Delaware Township has a part-time Open Space Coordinator who reports to the Open Space Committee. The Township has the necessary administrative resources to continue to acquire any and all available farmland. These include an active Open Space Committee, an active Agricultural Advisory Committee, secretarial assistance, and a staff member, the Open Space Coordinator who oversees the administrative process of land acquisition. The Township Environmental Commission monitors all easements.
- 2. Legal Support** - The Township has adequate legal counsel to assist with acquisitions.
- 3. Database Development** - The Township relies on the services provided by Hunterdon County for database development and GIS information. Volunteers from the Township have also assisted with GIS planning initiatives from time to time.
- 4. Geographic Information System Capacity and staff resources** - Again, the Township relies on the County for this information.

***H. Factors Limiting Farmland Preservation Implementation***

- 1. Funding** - The Township has consistently supported farmland preservation acquisitions and has consistently funded its portion of the costs, in conjunction with other cost-share partners.
- 2. Projected Costs** - For the goal of 500 acres per year, we estimate the cost of acquisition to be approximately \$10,000/acre X 500 acres, or \$5,000,000 to \$14,000/acre X 500 acres or \$7,000,000 annually to be shared among the various partners. The SADC Municipal PIG allocation is generally \$1.5 million annually. Obviously some of these properties will be higher or lower than this estimate, however, the Township has ordinarily contributed 20% of the costs.

**Table 37: Projected Costs by Funding Partners to Purchase 500 Acres per Year**

Year	Cost	State	County	Township
One	\$5-\$7 mil	\$3-\$4.2 mil	\$1-\$1.4 mil	\$1-\$1.4 mil
Five	\$25-\$35 mil	\$15-\$21 mil	\$5-\$7 mil	\$5-\$7 mil
Ten	\$50-\$70 mil	\$30-\$42 mil	\$10-\$14 mil	\$10-\$14 mil

Both the Township and County Open Space Trust Funds depend upon local property values since they represent a percentage per \$100 assessed value. Consequently, as the value of easements increase (also a reflection of property value), the amount of money deposited in the Trust funds also increases. In addition, the Township has increased its Open Space levy on two occasions: it began at two cents per \$100 of assessed valuation in 1996, was raised to four cents in 2002 and then to six cents in 2006. Despite the increase, the Trust fund percentages are being outpaced by the easement values.

**3. Land Supply/ Landowner Interest** - The Township has successfully preserved approximately 25% of the entire Township to date, roughly 5,500 acres. Its goal is to preserve nearly all of the remaining 5,000 acres of actively farmed land over the next ten years. Delaware Township believes that the past success of its farmland preservation program lends credibility to the Township's efforts, and that landowner interest will remain steady as a result. High landowner interest is best supported by a program's history of success and positive reports from participating landowners. It is hoped that this will encourage new participants to preserve farmland. There is strong community support for Delaware's farmland preservation program. Each year either the Environmental Commission or the Open Space Committee holds a public outreach meeting with landowners which includes information on the Farmland Preservation Program which the AAC provides. The meetings are held to explain the various preservation programs and encourage enrollment.

**4. Other** - As a small community, it is important to note that the majority of the administrative resources upon which the Township relies are volunteers, although the Township may on occasion hire a professional planner, uses the Township Attorney to complete real-estate transactions, and is able to rely upon other Township professionals (for example, the Township Clerk, Tax Collector, Chief Financial Officer and Tax Assessor) to provide assistance in the Farmland Preservation Program as needed. Further, in the past, the Township has relied almost entirely on Hunterdon County for assistance with Geographic Information System needs, or has had to employ a Planner.

The Township Open Space Committee and Agriculture Advisory Committees were created, as required, by State statute and regulation, to enable the Township to apply both for Farmland Preservation and Green Acres funding. To foster communication between the groups, a member of the Agricultural Advisory Committee is also appointed to the Open Space Committee. The Agricultural Advisory Committee, Open Space Committee, and Environmental Commission often share and participate together in outreach efforts since the Environmental Commission is the only entity of the three with an annual budget. For example, on one occasion the Environmental Commission obtained a matching grant to enable the Township to prepare outreach materials regarding the Farmland and Open Space Preservation Program, which were then distributed at the annual outreach program sponsored by the Open Space Committee and Agricultural Advisory Committee.

Funding for the Farmland Preservation Program is the only limiting factor for future preservation efforts in the Township. The State share on each of these programs rests with the continued funding of the Garden State Preservation Trust. Residents of Delaware Township are being asked to support State Funding, County Open Space taxes, local bond ordinances, and a local tax levy and they have continually supported these measures, however, the tide has been turning and the overwhelming numbers supporting these actions has been declining.



## **VI. Economic Development**

### ***A. Consistency with NJ Department of Agriculture Economic Development Strategies and other regional economic development plans and initiatives***

#### **1. 2007 Growth Management Plan for Hunterdon County**

The 2007 Growth Management Plan for Hunterdon County (December 13, 2007) evaluates the resources available at the State and regional level to promote economic development of agriculture. The County's plan starts by identifying the following factors needed to make agriculture sustainable over the next 20 years:

1. Enhancing agricultural viability. This involves a response at all governmental levels to the changing nature of agriculture, specifically its diversification and changing value locally and regionally. The County advocates the adoption of policies and planning tools to ensure continuing viability of agriculture.
2. Non-farm residents' understanding and acceptance of the changing nature of agriculture. The alternative to an unprofitable farming operation is usually residential development, resulting in a permanent loss of farmland.
3. Conflicts between farmers and non-farmers. This relates to the complaints regarding noises and odors by new residents as well as crop losses from off-road vehicles trespassing on farmland. The County notes that most municipalities (and this includes Delaware Township) have adopted right to farm ordinances that afford farmers some protection from nuisance complaints, but that local land use policies should reflect the need for contiguous areas of farmland, and that attention should be paid to the location and orientation of new homes in rural areas in order to minimize potential conflicts.
4. Finding common ground between farmer and non-farmer constituents. This affects issues such as roadside farm stands, impervious coverage, and construction of agriculture-related commercial facilities (i.e. horse show barns and wine tasting venues).
5. Aging farmers. Farming must be affordable to the next generation. Farmland preservation programs help to provide opportunities for affordable deed-restricted farmland, but more needs to be done to ensure the viability of agriculture as an industry.
6. Available funding and planning techniques. Given the limited availability of funding in light of all of the farmland that needs to be preserved, communities need to turn to other mechanisms such as density transfer programs and residential clustering options to help achieve the farmland preservation goal.

The County recommends the following strategies as part of its agricultural viability policy:

1. Agricultural Viability Education. Farmers need ways of being kept up to date as to state of

the art agricultural practices as well as marketing, financing and other aspects of a successful business operation. This is something that the Rutgers Cooperative Extension Service and other organizations do well, but such efforts should be expanded. Municipal officials, in turn, need to purge from their land use regulations those ordinances that impose excessive restrictions on farm retail marketing or that require excessive improvements to farm properties or that preclude farm activities as permitted uses. New residents need to be educated about farming and the needs of the agricultural industry as a whole. Young farmers need to be drawn into the industry and retained.

The County proposes a five part action plan to accomplish these ends, using the Hunterdon County Agriculture Development Board (CADB) and Rutgers Cooperative Extension, Farms Service Agency, Natural Resources Conservation Service, and Soil Conservation District, working with farmers and Township Agricultural Advisory Committees, preparing pamphlets, organizing tours and developing outreach programs in area schools. The fifth action involves working with the SADC to monitor proposed legislation involving agriculture and keeping partners informed.

2. Agricultural Products and Tourism. Municipalities need to recognize the importance of direct marketing for smaller producing farms and make such opportunities available. Permitting farm stands, farmers markets, and other means of direct sales help facilitate profitability for certain types of farms. Agri-tourism programs and agri-tourism business opportunities on farms (such as bed and breakfast inns, wine trails, festivals that feature local agricultural products and cultural events that feature local farms and farmers) are all examples of agri-tourism programs that can be implemented at the local level. The money spent by tourists benefits other local businesses, as well. The County's Plan cites a number of statewide programs that have been successful in promoting local farming, as a result of the efforts of the New Jersey Agri-tourism Industry Advisory Council, which makes recommendations to the Secretary of Agriculture on ways to expand and promote agri-tourism in New Jersey.

The County's three part action plan calls for the CADB to work with the Hunterdon County Chamber of Commerce to develop a County agricultural theme, host festivals featuring Hunterdon County and the region's agricultural products, and to work with the County's Information Technology Office and the Chamber of Commerce to expand websites to include agricultural events and farm markets.

3. Agricultural Business Opportunities. Communities should take steps to attract businesses that use local farm products. The New Jersey Department of Agriculture, Division of Marketing and Development, hosts the Jersey Fresh campaign and is responsible for other initiatives that promote and support New Jersey agriculture. It offers free materials to farmers to use for direct marketing, and it looks for marketing opportunities for New Jersey farmers. Once such opportunity identified in the County plan is for farmers to sell over produced or under valued produce to the New Jersey Department of Corrections, as a means of recouping costs in a poor market situation. Farmers who register with the New Jersey State Treasury are eligible for this program.

The County's three-part action plan calls for the CADB to identify more opportunities like this,

to work with the Rutgers Cooperative Extension Service and the Hunterdon Economic Partnership to maintain existing agricultural businesses, explore new and profitable agricultural opportunities and products and to disseminate such information to farmers.

4. **Reduced Taxes on Farm Buildings.** Despite the Farmland Assessment Act, farmers still pay significant taxes on their homes and on farm buildings. Public support needs to be gauged for reducing taxes on buildings associated with farms and appropriate lobbying pursued. The County's two-part action plan calls for the CADB to research and formulate a position on this issue and, if appropriate, to approach State legislators representing Hunterdon County for a constitutional amendment to facilitate reduced taxation on farm buildings.

## **2. NJ Department of Agriculture Economic Development Strategies for 2011**

The NJ Department of Agriculture Economic Development Strategies for 2011 highlights several strategies for economic development that the Township supports. The Township has used the support services provided by the State and will continue to look to the State for guidance on ways to retain and promote agricultural production. The primary agricultural activities in the Township center around field crop production, nursery sales, and the equine industry. The following section has been provided by the Economic Development Strategies for 2011 as it relates to the efforts of Delaware Township.

### Ornamental Horticulture Industry Strategies:

- Ensure Plant Health
- Increase Consumer Awareness
- Improve State and Public Contract Requirements

### Field crop and Forage Crop Industry Strategies:

- Ensure Plant Health
- Support Organic Field Crop Production
- Support Plans for a Green Energy Initiative

### Organic Industry Strategies:

- Promote Cost-Sharing
- Promote the Marketing of Organic Agricultural Products

### Equine Industry Economic Development Strategies:

- Ensure Horse Health
- Promote the Industry

Agri-Tourism Industry Strategies:

- Expand Roadside Programs
- Consumer Promotion

The AAC promotes the continuation of these forms of agricultural development in the Township. These three forms of agriculture are the predominate activities currently practiced in the Township and are the most appropriate. The AAC and Township will continue to encourage and support a variety of economic strategies to support a diverse and healthy agricultural industry.

### **3. Delaware Township's Proposed Economic Incentives**

Delaware Township is supportive of all of the County's strategies. Locally, the Township continues to review its Ordinances to see what if any barriers to farming and direct marketing of farm produce can be removed.

Additionally, the Planning Board has long discussed the merits of broadening the range of permitted accessory uses in conjunction with a farm so that farmers can develop secondary and tertiary sources of income to help support the farming operation.

Delaware Township is unique in that farm labor housing is permitted as a right in connection with a farm.

## ***B. Agricultural Industry Retention, Expansion and Recruitment Strategies***

### **1. Institutional**

There are a number of mechanisms already in place which promote and encourage agricultural land retention in Delaware Township. These have been outlined in detail in the Farmland Preservation Plan Element. It is anticipated that the zoning review currently being undertaken by the Township will result in the adoption of land use policies that will go even further than the existing zoning policies in achieving farmland preservation. The Township is also firm in its commitment to the open space tax and to bonding as needed in order to achieve agricultural land retention.

a. Farmer Support - The Township Agricultural Advisory Committee in Delaware Township has invited the agricultural community to information sessions regarding estate planning and works closely with farmers who are interested in preserving their land.

Persons interested in purchasing farms are referred to the Farm Link Program through the SADC website ([www.state.nj.us/agriculture/sadc/farmlink.htm](http://www.state.nj.us/agriculture/sadc/farmlink.htm)). The Farm Link Program is “a resource and referral center for new farmers seeking access to land and farming opportunities, landowners seeking farmers, and farmers working on estate and farm transfer plans.” The web site lists farming opportunities available and sought such as farms for sale or lease, internships, and relocation and expansion options.

In addition, new farmers or those interested in entering the agricultural industry, seeking educational opportunities related to the farming profession, converting an operation from one type to another, or assuming responsibility for an inherited farm are referred to many sites. The Northeast Organic Farmers Association of New Jersey (NOFA-NJ) periodically offers workshops entitled Exploring the Small Farm Dream, based on materials from the New England Small Farm Institute. Rutgers Cooperative Extension also offered a new farmers course in 2006 using a similar curriculum. In addition, there are a wealth of Internet resources available to aspiring farmers including the web sites Growing New Farmers, [www.growingnewfarmers.org](http://www.growingnewfarmers.org) and The New Farm, [www.newfarm.org](http://www.newfarm.org). Aside from offering courses, Rutgers Cooperative Extension will deploy its agents to work with landowners to select crops and livestock suited to the soils of a particular site.

Farmers seeking information regarding financing can seek information from a range of sources. First Pioneer Farm Credit provides loans and financial services to new and established farmers. The USDA-Farm Service Agency coordinates various conservation and loan programs for which area farmers are eligible. Whole Foods Market has instituted a privately funded loan program. It has set aside \$10 million for low interest loans to farmers and plans to host a conference in New Jersey.

b. Marketing/Public Relation Support - Marketing has been done via mailers, web postings and flyers for the Farmer's Market in Sergeantsville.

The New Jersey Department of Agriculture instituted the Jersey Fresh promotional campaign over 20 years ago to increase awareness of locally grown produce and food products. Numerous farmers and venues use the Jersey Fresh logo. In recent years the program has expanded to include the designations Jersey Bred (for horses and lambs), Jersey Seafood and Jersey Grown (for horticulture). The NJ Dept. of Agriculture also maintains a web site, [www.state.nj.us/jerseyfresh/index.htm](http://www.state.nj.us/jerseyfresh/index.htm), which is a great place to locate roadside stands, community farmer's markets and pick-your-own facilities.

c. Community Farmers Market - Delaware Townships Right to Farm ordinance allows farm markets and farm stands. There is one farmers market in Sergeantsville and many farm stands throughout the community during the growing season. The Right to Farm ordinance covers agritourism as a protected use. The Sergeantsville Farmers' Market has proven to be an excellent way of developing community awareness of and appreciation for local farm produce. The Farmers' Market is actively marketed with mailers, web postings and flyers

d. Community Supported Agriculture - Delaware Township started a Community Supported Agriculture (CSA) program in 2010 which was extremely successful and will be continued. Sandbrook Meadow farm has incorporated the CSA and are committed to preserving the integrity of the land and the joys of farm community through responsible organic farming practices. Information can be found at <http://www.sandbrookmeadowfarm.com/index.html> or by calling 908-782-0074. .

Community Supported Agriculture is a relationship of mutual support and commitment between local farmers and community members. Shareholders pay the farmer an annual membership fee to cover the production costs of the farm, in turn, they receive a weekly share of the harvest during the local growing season. The arrangement guarantees the farmer financial support and enables many small- to moderate-scale organic family farms to remain in business. Ultimately, CSA creates "agriculture-supported communities" where members receive a wide variety of foods harvested at their peak of ripeness, flavor and vitamin and mineral content.<sup>1</sup>

The benefits to belonging to a CSA include a level of trust in the source of food products grown. Members, having a stake in the farm, are assured their produce comes from a local source. This helps the local economy. Customers gain an understanding of where and how their food is grown by supporting the farm, a local business. A CSA also helps to develop the community character by allowing residents to meet and talk to the farmer who grows their food. Food that is grown locally also improves air quality. The food does not have to travel long distances to get to customers, which reduces air pollution from trucks that carry the produce. Fewer trucks on the roads mean less air pollution.

CSA's that are also organic farms provide an added benefit to the community and to the members who have a stake in the farm. Using no pesticides and fertilizers, the community can be sure that fewer chemicals are running off into nearby waterways or seeping into groundwater sources. Members of the farm are also assured that the food they eat from the farm does not contain harmful chemicals.

e. Agricultural Education and Market Research Coordination - Several farmers within the township make use of the Rutgers Cooperative Extension service

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

According to the NJAES website *Jersey Fresh* Information Exchange, Rutgers Cooperative Extension launched an innovative produce distribution and merchandising pilot project in 2004 to help New Jersey farmers get their products into new retail locations, such as white-table restaurants and grocery chains. Less than a month after a kickoff meeting that brought New Jersey growers face-to-face with noted New Jersey chefs, national chain grocers and multi-state distributors, these new relationships had already turned into critically needed new sales.

The New Jersey Department of Agriculture, Division of Marketing and Development, is host of the Jersey Fresh campaign and is also responsible for other initiatives that promote and support New Jersey agriculture. The division offers free advertising materials to farmers to use for direct marketing. The division is a resource that can be used to identify opportunities that are helpful to agricultural businesses. For instance, the division has identified an opportunity for New Jersey farmers to sell over-produced or under-valued product to the New Jersey Department of Corrections. This opportunity would be beneficial to farmers when market conditions are very poor and regaining only production costs is an appealing alternative to suffering a financial loss. Hunterdon County farmers are eligible to take advantage of this safety net if they register with

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<sup>1</sup> Rutgers Cook College, Cook Student Farm at <http://www.cook.rutgers.edu/~studentfarm/aboutcsas.html>

the New Jersey State Treasury. Opportunities like this should be identified and information should be made available to local farmers to help support agricultural businesses in the county and the township.

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

The Hunterdon County RCRE traditionally has been a sponsor of workshops and a helpful resource for local farmers. Rutgers Cooperative Extension Service is a leading program on new-use agriculture. This is defined as agriculture where traditional agricultural crops and live stock are used for new purposes other than food. For example, plants are grown for medicinal purposes and corn is grown for bio-diesel and other types of fuel. It is anticipated that many of these types of new-use agriculture will require large areas of farmland due to economies of scale. The potential for the farm community to benefit from alternative fuels, both as consumers of energy in their farm operations and as producers of the feed stocks needed to create alternative fuels, such as corn for ethanol and soybeans for bio-diesel. An aggressive program encompassing solar, wind and bio-fuels energy was undertaken to help interested farmers pursue these avenues for both cutting their costs and broadening the market for their commodities. There are many opportunities for interested Delaware farmers to partner with Rutgers on some of these endeavors.

### ***Rutgers School of Environmental and Biological Sciences***

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

The Rutgers School of Environment and Biological Sciences is based on the foundation of the physical and social sciences but also focuses on the social and human dimensions of scientific practice in majors such as environmental and business economics or environmental policy, institutions and behavior. Delaware Township farmers, officials, and interested residents can use their services regarding any opportunities for farm research and testing.

## **2. Businesses**

a. Input Suppliers and Services - Farm businesses and farming-related businesses are permitted and encouraged in Delaware's limited commercial areas. There is a tractor repair and sales business in Delaware Township that is utilized by many of the farmers. The Sergeantsville Grain and Feed store is also heavily used by local farmers.

Most of the Township farms purchase products and supplies from larger agricultural centers or online. However there are some local services available for specialty items. If the farming community begins to provide more specialty products, the Township may be able to help create

educational information on where local suppliers and distributors of specialty products can find and exchange items. This could be a goal of the AAC to provide this type of information service to expand and a growing specialty market.

***Input Suppliers and Services** (from Hunterdon County Comprehensive Farmland Preservation Plan)*

Hunterdon County farmers have indicated that there are very few farm equipment dealers within the county. One AGWAY is located in Clinton and the other AGWAY in Flemington has closed for business. There is one Tractor Supply store located in Flemington. Most farmers travel to Pennsylvania in order to buy equipment. Many of the dairy farmers are looking for specialized equipment that is unavailable in the County. Those farmers that are looking for specialized equipment now look toward the internet to find those products. The growth of internet based businesses has allowed farmers to look further beyond their immediate region to find products that would not normally be available to them. With the coverage that shipping services such as UPS and FedEx have, it gives farmers another option when looking for agricultural inputs.

For equipment repairs, most farmers try to “do it themselves” and maintain their existing equipment. For those who need assistance, there are two repair services available in the region. One dealer in Ringoes (East Amwell) does repairs and sells used machinery and a farmer in Jugtown (Bethlehem Township) also does repairs and will make house calls, if necessary.

***Product Distributors and Processors** (from Hunterdon County Comprehensive Farmland Preservation Plan)*

Hunterdon County will continue to host a variety of agriculture but there will probably be a continued loss of large farms –as in previous years- due to lower profit margins of grains, and loss of local feed mills. There are no major grain processing facilities in Hunterdon County. However, many farmers who continue to farm grains will likely grind their own feed and sell locally.

b. Product Distributors and Processors - There are no product distributors or processing plants within the township, however, as identified in the Green Pages, there are distributors and processors throughout the State.

### **3. Anticipated Agricultural Trends**

***Anticipated Agricultural Trends** (from Hunterdon County Comprehensive Farmland Preservation Plan)*

Agriculture in Hunterdon County as a whole and Delaware Township generally is likely to continue its trend towards smaller, more intensive use farms. Innovative marketing techniques will be sought by many farmers to meet production needs. Part-time farmers will continue to dominate the industry and the diversity of farming that has traditionally characterized Hunterdon County also will continue.

Given these trends, the future of farming in Hunterdon County looks promising, though it may



not be the traditionally thought-of wide-open fields of dairy cattle and field corn. Part-time farmers, particularly those with horses and other livestock, will continue to be important players in the Township's agricultural industry and their continued existence should be nurtured. Part-time farmers often do not have the time or the land to plant enough hay or other feed for their livestock and therefore create a market for hay and grain farmers. Part-time farmers are also important because they keep land in farming and out of the hands of developers, minimizing the intrusion of residential developments on neighboring farm operations. Additionally, they often provide farmland for others to farm by leasing their land. This is particularly important for grain farming which has a low per acre value and requires a considerable amount of land to be profitable.

The number of small part-time farms has stabilized over the last few years, but will continue to be a large percentage of the County's agricultural complexion, assuming the rural character of the area is preserved and there are no major regulatory changes such as significant changes in the Farmland Assessment Act. Small farms will continue to be the trend in the Township. Profits may well increase as agriculture in the County enters a new phase towards smaller, more intensive types of farming, including high value crops. Whereas grains and field crops have the lowest per acre value of products (\$200-\$500 per acre), high value crops such as vegetables and horticulture tend to have a much higher per acre value (\$1,000-\$5,000 per acre). For this reason, large farms are no longer necessary for comfortable profit margins. While Hunterdon County's climate and soils are not as conducive to vegetable growing as are New Jersey's southern counties, greenhouses do not demand the climate and soil conditions and may become more popular in the County.

#### *Market location*

Delaware Township has a great market location due to its close proximity to the New York and Philadelphia metropolitan areas. The median household income for Hunterdon County, according to the 2000 census data is \$79,888. This is well above the statewide average of \$55,146. Hunterdon has the highest median household income in the state, followed by Morris County and Somerset County. Hunterdon County had a population of 121,989 persons, according to the 2000 census.

#### *Product demand*

Hay comprises 30% (30,140 acres) of agricultural lands in Hunterdon County, and is the leading crop by acreage countywide and statewide. Corn and other grains crops, soybeans, specialty crops, nurseries, cattle, milk cows and horses also characterize the county's agricultural base. In 2004, Hunterdon County ranked first in New Jersey for hay, fourth for corn and grain and also for cattle and calves and fifth for soybeans for beans, wheat for grain, and nursery stock acreage.

#### **4. Agricultural Support Needs**

In general the Township, with the support of the AAC and Hunterdon County initiatives, have encouraged and promoted agricultural activities in the Township. However, there are areas that may be strengthened within the Township that may better support the agricultural community. Providing for streamline permitting and applications which would help farmers take advantage of

changing market conditions could be useful. Additionally, providing increased ACC involvement to help farmers navigate and understand county and state regulations would also be valuable in the supporting the agricultural community. The AAC may look into outlining some of these issues for future support services.

The Township may be able to support these types of activities by appropriating funds for the production of informational flyers or postings on the Township's website targeted to the farming community, not only locally but regionally, to expand awareness. The Township may also be able to supply additional support services through using in-house staff to provide administrative support for farmers seeking funding opportunities and grants made available through the County or State. These items should be further explored to identify all the areas where the Township may be able to provide additional support services to the agricultural community.

The County of Hunterdon held a public meeting on specific topics for inclusion in The Hunterdon County Comprehensive Plan. Farmers expressed concerns with local support and made the following suggestions for better support:

- Technical support needs to be less generic and more specific
- NRCS not helpful due to lack of manpower
- Environmental constraints need to be more specific, not general
- Farm credit – good but needs expansion
- More local financial participation
- Access to and affordability of farm labor is an issue
- Local kids are not interested in farm labor
- Landscaping is biggest competitor for labor, can't meet the price
- Not enough farmers to lease acreage
- No ability to entice young farmers – cost, opportunity
- SADC – more flexible on housing on preserved farms
- Need housing for children that want to work on the farm
- Tax impacts of preserving land
- Assessment should freeze at time of preservation
- Disincentive to improve the farm buildings
- Local Board of Ag. needs more teeth
- Deer issues need to be addressed: fencing, hunting, control
- Community kitchen to support local baked goods
- Full time market needed
- Additional county and municipal support

a. Agricultural Facilities and Infrastructure – Ideally farm markets should be located near the producing farm. However, even though Delaware Township is an active farming community, there is insufficient farm product produced to support any type of processor.

The infrastructure the farmers most need is on the regulatory and technical assistance side: getting municipalities, residents and consumers to look favorably on agriculture and understand the economic and quality of life advantages it brings to the County, getting municipal support through flexible land use regulations and ordinances that take into consideration the special

needs of the agricultural operations, and getting help with financial and planning matters through workshops and other educational and counseling services provided by the state, RCRE, the CADB and the federal government.

Additional support could come from a concerted effort to promote agritourism through signage, publications, website and media promotion.

b. Flexible Land Use Regulations – The Land Use Ordinance of Delaware Township is conducive to flexibility where agricultural soils are present. There is a need to have more flexibility for farming on easements and land preserved by Open Space and other entities.

A positive regulatory climate, such as ordinances and policies supporting agriculture, is essential for the future of farming, particularly for full-time farmers whose income relies largely, if not entirely, on the farm operation. Regulations supporting agriculture should include ordinances that give farmers flexibility to pursue agricultural uses and recognize the need for farmers to supplement their operations with on-farm and off-farm activities and businesses. Development regulations should streamline the review process for new farm buildings and minimize the cost of the reviews. Equity protection is important to full-time farmers because a large part of their retirement security rests in the value of their farmland. This challenges the municipality to be creative and use innovative regulatory mechanisms that both achieve community goals and protect the farmer's nest. Any number of agricultural units may be constructed on permanently preserved farmland provided at least one tenant/resident actively works on the farm and there are no blood relatives to the landowner residing in the house. Any existing agricultural labor housing that is destroyed may be reconstructed. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. This policy prevents abuse of the program where the units could be rented out to non farm related tenants.

Flexible land use regulations can help municipalities secure and expand the agricultural industry. It is important to understand that agriculture is key to the economy of the county and the importance of an agriculture-friendly environment at the municipal level in support of the agricultural sector of the community. Right to Farm and accommodations for agricultural vehicle movement and the building of an awareness of and provisions supportive of agriculture into municipal master plans and zoning ordinances go a long way towards the kind of support agriculture needs in order to be an economically viable sector.

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

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

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

c. Agricultural Representation in Economic Development Organizations – We currently have no knowledge of whether farmers have participated in other economic development organizations. The Agricultural Advisory Committee will take on the responsibility to educate farmers about these opportunities.

## **5. Delaware Agricultural Support Implementation**

Delaware Township is just beginning to have discussions regarding the cost, funding and timelines with relation to this issue, however, the Township has supported and continues to support the regional agricultural industry in the following ways:

- a. The Township has established a summer farmers market in the municipal park across from the Delaware Township Municipal Building expressly designed for local agricultural producers to sell their locally-produced fruits, vegetable, eggs, flowers, nursery plants, and other agricultural products.
- b. The Township has enacted a “Right to Farm” ordinance that supports the agricultural industry’s operations within Delaware Township (subject to certain eligibility requirements and restrictions).
- c. The Township has formed linkages with the equine industry through communication with the Delaware Valley Horsemen’s Association and the Covered Bridge Bridle Association and through the actions of the Open Space Committee that seeks to maintain or create bridle trails on lands protected by Open Space funding.
- d. Delaware Township is and continues to be responsive to agricultural interests by giving consideration to requests and recommendations submitted by the Township Agricultural Advisory Committee and working closely with State, County, and regional agricultural agencies.

*Municipal Pledge* – Delaware Township has historically framed its agricultural policy in close cooperation with Hunterdon County, State, and regional agricultural agencies. Delaware Township pledges that it will continue to work cooperatively with those agencies in all measures pertaining to Farmland Preservation efforts and all state and county agricultural policy implementation.

## **VII. Natural Resource Conservation**

### ***A. Natural Resource Protection Conservation***

#### **1. Natural Resources Conservation Service**

The USDA Natural Resources Conservation Service (NRCS), originally the Soil Conservation Service, has a record of working with private landowners to conserve the soil, water and other natural resources of the land. The NRCS provides financial aid through a series of programs which are designed to conserve and protect soil and water quality on farms. NRCS also provides agricultural conservation planning assistance for farmers. This involves the implementation of best management practices (BMPs) for soil erosion and sediment control, animal waste nutrient management, water quality improvements, nonpoint source pollution control and other natural resource management concerns. NRCS staff prepares conservation plans for preserved and non-preserved farm owners and then helps landowners secure funds through Farm Bill programs to implement the plans. Preserved farm owners are required by their Deeds of Easement to prepare a conservation plan. The Hunterdon County Agriculture Development Board staff refer these landowners to the USDA-NRCS who customize a conservation plan for each preserved farm. Conservation plans are a written record of management decisions and conservation practices to be used on a farm. The plans are intended to help protect soil fertility and productivity, improve water quality, and attract desirable wildlife.

#### **2. Soil Conservation Districts**

There are sixteen (16) soil conservation districts in New Jersey. Delaware Township is in the Hunterdon County Soil Conservation District (SCD) with their office located in Franklin Township. Some of the technical services that the SCD provides Hunterdon farmers include animal waste management, erosion control design and construction and Integrated Pest Management. Hunterdon County farmers who are interested in developing farm conservation plans apply to local Soil Conservation Districts which assist in developing farm conservation plans and ensure projects are necessary and feasible. Applications are forwarded to the N.J. State Soil Conservation Committee, which recommends projects to the SADC for funding approvals. The Hunterdon County Soil Conservation District gives final approval on all Conservation Plans and program contracts.

Within one year of the signing of the Deed of Easement on a Preserved Farm through the County Easement and Municipal PIG programs, the landowner must obtain an approved Farm Conservation Plan from the Hunterdon County SCD. Although an approved Conservation Plan within a year of the preservation of a farm is required, implementation of the plan is not mandatory. According to the Hunterdon County SCD, approximately 25% of these plans are implemented. Although the services of the NRCS for the implementation of the Conservation Plan is cost free to the farmer, the services of the SCD may be needed to complete the implementation of the plan and this work is billable as the SCD is a separate entity from the

NRCS. Funding for approved soil and water conservation projects are available from the SADC for up to 50% reimbursement. However, State funding has been limited in recent years.

The farmland preservation program has an ongoing program that ensures annual monitoring of preserved farmland. In Hunterdon County, the Soil Conservation District handles this responsibility for the County on farms where the County holds the easements, providing an annual opportunity to discuss conservation programs and projects with landowners.

## ***B. Natural Resource Protection Programs***

Delaware Township has a new (2004) Natural Resource Inventory. In addition, the Township recently enacted a Stream Corridor Ordinance and a Well Testing Ordinance. The Stream Corridor Ordinance is currently being reviewed by the NJDEP. Neither of these Ordinances affect existing farm operations, however. The Township is also working on the preparation of a Woodland Protection Ordinance.

In addition to the Township information, there are many state and federal programs available to provide grants and opportunities to protect natural resources. The Township and local farmers are encouraged to use any available grant program to retain agricultural production in the Township. The Township will seek to provide additional support to local farmers in educating and outreach to ensure that land owners are aware of all the support opportunities available to them. The following is an outline of some of the grant opportunities provided by the State and Federal programs.

### **1. SADC Soil and Water Conservation Grant Program -**

The SADC Soil and Water Conservation Grant Program provides grants, up to 50% of a project's costs, to owners of permanently preserved farms and 8-year Program participants. Irrigation, erosion control, and stream corridor enhancement projects are among those that are eligible. Many Hunterdon County farmers have obtained Soil and Water Conservation grant money over the years

### **2. Federal Conservation Programs (EQIP, WHIP, CREP, etc.) -**

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

The Conservation Reserve Program (CRP) is administered through the Farm Service Agency. According to the USDA's web site ([www.nrcs.usda.gov/programs/crp/](http://www.nrcs.usda.gov/programs/crp/)), the program "encourages farmers to convert highly erodible cropland or other environmentally sensitive acreage to vegetative cover, such as tame or native grasses, wildlife plantings, trees, filter strips, or riparian buffers." Landowners enroll in either the general (a.k.a. traditional) or continuous CRP program. Each has slightly different rules. There are two traditional, 10-year CRP contracts within Hunterdon County. Both protect highly erodible soils through tree plantings in the first case and grass in the second. Another continuous CRP contract, also for 10 years, protects water quality

through the establishment of filter strips.

The CREP program falls under the umbrella of the continuous CRP program. It focuses on four stewardship practices and offers a higher cost share than some other Farm Bill programs. CREP is intended to reduce agricultural water runoff and improve water quality by paying farmers to remove highly erodible pastureland and cropland from production. Participants must meet strict eligibility standards.

#### ***Conservation Innovation Grant Program (CIG)***

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

#### ***Environmental Quality Incentive Program (EQIP)***

EQIP is a conservation program to encourage agricultural production and environmental quality standards that are compatible with national goals. The program provides assistance to eligible applicants to carry out structural and management practices on agricultural lands. The program offers contracts with a maximum term of ten years that provide incentive payments and cost shares to farmers to execute approved practices.

#### ***Farm and Ranch Land Protection Program (FRPP)***

The Farm and Ranchland Protection Program (FRPP) provides cost share funding for the purchase of development easements. From 1996-2004, eight farms in Hunterdon County were preserved with the help of FRPP funds, including the Jungblut Farm which received \$454,935 from the program. Because impervious coverage restrictions associated with these funds have become more stringent in recent years (from 2% coverage up to 6% if waiver is secured), however there have been several farms partially persevered through this program in Hunterdon County.

#### ***Grassland Reserve Program (GRP)***

The Grasslands Reserve Program (GRP) offers landowners the opportunity to protect, restore, and enhance grasslands on their property. A per county acreage cap is set at the national level for this program.

#### ***Wetlands Reserve Program (WRP)***

The Wetlands Reserve Program (WRP) pays farmers for restoring and protecting wetlands on their property. These wetland areas are considered marginal farmland. They may currently be farmed or used as pasture or may have been previously drained for agricultural use. The land must be restorable and suitable for wildlife.

### ***Wildlife Habitat Incentives Program (WHIP)***

The WHIP program is designed for non-federal landowners who wish to improve or develop fish and wildlife habitat on their property. Priority is placed on habitat for species with declining populations. The program provides monetary and technical assistance for the creation of suitable habitat for a wide range of species. The NRCS works with the landowner to create a wildlife habitat development plan, which becomes the basis for the cost share agreement. Participation in the program requires a property owner to limit use of his or her land for a period of time. Projects focus on creating and enhancing wildlife habitat with warm season grass plantings or native tree and shrub plantings, controlling invasive species, and creating and restoring wetlands.

**3. NJDEP Landowner Incentive Program** - A total of 352 acres in Delaware Township are involved in the NJDEP Landowner Incentive Program, a program that allows farmers to set aside a portion of their land for threatened and endangered species habitat. The Program provides technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. Potential projects include vernal pool restoration, prescribed burns, and stream fencing. The State is particularly focused on grassland within regional priority areas and lands adjacent to Wildlife Management Areas and other permanently protected areas.

In Delaware Township, all protected habitats are for grassland birds. This requires that farmers adhere to a delayed mowing schedule.

## ***C. Water Resources***

### **1. Supply Characteristics**

Public water is available in certain portions of Delaware Township, primarily in the vicinity of Sergeantsville and Rosemont. Most of the Township, however, is dependent upon individual wells tapping groundwater resources for potable water supply. In 2004, a Hydrogeological Study was issued by Matthew Mulhall (M2 Associates), the Township's hydrogeological consultant. That report contains information that will be used by the Zoning Review Committee to ensure that the permitted density of development does not exceed either groundwater supply capabilities or the Township's objectives for groundwater quality. As discussed in section 7.1.4 of the 2009 Master Plan:

“In the Evaluation of Groundwater Resources of Delaware Township, Hunterdon County, New Jersey, M2 Associates, Inc. determined the necessary recharge area in acres per dwelling unit to sustain an adequate water supply and dilute nitrate contaminants from septic systems that can enter our underground aquifer system and pollute well water. The study indicates that recharge areas needed to dilute nitrate concentrations should be located on flat to gentle slopes, be open to precipitation, free of impervious surfaces, and free of seeps, wetlands, streams, bedrock outcrops and/or steep slopes. Given that there are portions of Delaware



Township in which existing recharge areas are less than the densities required, it also recommends that additional areas or recharge “enhancements” (preservation of upstream open areas within the same watershed) be considered for adequate nitrate dilution. The study does not account for agricultural or commercial uses in determining maximum dwelling units that could be sustained by well water supplies. It does note that the Stockton/Passaic Hydrogeologic Zones are most likely able to provide sufficient water to meet many agricultural irrigation demands. However, special measures may need to be taken to ensure available water resources to meet the changing needs of agriculture. (Mulhall, p. 53).

The necessary minimum recharge area per dwelling unit to provide sustainable water supplies and dilute nitrate contaminants from septic systems varies by Hydrogeologic Zone. The A-1 District generally falls into the Stockton/Passaic Hydrogeologic Zone, while the A-2 District falls within the Lockatong and Igneous/Metamorphic Hydrogeologic Zones.

Based on the M2 Associates, Inc. findings, water supply and nitrate dilution considerations suggest that the recharge area per dwelling unit should be larger than the gross density presently permitted in the A-1 and A-2 Districts. Of the two factors, prevention of nitrate contamination in well water demands larger recharge areas per home.”

The 2009 Master Plan stated that the overall recharge rates and other consideration would indicate a larger minimum lot size to accommodate septic systems is warranted.

## **2. Agricultural Demand & Supply Limitations**

The majority of Delaware Township's farming operations center on hay and corn production. These crops typically do not require irrigation. However, nursery stock does require irrigation.

In order to irrigate commercial crops, New Jersey farmers are required to obtain an Agricultural Water Use Certification and Registration from the New Jersey Department of Environmental Protection. There is one active water use certification in Delaware Township. It has been issued to Punkin Hollow Farm I and Punkin Hollow Farm II by the NJDEP for withdrawals from the Stockton and Passaic formations, respectively. These are good water bearing aquifers.

The primary issue with respect to an agricultural withdrawal is the impact on surrounding residential wells, but the Township has been reluctant to enact Ordinances that will undermine the viability of existing farms. Moreover, as an agricultural community, the Township recognizes the necessity of maintaining its water supply for access by farmers, and is looking at decreasing residential densities to accomplish this goal.

## **3. Conservation & Allocation Strategies**

The Sustainable Agriculture Network, an affiliate of the United State Department of Agriculture, published a very useful guide to water conservation entitled, “Smart Water Use on Your Farm or

Ranch.” The guide focuses on three main aspects of conserving water on agricultural lands: managing soil to increase water availability, plant management, and water management.

There are several techniques to better manage soil for water conservation. The goal is to increase the organic content of the soil to improve water holding capacity. This can be done by spreading manure, applying composts, using cover crops between or amid cash crops, and reducing tillage.

When managing plants for water conservation, farmers should select species adapted to local conditions. Native and drought tolerant plants can help reduce water needs. Crop rotation is often a beneficial practice.

Finally, water conservation can be accomplished by adjusting water delivery systems, lining ditches with impermeable materials, and better timing water applications. Terraces and swales can help control drainage flows to give water more time to infiltrate.

The 2007 Hunterdon County Growth Management Plan recommends the CADB to work with agricultural organizations who lend support to the farm community, including the Hunterdon County Board of Agriculture and North Jersey Resource Conservation & Development (RC&D) Council. These organizations should work to promote funding opportunities for agricultural water conservation practices, such as the federally funded EQIP program and Conservation Reserve Program.

In addition, Hunterdon farmers have worked with various agencies to help improve water quality in our streams. North Jersey RC&D, in partnership with the Natural Resources Conservation Service, Rutgers Cooperative Extension, County Soil Conservation Districts, and the NJ Department of Agriculture has successfully leveraged federal monies to help farmers employ land management practices that reduce chemical inputs without compromising yields. Local watershed associations also offer River Friendly programs, such as the Stony Brook-Millstone Watershed Association. By 1999, some 14,000 acres, including acreage in Hunterdon County, were using best management practices on their lands through this program. The County Growth Management Plan recommends that these success stories be actively marketed.

#### ***D. Waste Management Planning***

Farms have the potential to generate a number of waste products. Farm generated wastes vary from left over herbicides and fertilizers, oils, anti-freeze and lead-acid batteries from farm equipment, to animal wastes. Hunterdon County provides a location for the recycling of oil and batteries, tires, scrap metals and white goods and will also accept hazardous materials such as herbicides and anti-freeze.

Plastics are another potential waste material generated by farming. One of the primary sources of plastic waste is the use of plastic mulch on vegetable crops. The majority of Delaware Township's farming centers on hay and corn production, however, which do not require the use of plastic mulch.

A number of Delaware Township farms have livestock. This livestock produces manure which must be managed to prevent pollution of surface and groundwater resources. The primary management tool for manure is to spread the manure as fertilizer for pasture or forage crops. In order to utilize manure as a fertilizer it must be applied at a rate that the nutrients in the manure will be used by the crops and/or it should be applied in split applications to achieve the recommended rate during the growing season.

Manure must be stored so as to prevent nutrients from being leached out of the manure by rain. A proper storage facility, located a sufficient distance from sensitive resources such as streams or ponds is essential. Another option instead of storing the raw manure is to compost it. Composting reduces the volume while producing a stable, storable product with reduced pathogens.

Another aspect of waste management is to locate livestock enclosures in areas which do not provide access to surface waters. Livestock enclosures should be located on high ground, away from water courses. Manure should be removed regularly from the enclosure to prevent runoff resulting in non-point source pollution.

Delaware Township encourages farmers to recycle waste materials through the use of County recycling resources.

Further information can be obtained from the NJDA and the Manure Management Rule at: <http://www.state.nj.us/agriculture/divisions/anr/agriassist/animalwaste.html>

### ***E. Energy Conservation Planning***

Energy conservation planning is typically conducted by the State DEP or by the US Environmental Protection Agency through the Office of Pollution Prevention and Compliance Assistance.

Opportunities for energy conservation are increasingly available to the farming community. Examples of energy conservation in farming include no-till agriculture, solar farms and wind harvesting farms. The advantages of energy conservation include reductions in air-pollutants, dollars saved and a reduction in greenhouse gas emissions.

Encouraging energy conservation is in part a function of local land use planning decisions. Mixed use and center based developments help to reduce energy use. Energy costs are reduced when land uses are sited more compactly. Delaware Township is currently exploring how to improve its ability to require compact forms of development, consistent with the concept of centers and mixed use development.

#### **Solar Energy**

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated,

it can be sold back to the electric grid for a profit.

In light of the recent legislative amendments for solar installations, as discussed below, the Township has prepared amendment to the Land Development ordinance to permit the construction of large scale facilities in the Township under specific requirements, including visual screening, land disturbance, and other requirements. To date the ordinance is proposed and has not been formally adopted.

### **Legislative Amendments**

There are three legislative amendments important in the consideration and development of regulations affecting solar facilities [*emphasis added*]:

- C. 146, L 2009, adopted November 20, 2009, made a wind, solar or photovoltaic energy facility or structure an *inherently beneficial use*.
- C. 35, L 2009, adopted March 31, 2009 (N.J.S.A. 40:55D-66.11), provides that “1. A renewable energy facility on a parcel or parcels of land comprising 20 or more contiguous acres owned by the same person or entity *shall be a permitted use within every industrial district of a municipality*.
- C. 4, L 2010, adopted April 22, 2010, provides that solar panels *may not be included in any calculation of impervious surface or impervious coverage*, for purposes of planning board approval of a subdivision or site plan.

### **SADC/Farmland Assessment Regulations and Proposed Policies**

#### ***P.L. 2009 c.213***

The State Agriculture Development Committee (SADC) developed regulations concerning the development of renewable energy facilities on preserved farmland and land under Farmland Assessment, which was signed into law in January 2010. This act also provided Right-to-Farm protection to conforming renewable energy facilities installed on either preserved farmland or farms under farmland assessment.

#### **Preserved Farmland**

Preserved farmland must conform to specific regulations which include, but are not limited to:

- Renewable energy facilities may be installed on preserved farmland so long as:
  - *The facilities do not interfere with the use of the land for agricultural purposes*
  - Are owned by the landowner
  - *Are used to provide power or heat to the farm*, either directly or indirectly
  - Are limited either in an annual energy generation capacity of *110% of the farm's energy demands*, and occupy no more than 1% of the total farm area (preserved and unreserved)

## Commercial Farm/Farmland Assessment

Farmland under Farmland Assessment is restricted by the following regulations:

- No land used for energy generation shall be considered land in agricultural use for the purpose of farmland assessment
- No generated energy shall be considered an agricultural product
- Land used for energy generation may be eligible for farmland assessment provided that:
  - The energy generating system is located on the property of an operating farm in the preceding and current year it is taxed and
  - The power generated must support the viability of the farm
  - The owner of the property submits a conservation plan with the soil conservation district to account for aesthetics, impervious coverage and environmental impacts
  - Where practical, shade crops or pasture should remain under solar panels
  - 1 acre of energy generation facilities/structures to 5 acres of land devoted to agricultural purposes (1:5 ratio)
  - Energy generation facilities are limited to 10 acres of the farmland under farmland assessment and can not generate more than two megawatts of power.
  - Owner must obtain approval from Department of Agriculture

### **Proposed New Rule for AMP for Solar Energy Generation**

Additional regulations for farmland are currently proposed and up for public review and comment. The proposed rule (N.J.A.C. 2:76-2A.12) proposes to implement legislation that extends the protections of the Right to Farm Act to the generation of solar energy on commercial farm within certain limits and establishes an agricultural management practice (AMP), or standards, which commercial farms must meet to be eligible for right-to-farm protection for the on-farm generation of solar energy. These rules must be adopted before right-to-farm protection is available.

The proposed rule includes the following provisions:

- Minimum setback from adjacent residence, not located on commercial farm, from 200 to 500 feet
- Minimum setback to property line or public roadway right-of-way 100 to 400 feet.
- Required screening for structures higher than 10 feet.
- Structures cannot exceed 20 feet in height
- Facilities shall be located in a manner to minimize views of facility from public roadways and existing residences (not located on farm). Screening shall comply with conservation plan approved by soil conservation district and address the following:
  - Use existing visual barriers where practical
  - Identify the need for vegetative screens and identification of species and year-round screening, including species height and caliper.
  - 75% of facility should be screened from existing residences and public roadways within 5 years.
- Soil disturbance is to be limited
  - Use of existing roadways for access is encouraged

- Roadways should be grassed to minimize soil disturbance and soil compaction
- Use of geotextile fabrics during construction
- Concrete and asphalt prohibited except for mounting systems or if deemed necessary by licensed professional
- Vegetative cover to reduce or prevent soil erosion. Cover should be mowed on a regular basis to prevent weeds and invasive species.
- Sound levels cannot exceed 40 DBA at property line or cannot exceed the ambient sound levels measured on the property line.
- Decommissioning of all solar energy facilities shall be subject to local ordinances.

To date the Township has not amended or created new policies directly related to energy conservation.

### **Wind Energy**

The power of a strong wind can be captured by turbines or windmills, turning such power into electricity. Expanding and evolving technology is making this option more attractive to farmers as a way to cut energy costs.

### **Ethanol**

Ethanol is a renewable fuel “made by distilling the starch and sugar in a variety of plants.” It can then be blended into gasoline as an “oxygenate”, reducing air pollution. Its use may also reduce dependence on foreign oil, and the harmful environmental effects of oil drilling. Also, unlike the gasoline additive MTBE, Ethanol will not contaminate groundwater.

### **Bio-diesel**

Petroleum diesel is an emitter of sulfur emissions, a major air pollutant. Bio-diesel, made from the oils of soybeans, is an alternative to petroleum diesel. This organic fuel can be blended and used in diesel engines without modification. The result is a significant reduction of the harmful fumes produced by pure petroleum diesel.

### **Renewable Energy Grant Programs**

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

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

Renewable Energy Systems and Energy Efficiency Improvements Program: As part of the 2002 Federal Farm Bill, this program “funds grants and loan guarantees to agricultural producers for assistance with purchasing renewable energy systems and making energy efficiency

improvements". Final rules for loans and grants were adopted by the U.S. Department of Agriculture in July 2005. The proposed 2007 Farm Bill would reportedly continue this funding. Additional information can be found at the following website: [www.rurdev.usda.gov/rbs/farbill/index.html](http://www.rurdev.usda.gov/rbs/farbill/index.html).

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

<http://www.state.nj.us/agriculture/news/hottopics/topics060222.html>.

### ***F. Outreach and Incentives***

Delaware Township's Open Space Committee/MAAC is committed to working with the NRCS and the SCD to educate farmers about the long term benefits of natural resource protection. The Township has been active in promoting and assisting the agricultural community while preserving the valuable natural resources that have made agriculture a viable option in the Township and the region. The Township has often reached out to farmers to promote sustainable practices as identified by the SADC and the CADB, as well as supporting practices that are consistent with local objectives to preserve agriculture and the environment. The conservation and preservation of resources is invaluable to the Township and the region. For these reasons the Township encourages the use of best management practices and sustainable agriculture. In addition, the County is active in promoting sustainable practices. The Township's Environmental Commission works closely with the AAC through the Planning Board, working toward common goals of preservation of open space, agricultural activities and natural resource protection. This collaboration will continue in order to achieve common goals.

## **VIII. Agricultural Industry Sustainability, Retention, and Promotion**

### ***A. Existing Agricultural Industry Support***

#### **1. Right to Farm/Agricultural Mediation Programs- Right to Farm Ordinance attached Appendix C:**

Delaware Township's zoning and development regulations support agriculture as an industry. The Township has a Right-to-Farm Ordinance that "permits the continuation and expansion of commercial and home agricultural pursuits by encouraging a positive agricultural business environment and protecting the farmer from inappropriate municipal zoning regulations and private nuisance lawsuits". It also provides for notice to purchasers of property in the zones where agriculture is a permitted use that a farming operation may exist or may in the future be located nearby "from which may emanate noise, odors, dust and fumes associated with agricultural practices". Where landowner disputes arise, mediation is referred to the CADB.

Although Delaware Township has had a Right to Farm Ordinance in effect since 1987, this ordinance was significantly expanded in 1999 to extend enhanced protections to processing and packaging the agricultural output of the farm, to allow for farm market operations, to allow for educational tours, seasonal festivals etc., and to allow for onsite farm labor housing. This language is recorded in the deeds of all newly created lots and on the filed final subdivision plans.

Delaware Township's existing Right to Farm Ordinance protects farmers from the unrealistic expectations and nuisance complaints of new residents by requiring a notice in the deed to new lots warning purchasers that this is an agricultural area and that farmers are protected by the Right to Farm Ordinance.

SADC seeks to resolve conflicts in a timely and beneficial manner through the Agricultural Mediation Program. This voluntary program offers mediation in which a trained, impartial mediator helps disputing parties examine their mutual problems, identify and consider options, and determine if they can agree on a solution. A mediator has no decision-making authority. Successful mediation is based on the voluntary cooperation and participation of all the parties. Mediation can save landowners both time and costly legal fees. It is a free service, is confidential and generally takes only a few meetings to complete. Mediation can be used to resolve right-to-farm disputes, credit disputes with the Farm Service Agency or private lenders, and other conflicts involving U.S. Department of Agriculture programs. More information can be found at:

<http://www.state.nj.us/agriculture/sadc/rtfprogram/conflictres/agmediation/>

#### **Farm Link Program**

In addition, the Farm Link Program 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. The program's [linking service](#) works to connect farm owners with farmers seeking access to land and farming opportunities. People looking for land typically include new farmers or farmers looking to expand or relocate their operations. When matches occur, they often involve leases, partnerships, apprenticeships, standard sales, and other arrangements. Additional information can be found at: <http://www.nj.gov/agriculture/sadc/farmlink/>

**2. Farmland Assessment** - The Farmland Assessment Act was enacted in New Jersey in 1964. This Act allows residents to qualify for lower tax assessments if their land is enrolled in active agricultural production and the income produced from this production surpasses the minimum required level.

The eligibility requirements are:

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

The Township uses the 1964 Farmland Assessment Act and subscribes to the eligibility standards it uses.

## ***B. Other Strategies to Support Agriculture***

**1. Permit Streamlining** - Delaware Township caps the cost of building permits for farm accessory buildings at \$100. The Township also waives the \$1500 road improvement fee when a lot is taken off during the process of preserving the remaining farmland.

**2. Agricultural Vehicle Movement/Routes** - There are no restrictions in Delaware Township regarding the movement of farm equipment on local roads.

Some actively farmed sites where farm vehicles are routinely moved along the public way have road signage indicating farm machinery movement. However, many of the routes where farm equipment has to be moved on a public road do not have signage warning passenger vehicles about slow moving equipment. Additionally, roadway shoulders along much of the rural roads of the Township are narrow and do not provide much clearance for safe passing of slow moving machinery by passenger vehicles. As development has moved closer to active farm sites, conflicts between farm and passenger vehicles may become more prominent. Additionally, farm

equipment such as tractors have become increasingly large as more area is devoted to farming field crops. The Township may consider reviewing areas where these conflicts are likely to occur and determine better solutions to alert vehicles to slow moving equipment. This could mean increasing the number of signs, placing signs in more prominent viewing areas and providing gravel shoulder areas where feasible to allow tractors to move to the side to allow vehicles to pass safely.

**3. Agricultural Labor Housing/Training** - Delaware Township's Right to Farm permits farm labor housing. Farm labor housing on a farm is permitted as of right by the Land Development Ordinance.

**4. Wildlife Management Strategies** - Delaware Township has participated in contracted deer hunts to reduce deer herds in the Township. Deer damage appears to be one of the chief issues facing farmers who raise crops. The Township continues to encourage hunting and the non-feeding of deer. To date, damage from deer population continues to be a large concern.

**5. Agricultural Education and Promotion** - The Township Agricultural Advisory Committee has had several educational and information sessions promoting varied agricultural activities (e.g. organic farming, grass lands program).

### **Delaware Township Agricultural Vision Statement**

Delaware Township has been historically, and remains today, an agricultural community. Traditional farm production has followed along the lines of the State as a whole. Livestock production, such as cattle, sheep, horses, and the dairy industry and traditional field crops, such as corn, hay, wheat, and soybeans have played a role in the municipality's agricultural heritage.

While many of these traditional agricultural pursuits are fading away or have recently left the agricultural landscape, such as dairy production, other traditional agricultural production remain viable. Corn, hay, and soybeans provide a consistent source of agricultural production. Hay supports the new trend of equestrian operations, such as horse boarding and the attendant riding lessons. Other new trends in agriculture that remain viable into the future are niche farms, such as organically grown popcorn, herbs and vegetables. Livestock niche production is also emerging with such animals as alpacas, goats, and organically grown cattle. These new agricultural efforts are activities that will sustain agriculture in Delaware Township into the future. The Township has encouraged Community Supported Agriculture (CSA) projects, established and maintained local farmers markets, and has enacted ordinances to encourage and create opportunities for agricultural retention and activities. As identified in the introduction, the Township's long term goals are to expand the base of preserved farmland and encourage and support the continuation of agricultural production throughout the Township. The AAC strives to promote innovation and high value crops to ensure a renewed interest in farming and locally grown products and to protect and expand large contiguous areas of active farmland, support diverse agricultural activities and protect vital agricultural resources will help to ensure a sustained farming community into the future.

**APPENDIX A: 2011 Farm Qualified Parcels in Delaware Township**

<b>Block</b>	<b>Lot</b>	<b>Qual</b>	<b>Location</b>	<b>Property Class</b>	<b>Acreage</b>
1	3	Q0002	937 COUNTY ROAD 579	3B	29.14
1	5	Q0003	925 COUNTY ROAD 579	3B	19.83
1	13	Q0004	318 OLD CROTON ROAD	3B	13
1	14	Q0007	330 OLD CROTON ROAD	3B	28.28
1	15	Q0005	338 OLD CROTON ROAD	3B	22.98
1	17	Q0006	655 STATE HIGHWAY 12	3B	15
2	9.02	Q0023	621 STATE HIGHWAY 12	3B	1.46
3	7	Q0020	861 COUNTY ROAD 579	3B	6.46
3	7.01	Q0019	865 COUNTY ROAD 579	3B	6.11
3	8	Q0020	859 COUNTY ROAD 579	3B	1.61
3	9	Q0020	857 COUNTY ROAD 579	3B	5.98
3	11	Q0021	851 COUNTY ROAD 579	3B	6.03
3	11.01	Q0021	853 COUNTY ROAD 579	3B	7.03
3	12	Q0022	16 BOARS HEAD ROAD	3B	77
3	13	Q0023	20 BOARS HEAD ROAD	3B	41.71
3	14	Q0024	26 BOARS HEAD ROAD	3B	20.3
3	14.01	Q0024	30 BOARS HEAD ROAD	3B	6.16
3	14.02	Q0029	34 BOARS HEAD ROAD	3B	10.01
3	15	Q0030	40 BOARS HEAD ROAD	3B	56.17
3	18	Q0026	46 BOARS HEAD ROAD	3B	35
3	19	Q0027	54 WHISKEY LANE	3B	56.57
3	19.01	Q0027	74 WHISKEY LANE	3B	38.51
3	19.02	Q0027	80 WHISKEY LANE	3B	9
3	19.03	Q0027	64 WHISKEY LANE	3B	6.86
3	19.04	Q0027	70 WHISKEY LANE	3B	7.4
3	34	Q0023	620 STATE HIGHWAY 12	3B	16.96
4	1	Q0040	81 WHISKEY LANE	3B	80.58
4	2	Q0027	51 WHISKEY LANE	3B	2.11
4	5.01	Q1217	14 LOCKTOWN SCHOOL ROAD	3B	5.75
4	6	Q0043	LOCKTOWN SERG. ROAD	3B	28.92
4	7	Q0044	LOCKTOWN SERG. ROAD	3B	18.8
4	9	Q0045	46 LOCKTOWN SCHOOL ROAD	3B	12
5	3	Q0049	196 LOCKTOWN FLEMINGTON	3B	5.17
5	4	Q0050	45 LOCKTOWN SCHOOL ROAD	3B	6.45
5	4.01	Q0051	194 LOCKTOWN FLEMINGTON	3B	6.55
5	4.02	Q0052	190 LOCKTOWN FLEMINGTON	3B	27.61
5	5	Q0053	27 LOCKTOWN SCHOOL ROAD	3B	54.49
5	7	Q0054	15 LOCKTOWN SCHOOL ROAD	3B	5.81
5	7.01	Q0055	9 LOCKTOWN SCHOOL ROAD	3B	22.24
5	7.02	Q0056	5 LOCKTOWN SCHOOL ROAD	3B	11.11
5	9	Q1220	45 WHISKEY LANE	3B	9.89
5	10	Q0057	21 WHISKEY LANE	3B	42.17
5	11	Q0058	188 LOCKTOWN FLEMINGTON	3B	61.31
5	11.03	Q0057	174 LOCKTOWN FLEMINGTON	3B	3.19
5	11.04	Q0057	170 LOCKTOWN FLEMINGTON	3B	15.51

Block	Lot	Qual	Location	Property Class	Acreage
6	1	Q0059	829 COUNTY ROAD 579	3B	2
6	2	Q0059	825 COUNTY ROAD 579	3B	9
6	3	Q0070	821 COUNTY ROAD 579	3B	2.8
6	4.01	Q0070	819 COUNTY ROAD 579	3B	3.82
6	7	Q0072	15 BOARS HEAD ROAD	3B	24.31
6	9	Q0073	28 STONE SIGNPOST ROAD	3B	23.7
6	9.01	Q0075	40 STONE SIGNPOST RD	3B	7.39
6	11.02	Q0074	162 LOCKTOWN FLEMINGTON	3B	21.52
6	12	Q0057	20 WHISKEY LANE	3B	39.87
6	13	Q0076	30 WHISKEY LANE	3B	53
6	14	Q0027	50 WHISKEY LANE	3B	30.94
6	15	Q0077	41 BOARS HEAD ROAD	3B	23.52
6	15.01	Q0077	51 BOARS HEAD ROAD	3B	28.52
6	16	Q0078	31 BOARS HEAD ROAD	3B	8.6
6	16.01	Q0081	35 BOARS HEAD RD	3B	14.23
6	17	Q0080	19 BOARS HEAD ROAD	3B	10.4
6	17.01	Q0079	21 BOARS HEAD RD	3B	25.82
7	1	Q0090	1 STONE SIGNPOST ROAD	3B	6.5
7	4	Q0092	751 COUNTY ROAD 579	3B	16.01
7	7	Q0093	120 LOCKTOWN FLEMINGTON	3B	18.29
7	7.01	Q0094	116 LOCKTOWN FLEMINGTON	3B	18.29
7	12	Q0095	136 LOCKTOWN FLEMINGTON	3B	23.55
7	13	Q0096	146 LOCKTOWN FLEMINGTON	3B	11
7	13.02	Q1201	142 LOCKTOWN FLEMINGTON	3B	9.02
7	15	Q0097	39 STONE SIGNPOST ROAD	3B	17.5
7	16	Q0073	31 STONE SIGNPOST ROAD	3B	25.77
7	19	Q0093	11 STONE SIGNPOST ROAD	3B	20
10	3	Q0110	135 UPPER CREEK ROAD	3B	17.8
10	4	Q0114	129 UPPER CREEK ROAD	3B	66.24
10	6	Q0112	20 FEATHERBED LANE	3B	7.88
10	7.01	Q0341	26 FEATHERBED LANE	3B	5
10	8	Q0113	16 HAMMER ROAD	3B	31.59
11	4	Q0120	301 LOCKTOWN SERG. ROAD	3B	73.12
11	5	Q0121	91 PINE HILL ROAD	3B	13.16
11	5.01	Q0121	87 PINE HILL ROAD	3B	5.02
11	5.03	Q0121	89 PINE HILL ROAD	3B	15
11	6	Q0122	83 PINE HILL ROAD	3B	12
11	9	Q0123	69 PINE HILL ROAD	3B	5.4
11	15	Q0114	128 UPPER CREEK ROAD	3B	7.03
12	1	Q0130	195 FERRY ROAD	3B	5.1
12	1.01	Q0130	165 LOCKTOWN FLEMINGTON	3B	8.69
12	1.02	Q0130	191 FERRY ROAD	3B	3.01
12	2	Q0131	189 FERRY ROAD	3B	28.06
12	6	Q0134	133 FERRY ROAD	3B	23.13
12	6.01	Q0134	129 FERRY ROAD	3B	21.23
12	7	Q0136	115 FERRY ROAD	3B	10.63
12	7.01	Q0136	4 MESZAROS ROAD	3B	6.09

Block	Lot	Qual	Location	Property Class	Acreage
12	7.03	Q0137	6 MESZAROS RD	3B	5.13
12	8	Q0135	12 MESZAROS ROAD	3B	18.08
12	8.04	Q0139	30 MESZAROS ROAD	3B	5.97
12	8.05	Q0138	28 MESZAROS ROAD	3B	7.33
12	10	Q0140	120 LOCKTOWN SERG. ROAD	3B	14.55
12	10.01	Q0140	116 LOCKTOWN SERG. ROAD	3B	3.65
12	11	Q0141	131 FERRY ROAD	3B	92.2
12	12.01	Q0143	150 LOCKTOWN SERG. ROAD	3B	9.37
12	17	Q0144	190 LOCKTOWN SERG. ROAD	3B	39.27
12	18	Q0144	LOCKTOWN SERG. ROAD	3B	2.09
12	19	Q0144	LOCKTOWN SERG. ROAD	3B	17.3
12	22	Q0144	LOCKTOWN SERG. ROAD	3B	1.5
12	23	Q1218	210 LOCKTOWN SERG. ROAD	3B	30.08
12	24	Q0145	230 LOCKTOWN SERG. ROAD	3B	11.1
12	24.02	Q0146	220 LOCKTOWN SERG. ROAD	3B	40.07
12	26	Q0147	270 LOCKTOWN SERG. ROAD	3B	7.56
12	30	Q0052	193 LOCKTOWN FLEMINGTON	3B	16.72
12	31	Q0052	191 LOCKTOWN FLEMINGTON	3B	110.6
12	33	Q0148	177 LOCKTOWN FLEMINGTON	3B	8.58
12	33.01	Q0057	173 LOCKTOWN FLEMINGTON	3B	10.74
12	33.02	Q0150	175 LOCKTOWN FLEMINGTON	3B	6.96
12	33.03	Q0151	183 LOCKTOWN FLEMINGTON	3B	9.93
13	1.03	Q0160	201 LOCKTOWN SERG. ROAD	3B	11.24
13	3	Q0160	195 LOCKTOWN SERG. ROAD	3B	31.84
13	4	Q0161	151 LOCKTOWN SERG. ROAD	3B	24.28
13	4.02	Q0177	177 LOCKTOWN-SERG. ROAD	3B	6.57
13	6	Q0162	131 LOCKTOWN SERG. ROAD	3B	7
13	7.02	Q0163	99 LOCKTOWN SERG. ROAD	3B	5.03
13	7.03	Q0163	95 LOCKTOWN SERG. ROAD	3B	21.2
13	8	Q0177	161 LOCKTOWN SERG. ROAD	3B	42
13	13	Q0181	69 LOCKTOWN SERG. ROAD	3B	12.76
13	16	Q0164	73 LOCKTOWN SERG. RD	3B	49.98
13	19	Q0166	30 PAVILICA ROAD	3B	101.96
13	19.01	Q0167	40 PAVILICA ROAD	3B	5.91
13	19.02	Q1211	44 PINE HILL ROAD	3B	10.13
13	20	Q1207	38 PINE HILL ROAD	3B	8.54
13	20.02	Q0170	40 PINE HILL ROAD	3B	5.23
13	21	Q0171	58 PINE HILL ROAD	3B	11.99
13	22.03	Q0172	62 PINE HILL ROAD	3B	10.52
13	22.05	Q0173	70 PINE HILL ROAD	3B	9
13	24	Q0174	94 PINE HILL ROAD	3B	34.47
13	24.01	Q0175	86 PINE HILL ROAD	3B	8.69
13	24.02	Q0176	82 PINE HILL ROAD	3B	6.75
13	25	Q0121	88 PINE HILL ROAD	3B	6.53
14	2	Q0190	709 COUNTY ROAD 579	3B	6.74
14	4	Q0191	10 BISER ROAD	3B	5.41
14	5	Q0192	22 BISER ROAD	3B	15.83

Block	Lot	Qual	Location	Property Class	Acreage
14	5.01	Q1205	28 BISER ROAD	3B	12.44
14	5.02	Q0191	16 BISER ROAD	3B	11
14	6	Q0194	36 BISER RD	3B	50.02
14	7	Q0195	50 BISER ROAD	3B	6
14	7.01	Q0196	52 BISER ROAD	3B	23.77
14	10.01	Q0197	84 BISER ROAD	3B	22.74
14	10.02	Q0198	82 BISER ROAD	3B	5.26
14	11	Q0199	90 BISER ROAD	3B	8.76
14	11.01	Q0180	88 BISER ROAD	3B	5
14	21	Q0202	174 FERRY ROAD	3B	12
14	22	Q0203	147 LOCKTOWN FLEMINGTON	3B	58.32
14	25	Q0204	131 LOCKTOWN FLEMINGTON	3B	50.6
14	25.01	Q0205	123 LOCKTOWN FLEMINGTON	3B	9
14	25.02	Q0206	125 LOCKTOWN FLEMINGTON	3B	10
14	25.04	Q0207	127 LOCKTOWN FLEMINGTON	3B	5.02
14	26	Q0213	735 COUNTY ROAD 579	3B	13.42
14	26.02	Q0208	749 COUNTY ROAD 579	3B	5.21
14	26.04	Q0209	729 COUNTY ROAD 579	3B	5
14	26.05	Q0210	121 LOCKTOWN FLEMINGTON	3B	6.47
14	26.06	Q0211	119 LOCKTOWN FLEMINGTON	3B	5.2
14	26.07	Q0212	117 LOCKTOWN FLEMINGTON	3B	10.56
14	26.1	Q0214	107 LOCKTOWN FLEMINGTON	3B	13.87
14	26.13	Q0220	18 BISER ROAD	3B	16.66
16	1	Q0230	310 SERGEANTSVILLE ROAD	3B	2.57
17	15	Q0240	430 SERGEANTSVILLE ROAD	3B	54.77
17	15.01	Q0241	406 SERGEANTSVILLE ROAD	3B	6.67
17	17	Q0267	452 SERGEANTSVILLE ROAD	3B	16.78
17	20	Q0242	500 SERGEANTSVILLE ROAD	3B	52.78
17	23	Q0243	548 SERGEANTSVILLE ROAD	3B	54.08
17	23.01	Q0243	SERGEANTSVILLE ROAD	3B	3.24
17	23.02	Q0243	SERGEANTSVILLE ROAD	3B	3.11
17	24	Q0244	552 SERGEANTSVILLE ROAD	3B	19.66
17	25	Q0245	560 SERGEANTSVILLE ROAD	3B	22
17	26	Q0246	572 SERGEANTSVILLE ROAD	3B	15.84
17	26.01	Q0247	570 SERGEANTSVILLE ROAD	3B	8.62
17	28	Q0248	20 FERRY ROAD	3B	8.9
17	30	Q0248	20 FERRY ROAD	3B	1.73
17	31	Q0248	40 FERRY ROAD	3B	16.3
17	33	Q0249	100 FERRY ROAD	3B	26.9
17	35.01	Q0250	112 FERRY ROAD	3B	8.9
17	35.03	Q0251	118 FERRY ROAD	3B	14
17	35.04	Q0250	114 FERRY ROAD	3B	5.88
17	36	Q0253	130 FERRY ROAD	3B	25.08
17	38	Q0255	81 BISER ROAD	3B	12
17	40	Q0257	73 BISER ROAD	3B	54.7
17	42	Q0258	59 BISER ROAD	3B	4.34
17	42.01	Q0258	61 BISER ROAD	3B	5.97

Block	Lot	Qual	Location	Property Class	Acreage
17	43	Q0259	55 BISER ROAD	3B	8.91
17	43.04	Q0261	35 BISER ROAD	3B	9.71
17	43.05	Q0262	39 BISER ROAD	3B	9
17	44	Q0263	31 BISER ROAD	3B	7.06
17	45.01	Q0264	17 BISER ROAD	3B	54.54
17	47	Q0265	11 BISER ROAD	3B	10.5
18	14.01	Q0284	19 PINE HILL ROAD	3B	5.47
18	22.01	Q0288	42 UPPER CREEK RD	3B	6.44
18	22.02	Q0288	44 UPPER CREEK ROAD	3B	10.11
18	24	Q0281	56 UPPER CREEK ROAD	3B	30.71
18	24.01	Q0289	68 UPPER CREEK ROAD	3B	26.53
18	24.03	Q0290	46 UPPER CREEK ROAD	3B	9.09
18	24.04	Q0291	72 UPPER CREEK ROAD	3B	11.35
18	25.02	Q1221	102 UPPER CREEK ROAD	3B	8.43
18	25.03	Q0280	74 UPPER CREEK ROAD	3B	8.39
19	1	Q0341	SAWMILL ROAD	3B	39.99
19	2	Q0341	SAWMILL ROAD	3B	12.7
19	3	Q0341	33 FEATHERBED LANE	3B	29.18
19	3.03	Q0341	43 FEATHERBED LANE	3B	44.02
19	3.04	Q0313	75 UPPER CREEK ROAD	3B	11.57
19	4	Q0314	73 UPPER CREEK ROAD	3B	15.46
19	4.01	Q0314	UPPER CREEK ROAD	3B	6.03
19	5	Q0341	69 UPPER CREEK ROAD	3B	76.58
19	7	Q0316	53 UPPER CREEK ROAD	3B	19.07
19	7.01	Q0315	45 UPPER CREEK ROAD	3B	14.92
19	7.02	Q0317	57 UPPER CREEK ROAD	3B	8.46
19	7.03	Q0318	47 UPPER CREEK ROAD	3B	12.83
19	7.05	Q0316	55 UPPER CREEK ROAD	3B	7.1
19	8	Q0319	41 UPPER CREEK ROAD	3B	12.85
19	8.03	Q0320	35 UPPER CREEK ROAD	3B	7.77
19	8.05	Q0321	33 UPPER CREEK ROAD	3B	50.98
19	9	Q0322	23 UPPER CREEK ROAD	3B	43.47
19	10	Q0323	9 UPPER CREEK ROAD	3B	20.77
19	12	Q0323	16 SANFORD ROAD	3B	15.2
19	13	Q0324	22 SANFORD ROAD	3B	13.89
19	15	Q0325	28 SANFORD ROAD	3B	5.87
19	15.01	Q0351	32 SANFORD RD	3B	33.43
19	17	Q0326	34 SANFORD ROAD	3B	9.76
19	19	Q0327	50 SANFORD ROAD	3B	34.27
19	21	Q0328	60 SANFORD ROAD	3B	89.67
19	22.01	Q0329	66 SANFORD ROAD	3B	8.87
19	25	Q0330	84 SANFORD ROAD	3B	5.21
19	25.01	Q0331	80 SANFORD ROAD	3B	5.27
19	25.03	Q0349	82 SANFORD RD	3B	18.76
19	25.04	Q0349	78 SANFORD RD	3B	19.61
19	26.01	Q0346	200 KINGWOOD STOCKTON RD	3B	34.09
19	27	Q0333	224 KINGWOOD STOCKTON	3B	14.9

Block	Lot	Qual	Location	Property Class	Acreage
			RD		
19	27.01	Q0334	248 KINGWOOD STOCKTON RD	3B	6.8
19	27.03	Q0335	232 KINGWOOD STOCKTON RD	3B	6.34
19	28	Q0336	5 HEWITT ROAD	3B	7.67
19	29	Q0337	8 HEWITT ROAD	3B	5.34
19	29.01	Q0337	HEWITT ROAD	3B	6.05
19	30	Q0347	15 HEWITT ROAD	3B	8.12
19	30.01	Q1202	11 HEWITT ROAD	3B	5.22
19	31	Q0341	23 HEWITT ROAD	3B	16.76
19	33	Q0340	16 HEWITT ROAD	3B	62.88
19	36	Q0341	25 HEWITT ROAD	3B	17.25
19	37	Q0348	35 HEWITT ROAD	3B	65.32
19	38	Q0342	32 HEWITT ROAD	3B	15.26
19	50	Q0343	45 HEWITT ROAD	3B	9
19	50.01	Q0343	51 HEWITT ROAD	3B	4.01
19	51	Q0344	43 HEWITT ROAD	3B	17.45
19	52	Q0345	SAWMILL ROAD	3B	6.99
20	2	Q0360	91 FERRY ROAD	3B	32.04
20	2.03	Q0363	57 FERRY ROAD	3B	1.92
20	2.04	Q0362	53 FERRY ROAD	3B	5.91
20	2.05	Q0364	59 FERRY RD	3B	5.61
20	2.06	Q0363	57A FERRY ROAD	3B	6.03
20	3	Q0365	10 LOCKTOWN SERG. ROAD	3B	9.5
20	4	Q1203	64 LOCKTOWN SERG. ROAD	3B	46
20	4.02	Q0366	40 LOCKTOWN SERG. ROAD	3B	18.3
20	6.03	Q0367	LOCKTOWN SERG. ROAD	3B	3.01
20	6.04	Q0367	LOCKTOWN SERG. ROAD	3B	10.83
20	7	Q0367	86 LOCKTOWN SERG. ROAD	3B	6
20	11	Q1214	33 MESZAROS ROAD	3B	9.11
20	15.01	Q0368	15 MESZAROS ROAD	3B	8.6
21	2	Q0379	41 LOCKTOWN SERG. ROAD	3B	39.72
21	2.02	Q0379	LOCKTOWN SERG. ROAD	3B	6.01
21	2.03	Q0379	LOCKTOWN SERG. ROAD	3B	6
21	2.04	Q0379	LOCKTOWN SERG. ROAD	3B	6.01
21	2.05	Q0379	LOCKTOWN SERG. ROAD	3B	6.01
21	3	Q0381	21 READING ROAD	3B	12.47
21	3.03	Q0381	17 READING ROAD	3B	47.01
21	4	Q0383	7 READING ROAD	3B	5.92
21	4.01	Q0384	9 READING ROAD	3B	5.46
21	4.02	Q1500	13 READING RD	3B	7.07
21	4.03	Q0383	READING RD	3B	47.54
21	6	Q0286	688 ROSEMONT RINGOES ROAD	3B	14
21	7.01	Q0286	6 PINE HILL ROAD	3B	8.7
21	7.02	Q0385	10 PINE HILL ROAD	3B	5.78
21	7.04	Q0386	12 PINE HILL ROAD	3B	6.11



Block	Lot	Qual	Location	Property Class	Acreage
21	11	Q0387	55 PAVILICA ROAD	3B	6.07
21	12.01	Q0388	18 PINE HILL ROAD	3B	13.26
21	12.03	Q0381	29 PAVILICA ROAD	3B	9.07
21	12.04	Q0405	33 PAVILICA ROAD	3B	5.39
21	12.05	Q0406	35 PAVILICA ROAD	3B	6.49
21	18.02	Q0389	21 PAVILICA ROAD	3B	8.44
22	1	Q0380	32 READING ROAD	3B	73.59
22	1.01	Q0380	36 READING ROAD	3B	2.18
22	1.03	Q0380	READING ROAD	3B	3.26
22	1.04	Q0380	READING ROAD	3B	3.09
22	2	Q0248	11 LOCKTOWN SERG. ROAD	3B	3.08
22	3	Q0248	29 FERRY ROAD	3B	13.33
22	5	Q0400	718 SERGEANTSVILLE RD	3B	20.04
22	17	Q0401	612 ROSEMONT RINGOES ROAD	3B	19.12
22	21	Q0402	640 ROSEMONT RINGOES ROAD	3B	20
22	33.03	Q0382	22 READING ROAD	3B	6.17
25	7	Q0430	83 SANDBROOK HQTS ROAD	3B	14.75
25	7.03	Q0430	85 SANDBROOK HQTS ROAD	3B	3.51
25	7.04	Q0430	79 SANDBROOK HQTS RD	3B	3
25	7.05	Q0430	77 SANDBROOK HQTS RD	3B	3
25	8	Q0431	81 SANDBROOK HQTS ROAD	3B	58.56
25	10	Q0432	59 SANDBROOK HQTS ROAD	3B	54.35
25	13	Q0433	51 LAMBERT ROAD	3B	116.82
25	16	Q0434	43 LAMBERT ROAD	3B	9.89
25	16.02	Q0435	37 LAMBERT ROAD	3B	29.81
25	16.05	Q0437	33 LAMBERT ROAD	3B	1.67
25	16.06	Q0437	21 LAMBERT ROAD	3B	20.92
25	18	Q0438	11 LAMBERT ROAD	3B	5.11
25	18.02	Q0439	19 LAMBERT ROAD	3B	20.71
25	18.06	Q0438	15 LAMBERT ROAD	3B	6.32
25	18.09	Q0440	22 LOWER FERRY ROAD	3B	6
25	22	Q1216	599 SERGEANTSVILLE ROAD	3B	9.35
25	23	Q0441	591 SERGEANTSVILLE ROAD	3B	27.79
25	24	Q0442	589 SERGEANTSVILLE ROAD	3B	8.39
25	34	Q0443	585 SERGEANTSVILLE ROAD	3B	7.2
25	35	Q0444	571 SERGEANTSVILLE ROAD	3B	5.09
25	38	Q0446	51 SANDBROOK HQTS ROAD	3B	21.05
25	39	Q0446	53 SANDBROOK HQTS ROAD	3B	28.53
25	42	Q0447	539 SERGEANTSVILLE ROAD	3B	8.5
25	44	Q0448	521 SERGEANTSVILLE ROAD	3B	17.1
25	52	Q0449	483 SERGEANTSVILLE ROAD	3B	3.44
25	52.01	Q0449	493 SERGEANTSVILLE ROAD	3B	3
25	52.02	Q0449	489 SERGEANTSVILLE ROAD	3B	6.3
25	52.03	Q0449	475 SERGEANTSVILLE ROAD	3B	5.09
26	2.04	Q0472	57 SUTTON FARM ROAD	3B	17.09
26	2.05	Q0471	55 SUTTON FARM ROAD	3B	21.88

Block	Lot	Qual	Location	Property Class	Acreage
26	2.08	Q0475	43 SUTTON FARM ROAD	3B	9.51
26	2.3	Q0463	58 BRITTON ROAD	3B	13.26
26	2.31	Q0474	31 SUTTON FARM RD	3B	13.82
26	17.03	Q0465	12 BRITTON ROAD	3B	5.98
26	19	Q0466	40 BRITTON ROAD	3B	47.97
26	20	Q0462	50 BRITTON ROAD	3B	12
26	25	Q0467	82 BRITTON ROAD	3B	8.21
26	25.01	Q0467	84 BRITTON ROAD	3B	9.06
26	25.02	Q0467	88 BRITTON ROAD	3B	11.19
26	31	Q0468	407 SERGEANTSVILLE ROAD	3B	5.41
26	31.01	Q0476	415 SERGEANTSVILLE ROAD	3B	15.01
26	1	Q0460	305 SERGEANTSVILLE ROAD	3B	17.5
26	2.01	Q0461	575 COUNTY ROAD 579	3B	9
26	36	Q0469	331 SERGEANTSVILLE ROAD	3B	5.86
26	38	Q0470	311 SERGEANTSVILLE ROAD	3B	10.77
26	39	Q0230	309 SERGEANTSVILLE ROAD	3B	5.5
27	7	Q0480	457 COUNTY ROAD 579	3B	11
27	8	Q0481	445 COUNTY ROAD 579	3B	75.48
27	8.01	Q0479	16 YARD RD	3B	17.5
27	8.02	Q0483	20 YARD ROAD	3B	37.53
27	8.03	Q0478	429 COUNTY ROAD 579	3B	6.31
27	8.04	Q0482	423 COUNTY ROAD 579	3B	6.63
27	8.05	Q0484	451 COUNTY ROAD 579	3B	24
27	9	Q0485	415 COUNTY ROAD 579	3B	16.03
27	11	Q0483	28 YARD ROAD	3B	30.66
27	12	Q0486	38 YARD ROAD	3B	29.63
27	15	Q0462	21 BRITTON ROAD	3B	8
27	16	Q0487	48 YARD ROAD	3B	48
27	17	Q0488	54 YARD ROAD	3B	6.4
27	18	Q0841	58 YARD ROAD	3B	17
27	19	Q0490	70 YARD ROAD	3B	39.48
27	20	Q0491	84 YARD ROAD	3B	44.3
27	20.01	Q0492	78 YARD ROAD	3B	9.76
27	21	Q0493	106 YARD ROAD	3B	35.15
27	32	Q0467	81 BRITTON ROAD	3B	16
27	35.03	Q0494	61 BRITTON ROAD	3B	7.88
27	35.04	Q1215	65 BRITTON ROAD	3B	6
27	37	Q0462	45 BRITTON ROAD	3B	41.57
27	38	Q0497	15 BRITTON ROAD	3B	20.25
27	38.01	Q0496	33 BRITTON ROAD	3B	13.87
28	5	Q0511	32 STRIMPLES MILL ROAD	3B	10.59
28	11	Q0512	34 STRIMPLES MILL ROAD	3B	27
28	13	Q1210	52 STRIMPLES MILL ROAD	3B	5.51
28	14	Q0514	62 STRIMPLES MILL ROAD	3B	5.42
28	15.02	Q0515	STRIMPLES MILL ROAD	3B	6.45
28	16	Q0516	108 FEDERAL TWIST ROAD	3B	17.42
28	16.01	Q0518	70 STRIMPLES MILL ROAD	3B	13.89

Block	Lot	Qual	Location	Property Class	Acreeage
28	17	Q0517	118 FEDERAL TWIST ROAD	3B	6.65
28	18	Q0520	FEDERAL TWIST ROAD	3B	3.78
28	19	Q0518	FEDERAL TWIST ROAD	3B	4
29	2	Q1206	115 FEDERAL TWIST ROAD	3B	4.46
29	4	Q0540	8 STOMPF TAVERN ROAD	3B	20
30	1.06	Q0551	169 KINGWOOD STOCKTON RD	3B	6.07
30	2	Q0552	155 KINGWOOD STOCKTON RD	3B	5
30	2.04	Q0553	151 KINGWOOD STOCKTON RD	3B	51.27
30	3	Q0553	123 KINGWOOD STOCKTON RD	3B	105.56
30	3.01	Q0554	127 KINGWOOD STOCKTON RD	3B	11.94
30	3.02	Q0555	131 KINGWOOD STOCKTON RD	3B	10.38
30	6	Q0556	99 KINGWOOD STOCKTON RD	3B	70.42
30	6.03	Q0558	44 RAVEN ROCK RD	3B	5
30	17	Q0553	64 RAVEN ROCK ROAD	3B	18.71
30	17.02	Q0553	56 RAVEN ROCK ROAD	3B	62.44
30	19	Q0557	102 RAVEN ROCK ROAD	3B	9.25
30	19.04	Q0557	104 RAVEN ROCK ROAD	3B	14.82
30	34	Q0561	81 STRIMPLES MILL ROAD	3B	33.86
30	36	Q0565	55 STRIMPLES MILL ROAD	3B	49.68
30	38	Q0553	49 STRIMPLES MILL ROAD	3B	89.98
30	40	Q0570	45 STRIMPLES MILL ROAD	3B	5
30	41	Q0519	25 STRIMPLES MILL ROAD	3B	14.8
30	44	Q0563	77 STRIMPLES MILL ROAD	3B	24.51
31	2	Q0580	722 ROSEMONT RINGOES ROAD	3B	91.16
31	3	Q0581	740 ROSEMONT RINGOES ROAD	3B	72.02
31	4	Q0582	760 ROSEMONT RINGOES ROAD	3B	84
31	5	Q0583	780 ROSEMONT RINGOES ROAD	3B	63.14
31	6.08	Q0584	126 KINGWOOD STOCKTON RD	3B	12.07
31	8	Q0585	138 KINGWOOD STOCKTON RD	3B	5.01
31	9	Q0586	160 KINGWOOD STOCKTON RD	3B	99.67
31	9.01	Q0589	KINGWOOD STOCKTON RD	3B	113.27
31	10	Q0328	59 SANFORD ROAD	3B	46.36
31	12	Q0587	31 SANFORD ROAD	3B	6.61
31	12.04	Q0588	33 SANFORD ROAD	3B	6.15
32	6.01	Q0611	139 LOWER CREEK ROAD	3B	4
32	10	Q0613	99 LOWER CREEK ROAD	3B	0.82
32	13	Q0615	56 KINGWOOD STOCKTON RD	3B	68.87

Block	Lot	Qual	Location	Property Class	Acreage
32	14	Q0616	66 KINGWOOD STOCKTON RD	3B	8.82
32	29	Q0617	805 ROSEMONT RINGOES ROAD	3B	30.75
32	30	Q0617	771 ROSEMONT RINGOES ROAD	3B	72.23
32	31	Q0618	759 ROSEMONT RINGOES ROAD	3B	18.9
32	32	Q0619	745 ROSEMONT RINGOES ROAD	3B	63.27
32	33	Q0625	733 ROSEMONT RINGOES ROAD	3B	49.18
32	33.01	Q0621	723 ROSEMONT RINGOES ROAD	3B	9.23
32	34	Q0622	719 ROSEMONT RINGOES ROAD	3B	5.27
33	2	Q0610	25 COVERED BRIDGE ROAD	3B	64.48
33	4	Q0640	119 WORMAN ROAD	3B	37.24
33	4.01	Q0641	111 WORMAN RD	3B	44.59
33	4.02	Q0639	7 COVERED BRIDGE ROAD	3B	25.42
33	8.01	Q0642	79 WORMAN ROAD	3B	16.32
33	9	Q0644	67 WORMAN ROAD	3B	11.7
33	9.01	Q0645	49 WORMAN ROAD	3B	8.43
33	9.03	Q0644	WORMAN ROAD	3B	12.07
33	11	Q0955	45 WORMAN ROAD	3B	0.4
33	12	Q0648	21 WORMAN ROAD	3B	1.2
33	15	Q0613	100 LOWER CREEK ROAD	3B	8
33	16	Q0612	106 LOWER CREEK ROAD	3B	8.62
33	16.02	Q0612	LOWER CREEK ROAD	3B	3.31
33	17	Q0643	128 LOWER CREEK ROAD	3B	18.88
33	17.03	Q0611	140 LOWER CREEK ROAD	3B	15.01
33	18	Q0649	148 LOWER CREEK ROAD	3B	9
33	19	Q0650	156 LOWER CREEK ROAD	3B	31.8
34	8	Q0402	629 ROSEMONT RINGOES ROAD	3B	18.14
34	9	Q0660	788 SERGEANTSVILLE ROAD	3B	10.98
34	10	Q0661	800 SERGEANTSVILLE ROAD	3B	26.28
34	14	Q0662	838 SERGEANTSVILLE ROAD	3B	21.62
34	14.02	Q0666	832 SERGEANTSVILLE ROAD	3B	7.57
34	15.04	Q0685	SERGEANTSVILLE ROAD	3B	0.06
34	21	Q0286	695 ROSEMONT RINGOES ROAD	3B	41.55
34	24.01	Q0665	639 ROSEMONT RINGOES ROAD	3B	13.87
34	25	Q0610	679 ROSEMONT RINGOES ROAD	3B	174.58
38	3.04	Q0692	32 RITTENHOUSE ROAD	3B	3.4
38	8	Q0681	79 SANDY RIDGE ROAD	3B	42.9
38	10.01	Q0682	63 SANDY RIDGE ROAD	3B	10.24
38	11	Q0683	57 SANDY RIDGE ROAD	3B	6.6
38	11.01	Q0683	59 SANDY RIDGE ROAD	3B	3

Block	Lot	Qual	Location	Property Class	Acreage
38	12	Q0684	51 SANDY RIDGE ROAD	3B	7
38	19	Q0685	843 SERGEANTSVILLE ROAD	3B	15.98
38	19.01	Q0685	SERGEANTSVILLE ROAD	3B	76.55
38	20	Q0686	9 CEMETERY ROAD	3B	14.86
38	22	Q0687	835 SERGEANTSVILLE ROAD	3B	140.73
38	23.01	Q0688	811 SERGEANTSVILLE ROAD	3B	10.04
38	26	Q0693	34 RITTENHOUSE RD	3B	6.7
38	26.02	Q0688	807 SERGEANTSVILLE ROAD	3B	18.08
38	26.03	Q0690	44 RITTENHOUSE ROAD	3B	6.07
38	26.04	Q0692	36 RITTENHOUSE ROAD	3B	6.7
38	26.05	Q0692	38 RITTENHOUSE ROAD	3B	2
38	1	Q0660	790 SERGEANTSVILLE ROAD	3B	0.84
39	1	Q0710	443 ROSEMONT RINGOES ROAD	3B	45.68
39	3	Q0711	435 ROSEMONT RINGOES ROAD	3B	79.88
39	4	Q0712	401 ROSEMONT RINGOES ROAD	3B	45.5
39	9	Q0714	139 SANDY RIDGE ROAD	3B	9.51
39	13	Q0715	79 RITTENHOUSE ROAD	3B	12.37
39	16	Q0716	61 RITTENHOUSE ROAD	3B	5.91
39	16.01	Q0718	63 RITTENHOUSE ROAD	3B	5.77
39	17	Q0714	139 SANDY RIDGE ROAD	3B	3.14
39	19	Q0717	33 RITTENHOUSE ROAD	3B	98.91
39	28	Q0714	59 RITTENHOUSE ROAD	3B	2.05
40	2	Q0744	15 ZENTEK ROAD	3B	24.46
40	2.03	Q0744	23 ZENTEK ROAD	3B	2.02
40	2.04	Q0742	ZENTEK ROAD	3B	7.6
40	4	Q0754	7 ZENTEK ROAD	3B	2.79
40	11.02	Q0742	444 ROSEMONT RINGOES ROAD	3B	10.13
40	11.09	Q0743	16 GREEN FARM LANE	3B	9.2
41	1.01	Q0750	27 SANDBROOK HQTS ROAD	3B	53.69
41	13.01	Q0752	340 ROSEMONT RINGOES ROAD	3B	6.95
41	13.02	Q0750	342 ROSEMONT RINGOES RD	3B	7.72
41	13.03	Q0750	344 ROSEMONT RINGOES RD	3B	3.98
41	14	Q0754	6 ZENTEK ROAD	3B	9.99
41	15	Q0754	14 ZENTEK ROAD	3B	2.96
41	15.02	Q0744	26 ZENTEK ROAD	3B	11.49
41	15.05	Q0744	32 ZENTEK ROAD	3B	9.03
42	1	Q0760	279 LAMBERTVILLE HQTS RD	3B	4.02
42	3	Q0761	150 SANDY RIDGE ROAD	3B	73.26
42	5.06	Q0762	45 BUCHANAN ROAD	3B	2.56
42	5.07	Q0762	43 BUCHANAN ROAD	3B	3.71
43	8	Q0780	281 ROSEMONT RINGOES ROAD	3B	5.16
43	8.02	Q0782	261 ROSEMONT RINGOES ROAD	3B	34.48

Block	Lot	Qual	Location	Property Class	Acreage
43	8.03	Q0791	ROSEMONT RINGOES ROAD	3B	33.65
43	11	Q0783	47 BOWNE STATION ROAD	3B	29.14
43	11.01	Q0784	11 BOWNE STATION ROAD	3B	9.4
43	11.02	Q0760	26 WAGNER ROAD	3B	95.15
43	11.18	Q0792	43 BOWNE STATION ROAD	3B	5
43	11.19	Q0785	45 BOWNE STATION RD	3B	5
43	12.05	Q0787	27 BOWNE STATION ROAD	3B	5
43	13	Q0788	5 BOWNE STATION ROAD	3B	11.35
43	13.01	Q0788	244 LAMBERTVILLE HQTS RD	3B	5.61
43	15	Q0793	250 LAMBERTVILLE HQTS RD	3B	5.85
43	15.01	Q0789	7 BOWNE STATION ROAD	3B	10.42
43	18	Q0790	268 LAMBERTVILLE HQTS RD	3B	13.7
43	18.02	Q0790	270 LAMBERTVILLE HQTS RD	3B	8.66
43	19	Q0760	280 LAMBERTVILLE HQTS RD	3B	77.5
43	20	Q0791	351 ROSEMONT RINGOES ROAD	3B	63.37
43	21	Q0791	321 ROSEMONT RINGOES ROAD	3B	27.52
44	1	Q0820	325 COUNTY ROAD 579	3B	149.64
44	2	Q0821	301 COUNTY ROAD 579	3B	10
44	3	Q0822	28 DUNKARD CHURCH ROAD	3B	99.36
44	4	Q0823	38 DUNKARD CHURCH ROAD	3B	19.49
44	4.03	Q0824	34 DUNKARD CHURCH ROAD	3B	11.64
44	4.04	Q0825	33 YARD ROAD	3B	22.24
44	4.05	Q0826	27 YARD ROAD	3B	18.58
44	4.06	Q0827	42 DUNKARD CHURCH ROAD	3B	6.63
44	4.07	Q0828	40 DUNKARD CHURCH ROAD	3B	15.74
44	6	Q0829	50 DUNKARD CHURCH ROAD	3B	34.89
44	6.02	Q0830	58 DUNKARD CHURCH ROAD	3B	39.02
44	6.03	Q0831	60 DUNKARD CHURCH ROAD	3B	38.77
44	9	Q0832	90 DUNKARD CHURCH ROAD	3B	6
44	9.02	Q0833	88 DUNKARD CHURCH ROAD	3B	9.75
44	9.03	Q0834	100 DUNKARD CHURCH RD	3B	40.27
44	10	Q0835	76 DUNKARD CHURCH ROAD	3B	1.52
44	11.01	Q0836	128 DUNKARD CHURCH ROAD	3B	5.57
44	11.02	Q0837	124 DUNKARD CHURCH ROAD	3B	13.33
44	11.03	Q0838	120 DUNKARD CHURCH ROAD	3B	17.4
44	11.05	Q0845	116 DUNKARD CHURCH ROAD	3B	12.44
44	12	Q0840	46 SANDBROOK HQTS ROAD	3B	43.14
44	14	Q0501	56 SANDBROOK HQTS ROAD	3B	10.04
44	14.01	Q0502	99 YARD ROAD	3B	10.5
44	14.02	Q0495	97 YARD ROAD	3B	18.36
44	15	Q0492	83 YARD ROAD	3B	34.53
44	19	Q0843	67 YARD ROAD	3B	14.85
44	20	Q0841	55 YARD ROAD	3B	15
44	21	Q0488	53 YARD ROAD	3B	12.6
44	24	Q0487	47 YARD ROAD	3B	12
44	26	Q0842	35 YARD ROAD	3B	19.06

Block	Lot	Qual	Location	Property Class	Acreage
44	27	Q0844	7 SVOBODA ROAD	3B	49
44	27.01	Q0846	102 DUNKARD CHURCH RD	3B	61.22
45	2	Q0835	75 DUNKARD CHURCH ROAD	3B	5.72
45	3	Q0860	23 HAINES ROAD	3B	33.33
45	4	Q0861	158 ROSEMONT RINGOES ROAD	3B	1.31
45	4.01	Q0862	212 ROSEMONT RINGOES ROAD	3B	8.32
45	6	Q0863	230 ROSEMONT RINGOES ROAD	3B	114.72
45	8	Q0864	14 SANDBROOK HQTS ROAD	3B	30.1
45	9.03	Q0865	28 SANDBROOK HQTS ROAD	3B	6.34
45	9.04	Q1219	135 DUNKARD CHURCH ROAD	3B	8.12
45	11.01	Q0866	83 DUNKARD CHURCH ROAD	3B	12.59
46	1	Q0880	85 FEDERAL TWIST ROAD	3B	180.23
46	3.01	Q0882	30 QUARRY ROAD	3B	28.6
46	12	Q0882	2210 DANIEL BRAY HWY	3B	10.01
49	1	Q0881	15 FEDERAL TWIST ROAD	3B	65.36
51	1.04	Q0921	49 KINGWOOD STOCKTON RD	3B	6.88
51	4.01	Q0922	39 KINGWOOD STOCKTON RD	3B	12.09
51	4.02	Q0921	43 KINGWOOD STOCKTON RD	3B	6.34
51	5	Q0923	19 KINGWOOD STOCKTON RD	3B	25.09
51	5.01	Q0924	1976 DANIEL BRAY HWY	3B	18.95
51	5.02	Q0925	29 KINGWOOD STOCKTON RD	3B	16.45
51	5.03	Q0926	33 KINGWOOD STOCKTON RD	3B	107.11
51	5.04	Q0919	35 KINGWOOD STOCKTON RD	3B	26.03
51	9	Q0927	75 RAVEN ROCK ROAD	3B	200
51	9.05	Q0928	23 RAVEN ROCK ROAD	3B	73.46
51	9.08	Q0929	53 RAVEN ROCK ROAD	3B	9.13
51	9.1	Q0930	69 RAVEN ROCK ROAD	3B	15.2
51	11	Q0931	95 RAVEN ROCK ROAD	3B	33.94
51	11.03	Q0933	81 RAVEN ROCK ROAD	3B	5.1
51	11.06	Q0940	2060 DANIEL BRAY HWY	3B	22.25
51	12	Q0934	2088 DANIEL BRAY HWY	3B	38.5
51	12.01	Q0935	2078 DANIEL BRAY HWY	3B	11.29
51	13	Q0936	2070 DANIEL BRAY HWY	3B	13.4
51	16	Q0934	2111 DANIEL BRAY HWY	3B	17.14
51	17	Q0934	12 FEDERAL TWIST ROAD	3B	12
51	17.02	Q0937	22 FEDERAL TWIST ROAD	3B	6.28
51	17.05	Q0939	18 FEDERAL TWIST ROAD	3B	6.27
51	20	Q0559	119 RAVEN ROCK ROAD	3B	78.3
53	1.02	Q0950	108 WORMAN ROAD	3B	5.83
53	2	Q0952	892 SERGEANTSVILLE ROAD	3B	11.71
53	2.01	Q0952	888 SERGEANTSVILLE ROAD	3B	3.98
53	3	Q0953	906 SERGEANTSVILLE ROAD	3B	48.02
53	4	Q0954	934 SERGEANTSVILLE ROAD	3B	59.68
53	4.01	Q0954	SERGEANTSVILLE ROAD	3B	3.73
53	5	Q0955	960 SERGEANTSVILLE ROAD	3B	92.51

Block	Lot	Qual	Location	Property Class	Acreage
53	6	Q0955	970 SERGEANTSVILLE ROAD	3B	99.6
53	7	Q0648	22 WORMAN ROAD	3B	1.99
53	9.01	Q0645	50 WORMAN ROAD	3B	1.84
53	10	Q0642	80 WORMAN ROAD	3B	1.3
53	10.01	Q0642	74 WORMAN ROAD	3B	0.21
53	13	Q0960	94 WORMAN RD	3B	9.5
54	6	Q0970	899 SERGEANTSVILLE ROAD	3B	6.54
54	6.01	Q0972	17 SANDY RIDGE ROAD	3B	2.16
54	6.04	Q0972	SERGEANTSVILLE RD	3B	3.42
54	6.05	Q0972	SERGEANTSVILLE RD	3B	3.03
55	1	Q0980	132 SANDY RIDGE MT AIRY	3B	24
55	2	Q0981	30 SANDY RIDGE ROAD	3B	30.08
55	2.02	Q0984	118 SANDY RIDGE MT AIRY	3B	21.64
55	2.03	Q0981	34 SANDY RIDGE ROAD	3B	19.63
55	3	Q0987	65 BROOKVILLE HOLLOW ROAD	3B	43.34
55	3.03	Q0983	17 GRAFTON ROAD	3B	8.57
55	6	Q0988	9 GRAFTON ROAD	3B	12.79
55	6.02	Q0988	907 SERGEANTSVILLE ROAD	3B	2.28
55	7	Q0988	10 SANDY RIDGE ROAD	3B	5.24
55	8	Q0988	20 SANDY RIDGE ROAD	3B	54.56
56	1	Q1000	30 GRAFTON ROAD	3B	1.94
56	15	Q1002	951 SERGEANTSVILLE ROAD	3B	20.7
56	16	Q1003	945 SERGEANTSVILLE ROAD	3B	20.64
56	17	Q1006	939 SERGEANTSVILLE ROAD	3B	0.27
56	17.01	Q1000	935 SERGEANTSVILLE ROAD	3B	11.65
56	17.02	Q1006	SERGEANTSVILLE ROAD	3B	8.73
56	18	Q1004	6 GRAFTON ROAD	3B	4.31
56	18.04	Q1004	GRAFTON ROAD	3B	6.2
56	19	Q1000	26 GRAFTON ROAD	3B	36.09
56	20	Q1005	12 GRAFTON ROAD	3B	25.48
57	2	Q1020	173 LAMBERTVILLE HQTS RD	3B	13.39
57	2.01	Q1021	185 LAMBERTVILLE HQTS RD	3B	4.39
57	2.02	Q1022	177 LAMBERTVILLE HQTS RD	3B	11
57	2.03	Q1021	183 LAMBERTVILLE HQTS RD	3B	3.24
57	2.04	Q1021	189 LAMBERTVILLE HQTS RD	3B	3.21
57	3.01	Q1018	169 LAMBERTVILLE HQTS RD	3B	5.32
57	4.02	Q1024	145 LAMBERTVILLE HQTS RD	3B	6
57	6	Q1019	163 SANDY RIDGE MT AIRY	3B	5.04
57	8	Q1026	28 BUCHANAN ROAD	3B	93.37
57	8.01	Q1027	32 BUCHANAN ROAD	3B	18.18
57	9	Q1028	123 SANDY RIDGE MT AIRY	3B	104.49
57	9.01	Q1028	SANDY RIDGE ROAD	3B	3.03
57	10	Q1029	68 SANDY RIDGE ROAD	3B	2.17
57	11	Q1029	70 SANDY RIDGE ROAD	3B	9.91
57	13	Q1030	82 SANDY RIDGE ROAD	3B	63.8
57	14	Q1030	16 BUCHANAN ROAD	3B	9.62
57	14.01	Q1030	BUCHANAN ROAD	3B	9.04



Block	Lot	Qual	Location	Property Class	Acreage
57	14.02	Q1030	BUCHANAN ROAD	3B	5.66
57	14.03	Q1030	BUCHANAN ROAD	3B	6.13
57	14.04	Q1030	BUCHANAN ROAD	3B	19.59
57	16	Q1026	143 SANDY RIDGE MT AIRY	3B	0.71
58	1	Q1050	32 BOWNE STATION ROAD	3B	49.51
58	2.01	Q1051	78 BOWNE STATION ROAD	3B	88.57
58	8.02	Q1055	205 SANDY RIDGE MT AIRY	3B	52
58	8.03	Q1056	211 SANDY RIDGE MT AIRY	3B	21.09
58	8.07	Q1066	207 SANDY RIDGE MT AIRY	3B	6.81
58	8.08	Q1067	191 SANDY RIDGE MT AIRY	3B	6.39
58	9	Q1057	185 SANDY RIDGE MT AIRY	3B	56.71
58	12	Q1059	160 LAMBERTVILLE HQTS RD	3B	8.87
58	12.01	Q1023	174 LAMBERTVILLE HQTS RD	3B	21.67
58	13	Q1060	180 LAMBERTVILLE HQTS RD	3B	14.45
58	13.01	Q1061	190 LAMBERTVILLE HQTS RD	3B	21.48
58	15	Q1062	8 BOWNE STATION ROAD	3B	13.51
58	15.02	Q1064	200 LAMBERTVILLE HQTS RD	3B	11
58	15.03	Q1065	14 BOWNE STATION ROAD	3B	9.28
59	1	Q1080	12 SEABROOK ROAD	3B	91.2
59	3	Q1081	1700 DANIEL BRAY HWY	3B	158.71
59	4	Q1081	102 SEABROOK ROAD	3B	13.9
59	14	Q1081	8 BROOKVILLE HOLLOW ROAD	3B	14.81
59	26	Q1212	24 BROOKVILLE HOLLOW ROAD	3B	15.64
60	1	Q1115	164 SANDY RIDGE MT AIRY	3B	5.36
60	1.01	Q1101	139 LAMBERTVILLE HQTS RD	3B	6.96
60	1.02	Q1025	142 SANDY RIDGE MT AIRY	3B	22.04
60	1.03	Q1101	LAMBERTVILLE HQTRS RD	3B	10.01
60	2	Q1100	127 LAMBERTVILLE HQTS RD	3B	24
60	5	Q1107	79 LAMBERTVILLE HQTS RD	3B	21.8
60	6	Q1102	53 LAMBERTVILLE HQTS RD	3B	12.6
60	9	Q1103	9 LAMBERTVILLE HQTS RD	3B	11.1
60	9.04	Q1104	31 LAMBERTVILLE HQTS RD	3B	40.58
60	12	Q1107	9 SEABROOK ROAD	3B	120.91
60	14.01	Q1200	64 BROOKVILLE HOLLOW ROAD	3B	5.05
60	15.02	Q1107	70 BROOKVILLE HOLLOW ROAD	3B	32.67
60	17	Q1111	84 BROOKVILLE HOLLOW ROAD	3B	12.93
60	17.01	Q1109	80 BROOKVILLE HOLLOW ROAD	3B	10
60	17.05	Q1110	94 BROOKVILLE HOLLOW ROAD	3B	10.03
60	17.06	Q1108	115 LAMBERTVILLE HQTS RD	3B	10.24
60	17.07	Q1112	111 LAMBERTVILLE HQTS RD	3B	9.64
61	1	Q1114	172 SANDY RIDGE-MT AIRY R	3B	8.66
61	2	Q1113	176 SANDY RIDGE MT AIRY	3B	8.67
61	2.01	Q1130	180 SANDY RIDGE MT AIRY	3B	5.52

<b>Block</b>	<b>Lot</b>	<b>Qual</b>	<b>Location</b>	<b>Property Class</b>	<b>Acreage</b>
61	3	Q1131	186 SANDY RIDGE MT AIRY	3B	78.25
61	7	Q1132	218 SANDY RIDGE MT AIRY	3B	27.8
61	8	Q1133	214 SANDY RIDGE MT AIRY	3B	24.03
61	8.04	Q1132	228 SANDY RIDGE MT AIRY	3B	16.84
61	8.05	Q1138	226 SANDY RIDGE-MT AIRY	3B	6.09
61	9	Q1135	61 HAMP ROAD	3B	45.79
61	9.01	Q1135	51 HAMP ROAD	3B	3
61	10	Q1135	45 HAMP ROAD	3B	52.28
61	11	Q1136	25 HAMP ROAD	3B	11.76
61	12	Q1150	15 HAMP RD	3B	13.5
61	14	Q1137	114 LAMBERTVILLE HQTS RD	3B	3.19
61	14.03	Q1137	116 LAMBERTVILLE HQTS RD	3B	4.15
61	15	Q1100	126 LAMBERTVILLE HQTS RD	3B	12.06
62	1	Q1150	4 HAMP ROAD	3B	21.9
62	2	Q1151	30 HAMP RD	3B	21.56
62	2.01	Q1152	20 HAMP ROAD	3B	7.53
62	2.02	Q1153	16 HAMP ROAD	3B	10.02
62	3	Q1135	46 HAMP ROAD	3B	37.21
62	4	Q1154	70 HAMP ROAD	3B	70.74
62	4.03	Q1154	58 HAMP ROAD	3B	3.36
62	4.04	Q1154	80 HAMP ROAD	3B	6.56
62	6	Q1156	133 SEABROOK ROAD	3B	28.61
62	6.04	Q1161	72 LAMBERTVILLE HQTS RD	3B	28.04
62	6.05	Q1162	70 LAMBERTVILLE HQTS RD	3B	26.06
62	6.06	Q1103	SEABROOK RD	3B	20
62	11	Q1155	60 HAMP ROAD	3B	15.44
62	12	Q1158	40 LAMBERTVILLE HQTS RD	3B	99.49
62	12.02	Q1158	LAMBERTVILLE HQTS RD	3B	7.79
62	12.03	Q1158	LAMBERTVILLE HQTS RD	3B	6.25
62	12.04	Q1158	LAMBERTVILLE HQTS RD	3B	6.25
62	12.05	Q1158	LAMBERTVILLE HQTS RD	3B	6.28

## APPENDIX B: The Hunterdon County Ranking Criteria

Hunterdon County Agriculture Development Board  
Farmland Preservation Program  
County Planning Incentive Grant (PIG)  
Easement Purchase Criteria

9/13/07

The Hunterdon County Agriculture Development Board (CADB) adopted the following criteria on September 13, 2007 for reviewing County Planning Incentive Grant applications in accordance with the Agricultural Retention and Development Act N.J.S.A. 41C-11 et seq. The summary of the criteria with their relative weights is shown below. For more information on the rules and regulations governing County easement purchase criteria, please contact the CADB office at 908.788.1490.

### Summary

Factors which determine the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture. (N.J.S.A. 4:1C-31b.(3))

1.0 SOILS	Weight 30
2.0 BOUNDARIES AND BUFFERS	Weight 20
3.0 LOCAL COMMITMENT	Weight 13
4.0 SIZE AND DENSITY	Weight 24
5.0 SOIL CONSERVATION AND FARM PRACTICES MANAGEMENT	Weight 18

Degree of imminence of change of the land from productive agriculture to nonagricultural use (N.J.S.A. 4:1C-31b.(3))

Weight 6

Ranking process for preliminary approval

n/a

Exception Weight +3 to -25

Total Weight 89 to 114

### County Planning Incentive Grant Criteria

Encouraging the Survivability of Productive Agriculture

1.0 SOILS -

Weight 30

*NOTE: Any application receiving a soil score less than 10.0, will be assessed a five point deduction from its soil score.*

Formula:

% Prime soils x 30 =

% Statewide soils x 20	=
% Unique soils x (0 or 25*)	=
% Local Soils x 10	=

Total weight = the sum of the categories

*\*If a designated unique soil is not being used for its unique purpose, no points will be assigned.*

**2.0 BOUNDARIES AND BUFFERS -** Weight 20  
 The weights reflect differences in the permanence of agricultural buffers and the effectiveness of other buffers in reducing the negative impacts of nonagricultural development.

The following weights have been assigned:

1. Deed restricted farmland (permanent)	20 points
2. Deed restricted wildlife areas, municipal, county, or state owned parcels	18 points
3. Streams perennial) and wetlands	18 points
4. Cemeteries	16 points
5. Parks (passive recreation)	14 points
6. Military installation	14 points
7. Golf Course (public)	14 points
8. Eight year programs and EP applications	13 points
9. Highways (limited access)/Railroads	10 points
10. Farmland (unrestricted)	6 points
11. Woodlands	6 points
12. Parks (high use)	5 points
13. Residential developments (less than six acre lots)	0 points
14. Commercial	0 points
15. Industrial	0 points
16. Schools	0 points
17. Other (Value determined on a case by case basis)	0 points

Formula: The weight of each buffer is multiplied by its percentage of the entire perimeter of the farm. All of the individual scores are totaled for a final score.

**3.0 LOCAL COMMITMENT -** Weight 13  
 Priority will be given where municipal, county, regional and state policies support the long term viability of the agricultural industry. Factors indicating support:

- 3.1 Municipal actions that promote agricultural preservation and agricultural viability.
- a. Farm businesses/agritourism are promoted in the municipal master plan (1 point)
  - b. Municipality has previously approved eight year programs. (1 point)
  - c. Development easements have been purchased in the municipality. (1 point)

- 3.2 There is sewer or other growth leading infrastructure serving the premises.
- Yes \_\_\_\_\_ (0 points)  
 No \_\_\_\_\_ (1 point)

### 3.3 Right to Farm Ordinances

The Right to Farm Ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm Ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded. (4 points)  
(Liaisons are required to provide a copy of the ordinance).

3.4 The municipality actively supports the reduction of animal damage to farmland by having an animal damage control plan or other means to control wildlife damage. (0 to 5 points)  
The municipality shall identify all municipally owned parcels, greater than 5 acres, by block and lot number and explain the type of animal damage control plan for each parcel (if applicable).

### 4.0 SIZE AND DENSITY - Weight 24

Individual applications are scored on both size and density with a maximum score of 12 points awarded for size and a maximum of 12 points awarded for density for a maximum total combined score of 24.

#### 4.1 Size (12 points)

Points are based on the size of each individual application relative to average farm size in the respective county according to the latest U.S. Census of Agriculture. Points will be awarded for size up to a maximum of 12 as follows:

$$\text{Points Awarded} = \frac{\text{Size of individual application}}{12} \times (2 \times \text{county average farm size})$$

*The factor "2" encourages counties to enroll farms above average in size.*

#### 4.2 Density (12 points)

The density score will be awarded based on the following:  
The application which is not reasonably contiguous (within one-half mile linear distance) with another development easement purchase application approved by the Board and received by the Committee, lands where development easement have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs in the project area will receive (0) points. One point (1) will be allocated for each reasonably contiguous (within one-half mile linear distance) farmland preservation program or municipally approved farmland preservation program. Two (2) points will be allocated for each of the other above noted lands in the project area which are determined to be reasonably contiguous (within one-half mile linear distance) with the subject application and each other not to exceed a maximum score of 12 points.

### 5.0 SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES - Weight 18

5.1 Percent of total land actively cropped or actively used for grazing (Percentage X 2) (Max 2 points)

5.2 Soil conservation measures, other than having land in grass and hay

- a. S.C. Management Plan on file (*must be filed or updated during the past 15 years up to the application deadline*) (Maximum 1 point)
- b. Percent of Plan implemented, or if no plan on file with district, physical evidence of on-site S.C. practices such as: terracing, tiling waterways, diversions (Maximum 3 points)
- c. On-site evidence of good maintenance of installed S.C. practices (Maximum 2 points)

5.3 Good farm management practices employed

Examples: Fertilizing, liming, crop rotation, contour farming, clipping and weed control cover cropping, woodland management.

(Maximum 5 points)

5.4 On-site investments indicating a serious commitment to continue farming (*includes permanent structures, liquid manure, nursery stock underground irrigation systems, etc. The conditions of the buildings will also be considered. Farm equipment will not be considered.*)

(Maximum 5 points)

Degree of Imminence of Change -

Weight 6

Although the CADB intends to avoid approving applications in areas where the likelihood of suburbanization is high; the likelihood that a farm (application) will be converted to a non-agricultural use will either receive additional points or lose points, according to its degree of imminence of change. *The degree of imminence of change is measured as follows:*

Farms with less than 50 feet of road frontage- 5 points

Farms with difficult access, such as steep slopes, streams or any other environmental constraints that affect access to the parcel -2 points

Farms with preliminary subdivision approval +3 points

Farms owned by an estate or institution and/or filing for bankruptcy +3 points

Ranking Process for Preliminary Approval

The CADB reserves the right to give special considerations to applications in order to accomplish program objectives. This may alter the numerical ranking of the applications. A copy of the program objectives are available at the CADB office.

D. Exceptions -

Weight +3 to -25

Severable Exceptions

Exceptions are portions of an applicant=s property not included in the easement purchase application. In general, the Hunterdon County Agriculture Development Board discourages severable exceptions. Factors for determining if there is an adverse effect to the applicant=s agricultural operation are as follows:

- o severability potential from the premises
- o number requested

- size
- percent of premises
- right to farm language
- negative impact on the agricultural operation

No negative points are assessed if the severable exception is for open space purposes.

<u>Criteria for Severable Exceptions</u>	<u>Points</u>
Each severable exception requested	-5 points
The severable exception exceeds the minimum lot size for a dwelling	-1 point - each lot
The landowner restricts the severable exception to only one residential unit	+1 point
Total severable exception acreage exceeds 5% of the tract acreage	-1 point
Right to farm language required on the deed of the exception	+1 point

If the CADB determines that the severable exception has a significant negative impact on agricultural productivity, the CADB reserves the right to limit or deny the exception.

### NONSEVERABLE EXCEPTIONS

#### Criteria for Non-severable Exceptions

The CADB encourages non-severable exceptions around existing dwellings and principal farm buildings. Non-severable excepted areas are not separate lots but simply a designated area on the farm that does not receive farmland preservation funding and is not subject to the restrictions in the deed of easement. Nonagricultural uses, in accordance with municipal zoning, would be permitted within this area. The CADB will allow only one per application.

Non-severable exception around dwelling and principal farm buildings +3 points

If the applicant requests a non-severable exception on a property that has no dwelling and is not eligible for an RDSO, the CADB encourages such an exception. 0 points  
 There is no effect on the application = s score.

*For more information, please contact:*

Hunterdon County Agriculture Development Board  
 County Administration Building #1  
 PO Box 2900  
 Flemington, New Jersey 08822-2900  
 908.788.1490

[www.hunterdon.nj.us/cadb.htm](http://www.hunterdon.nj.us/cadb.htm)  
*(End of Hunterdon County Criteria)*



## APPENDIX C: Right to Farm Ordinance and AAC Members

### III-15

3:4.3 Right to Farm. The owner or operator of a farm has the "Right to Farm" land, providing that the owner or operator meets the eligibility criteria for differential property taxation pursuant to the Farmland Assessment Act of 1964 (P.L. 1964, C. 48 P.C. 54:423.1, et seq.) and the operation of the farm conforms to agricultural management practices recommended by the State Agricultural Development Committee and all relevant Federal or State statutes or rules and regulations adopted pursuant thereto and which does not pose a direct threat to public health and safety. In Delaware Township, the "Right to Farm" shall not extend to concentrated animal feeding operations. "The Right to Farm" shall apply at any time of day or night including Sundays and holidays. An owner or operator who meets these requirements may:

- A. Produce agricultural and horticultural crops, trees and forest products, livestock, and poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping;
- B. Process and package the agricultural output of the farm;
- C. Provide for the operation of a farm market including the construction of building and parking areas in conformance with municipal standards;
- D. Replenish soil nutrients;
- E. Control pests, predators and diseases of plants and animals;
- F. Clear woodlands using open burning (where a permit is obtained) 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.
- G. Conduct agriculture-related educational tours or farm entertainment events or seasonal festivals related to products grown on the farm, craft fairs, sleigh and hayrides, Halloween rides and horse show as an accessory to a principal farm use subject to a permit from the Township.
- H. House necessary farm labor on site provided that any housing for such farm labor conforms to municipal standards.
- I. Operate large, slow moving equipment over roads within the Township.
- J. Run machinery and equipment as necessary for the operation of the farm.
- K. Apply pesticides and engage in activities that create odors, noises, dust and fumes consistent with farming practices.
- L. Conduct on site disposal or organic agricultural wastes in accordance with Agricultural Management Practices.

DELAWARE TOWNSHIP  
ORDINANCE #1999-25

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER II  
(ADMINISTRATION) OF THE REVISED GENERAL ORDINANCES OF THE  
TOWNSHIP OF DELA WARE, COUNTY OF HUNTERDON AND STATE OF  
NEW JERSEY TO PROVIDE FOR THE CREATION OF A MUNICIPAL  
AGRICULTURAL ADVISORY COMMITTEE. # 1999-25

BE IT ORDAINED by the Mayor and Township Committee of the Township of Delaware, County of Hunterdon and State of New Jersey as follows:

Section 1. Chapter II Section 2-15 et. seq. of the Revised General Ordinances of the Township of Delaware shall be created entitled "Municipal Agricultural Advisory Committee" and shall read as follows:

2-15 Municipal Agricultural Advisory Committee

2-15.1 Establishment. There is hereby established a Municipal Agriculture Advisory Committee for the purpose of identifying project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act," P.L. 1983, c.32 (C.4: IC-II et seq.).

2-15.2 Appointment, Terms. The Municipal Agriculture Advisory Committee shall be appointed by the Township Committee, and the Municipal Agriculture Advisory Committee shall report to the Municipal Planning Board. The Committee shall be composed of at least three, but not more than five, members who shall be residents of Delaware Township, with a majority of the members actively engaged in farming and owning a portion of the land they farm. The term office of each member shall be one year.

Annually thereafter, appointments of members shall be made at the annual Reorganization Meeting of the Township. The Township Committee shall promptly fill vacancies in the membership of the Committee, for the unexpired term thereof. Members shall serve for their respective terms and until their successors are appointed and qualified.

2-15.3 Powers and Duties. The Municipal Agriculture Development Committee shall have the following powers, duties and responsibilities:

- a. To compile and update an inventory of the farms within the Township.
- b. To give advice for the planning and implementation of a farmland preservation plan element pursuant to paragraph (13) of Section 19 of P.L. 1975, c. 291 (C.40:55D-28) as amended by A-1869
- c. To compile and submit to the Planning Board an annual report and recommendations by the first of December of each year.
- d. To elect from among its member, a Chairperson, who in addition to the traditional

functions associated with such position, shall ensure that minutes of the meetings are maintained.

Section 2. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If a court of competent jurisdiction adjudges any part, sentence, paragraph, section or clause invalid or unconstitutional, the remainder of the Ordinance shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall take effect upon final passage and publication pursuant to law.

ATTEST:

\_\_\_\_\_  
James M. Mathews, Mayor

\_\_\_\_\_  
Judith A. Allen, RMC  
Township Clerk  
September 13, 1999  
Published 9/16/99

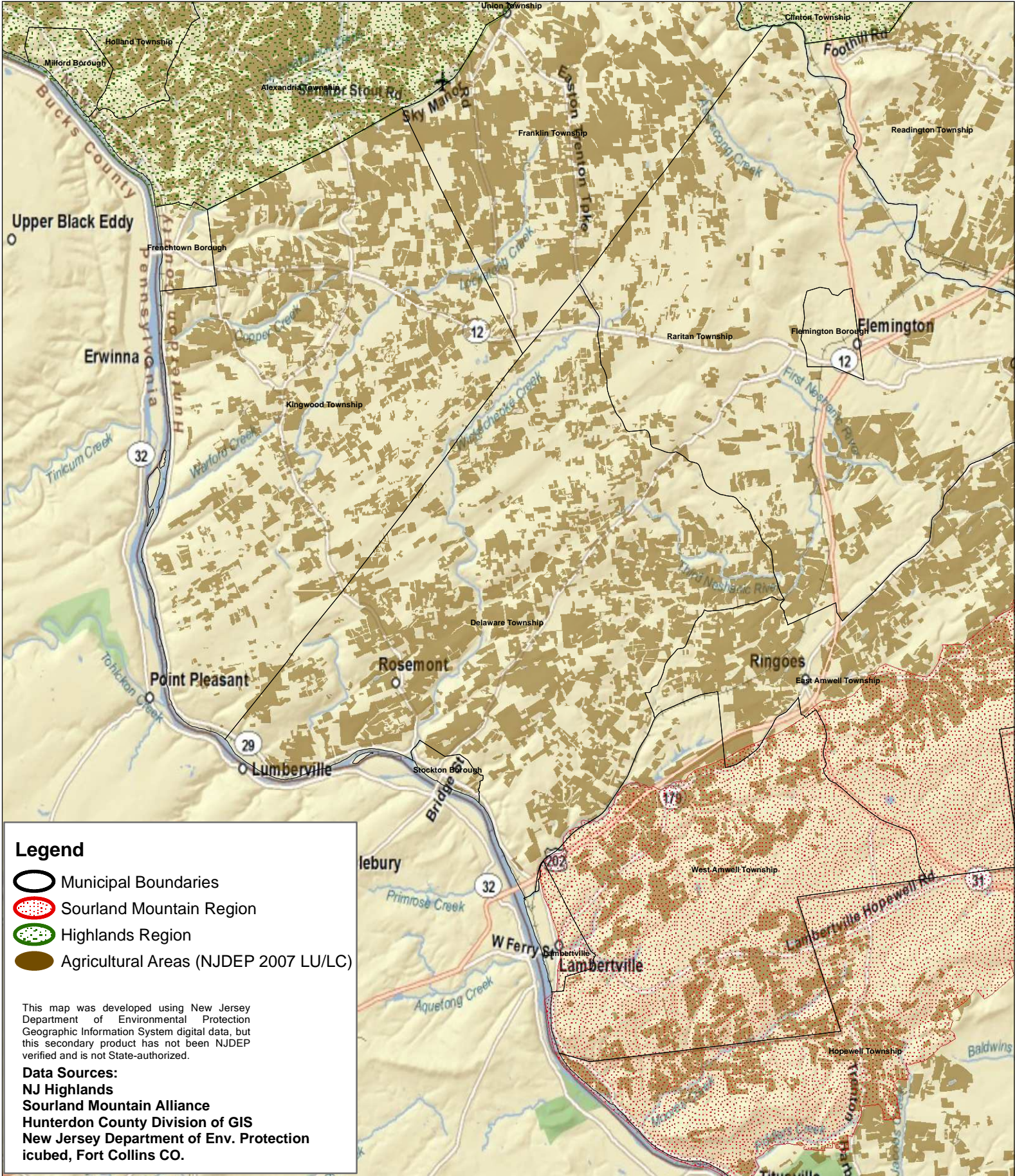
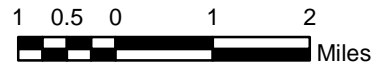
PLEASE TAKE NOTICE the above Ordinance was introduced on first reading by the Delaware Township Committee on September 13, 1999. It will be considered on second reading for final adoption at a Public Hearing to be held on September 27, 1999 beginning at 8:00 p.m. At that time an opportunity will be given for all interested citizens to be heard.





## **Agricultural Advisory Committee - One Year Appointments**

Ken Novak  
Larry Coffey  
Charles Fisher  
Steve Spayd  
Dave Bond

# Figure 1 Regional Location Map Delaware Township

Hunterdon County, New Jersey  
September 2011



-  Municipal Boundaries
-  Sourland Mountain Region
-  Highlands Region
-  Agricultural Areas (NJDEP 2007 LU/LC)

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

### Data Sources:

- NJ Highlands
- Sourland Mountain Alliance
- Hunterdon County Division of GIS
- New Jersey Department of Env. Protection
- icubed, Fort Collins CO.

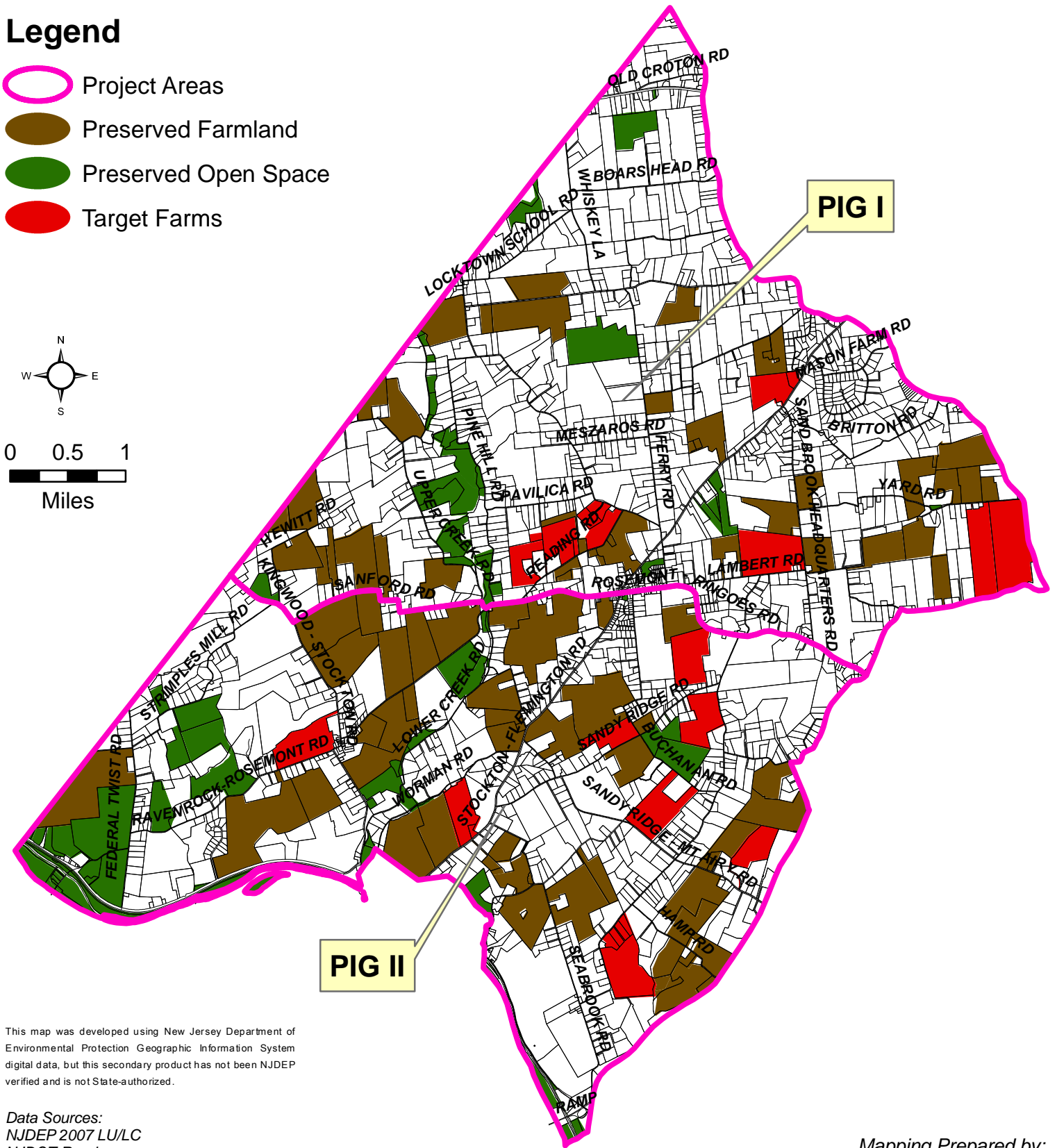
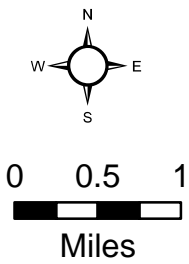
Figure 2

# Farmland Preservation Plan System Map

Delaware Township, NJ  
September 2011

## Legend

-  Project Areas
-  Preserved Farmland
-  Preserved Open Space
-  Target Farms



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources:  
NJDEP 2007 LU/LC  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010
















Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP

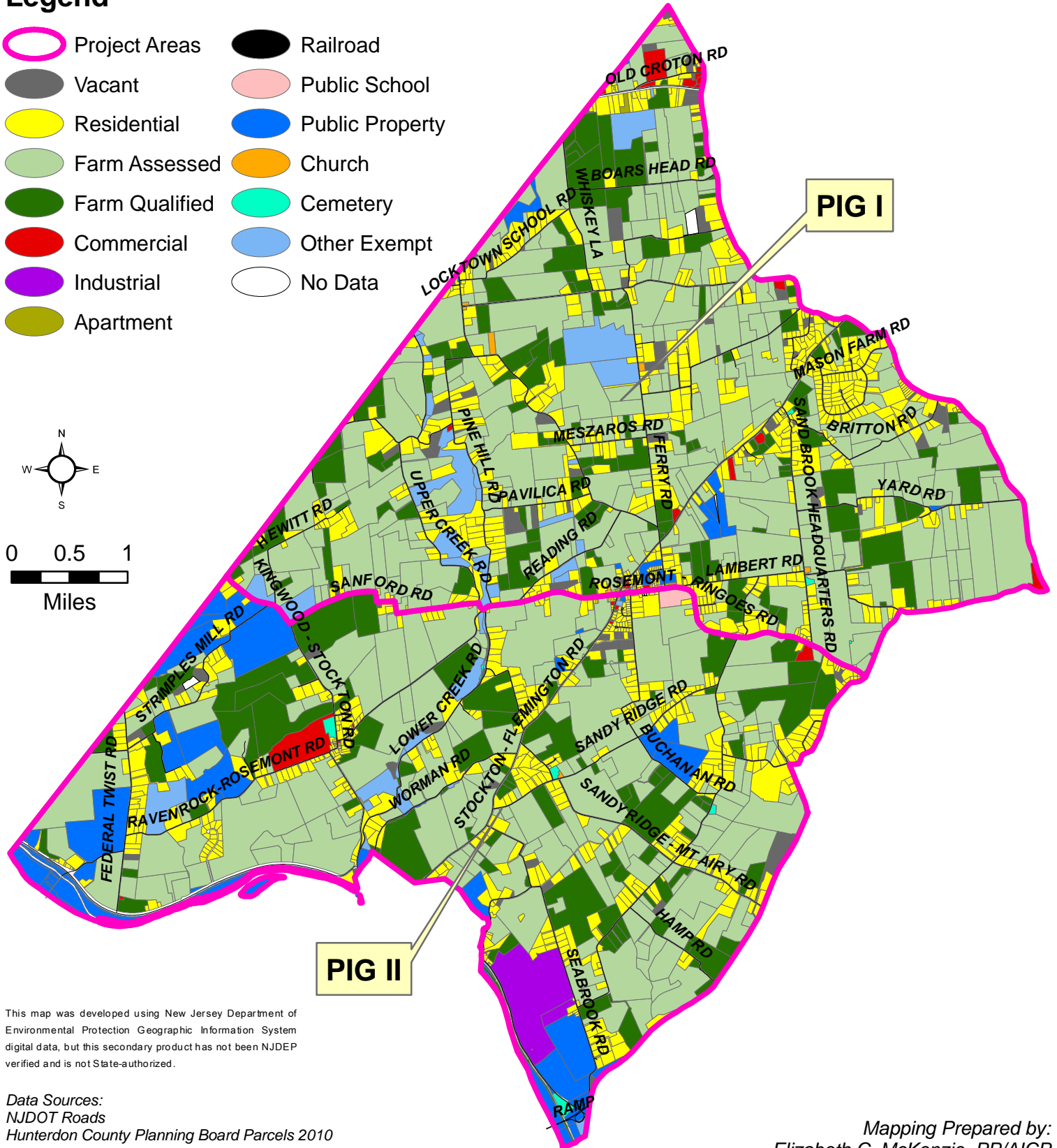
Figure 3

# Property Tax Class

Delaware Township, NJ  
September 2011

## Legend

- |   |   |
|---|---|
|  Project Areas  |  Railroad        |
|  Vacant         |  Public School   |
|  Residential    |  Public Property |
|  Farm Assessed  |  Church          |
|  Farm Qualified |  Cemetery        |
|  Commercial     |  Other Exempt    |
|  Industrial     |  No Data         |
|  Apartment      |   |



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010

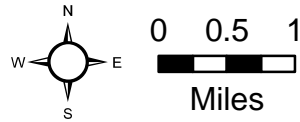
Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP

Figure 4

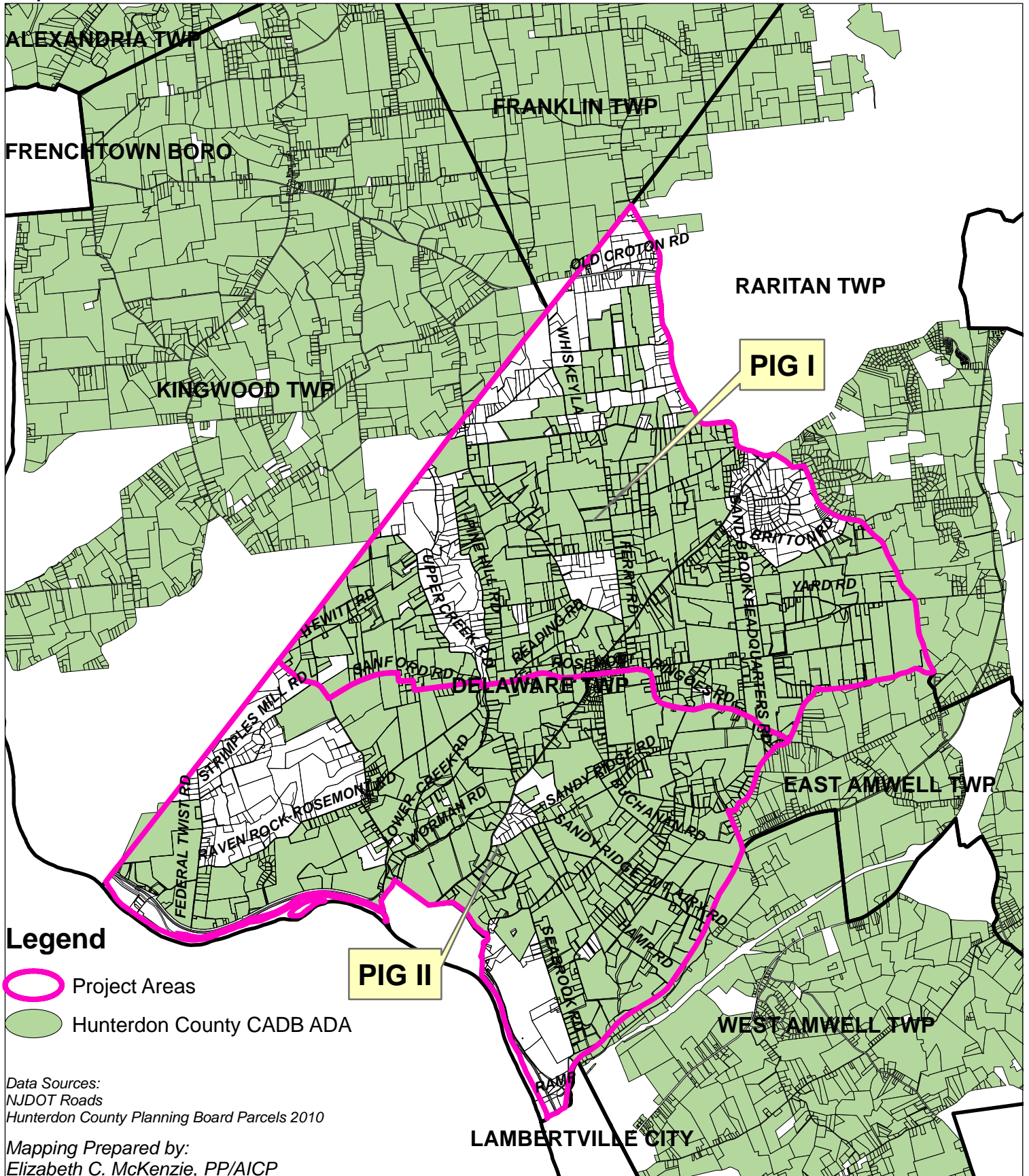
# Hunterdon County ADA

Delaware Township, NJ

September 2011



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.



## Legend

- Project Areas
- Hunterdon County CADB ADA

Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010

Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP

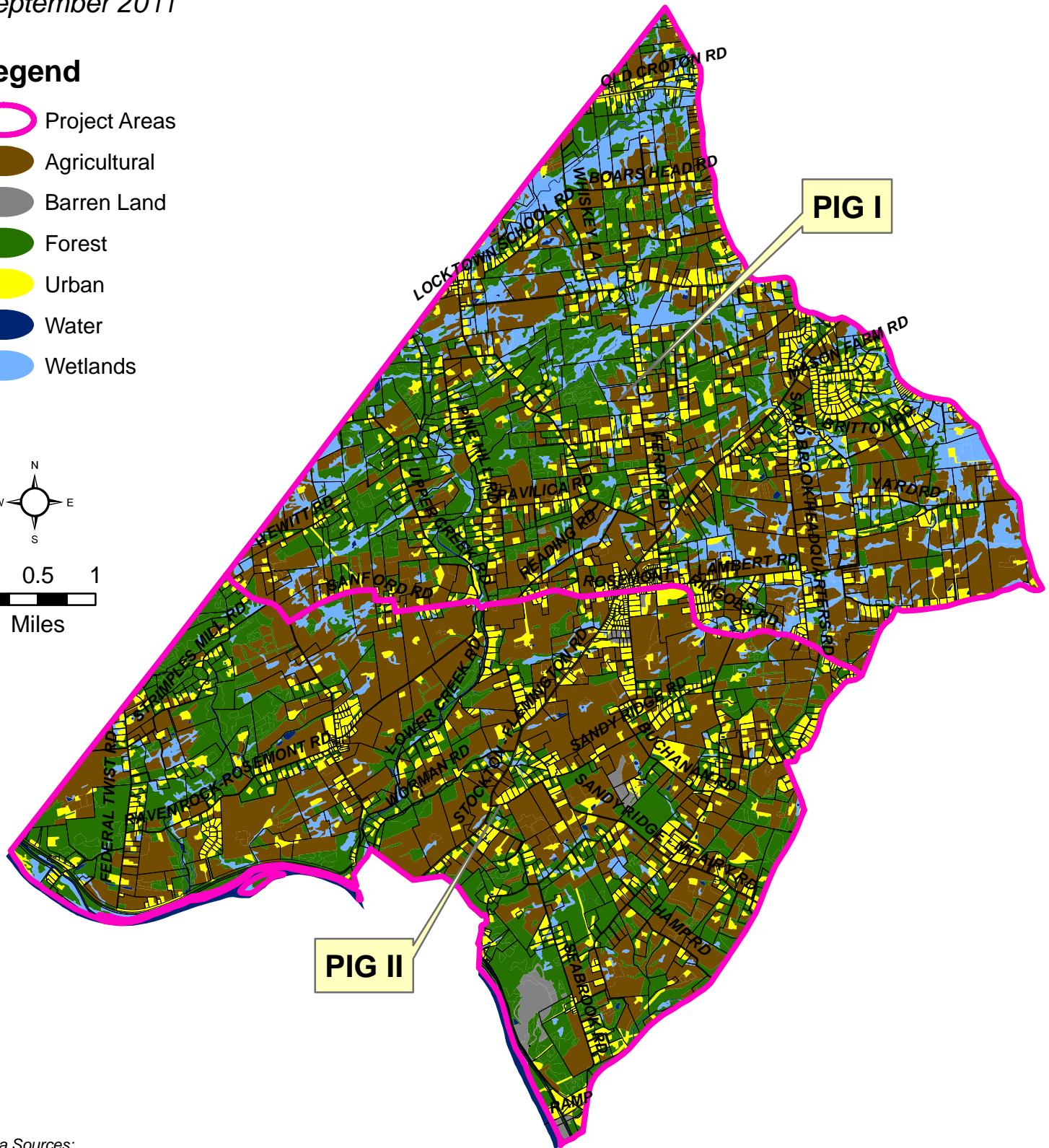
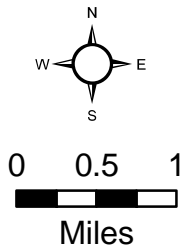
Figure 5

# 2007 NJDEP Land Use/Land Cover

Delaware Township, NJ  
September 2011

## Legend

-  Project Areas
-  Agricultural
-  Barren Land
-  Forest
-  Urban
-  Water
-  Wetlands



Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010  
NJDEP 2007 LU/LC

Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

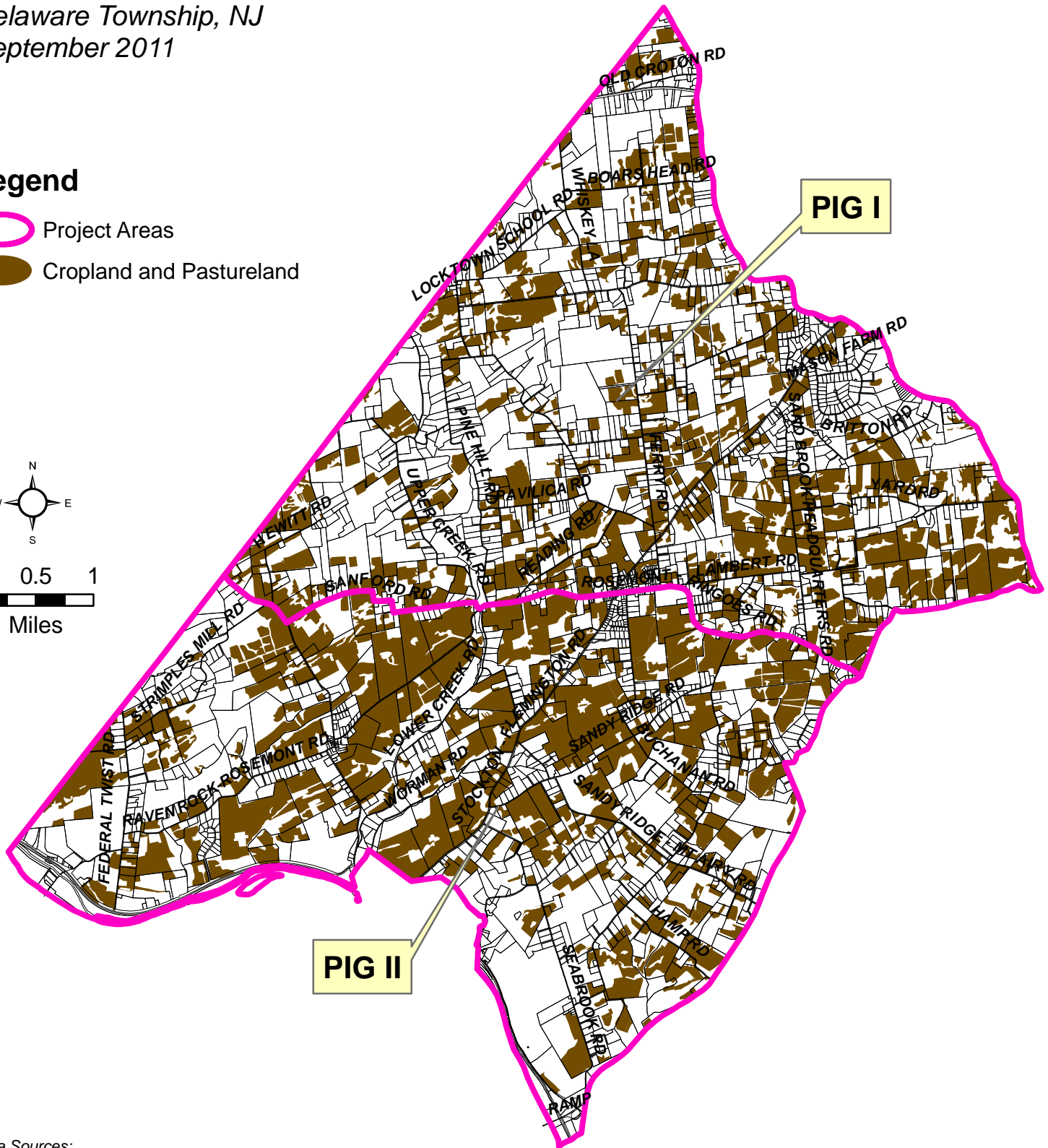
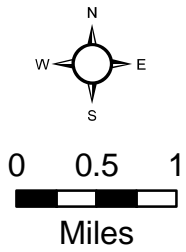


# Figure 6 2007 NJDEP Land Use/Land Cover Cropland and Pastureland

Delaware Township, NJ  
September 2011

## Legend

-  Project Areas
-  Cropland and Pastureland



Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010  
NJDEP 2007 LU/LC




Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP

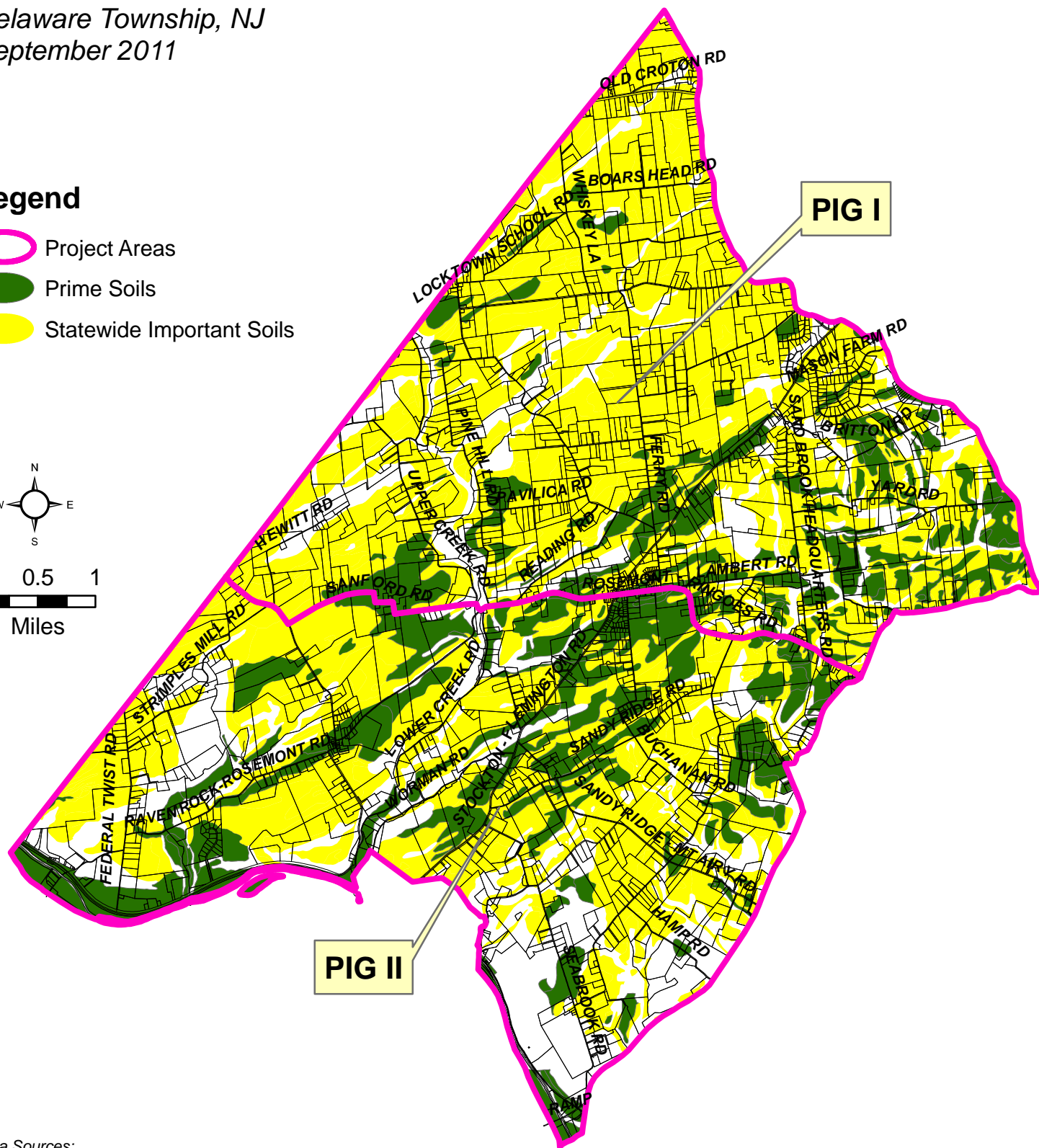
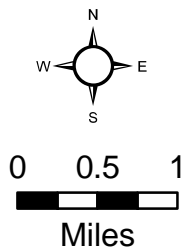
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

# Figure 7 2007 NJDEP Land Use/Land Cover Cropland and Pastureland

Delaware Township, NJ  
September 2011

## Legend

-  Project Areas
-  Prime Soils
-  Statewide Important Soils



Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010  
NRCS SSURGO Soils

Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP






This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

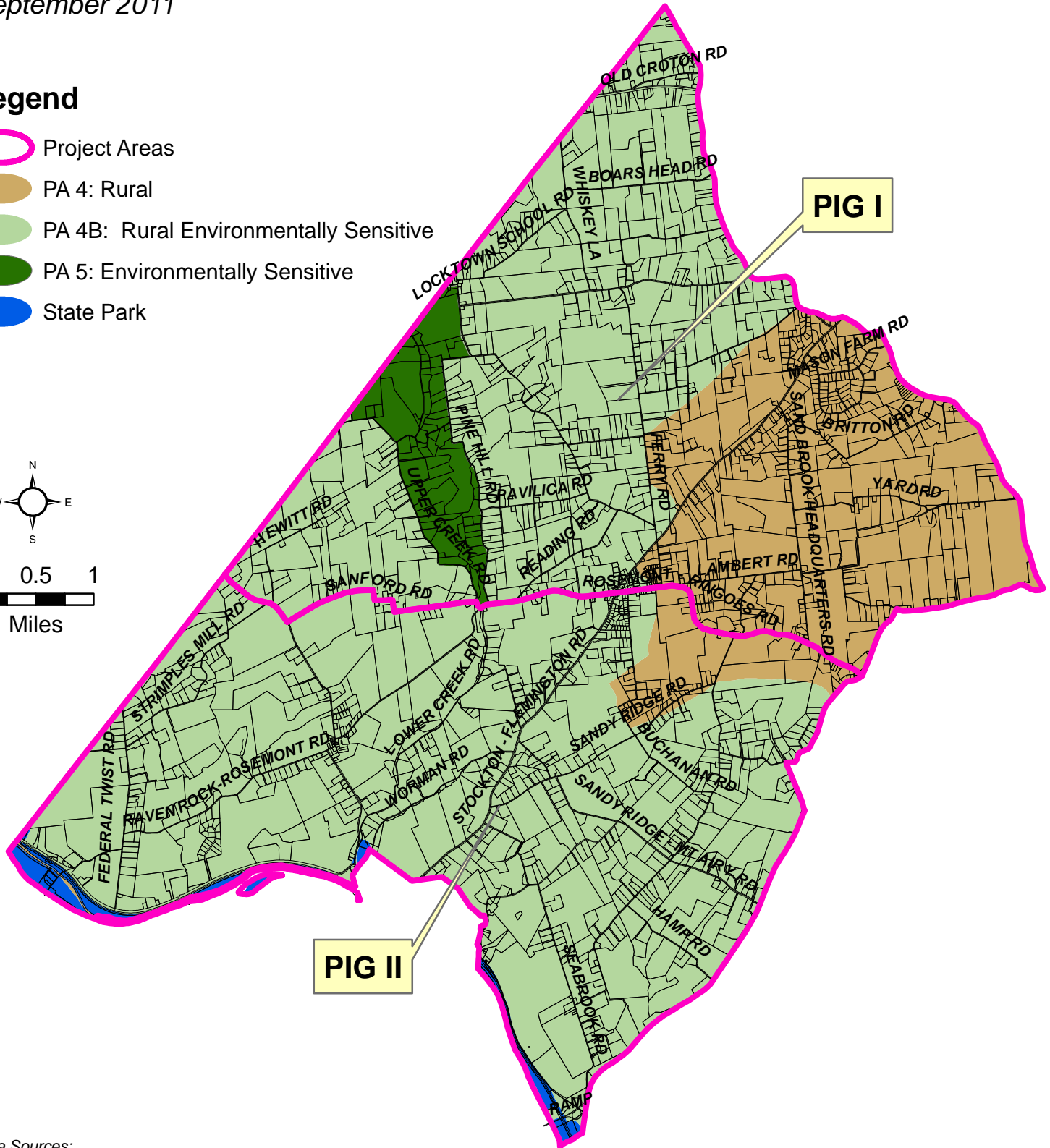
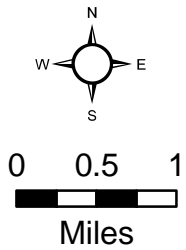
Figure 8

# 2001 State Development and Redevelopment Plan

Delaware Township, NJ  
September 2011

## Legend

-  Project Areas
-  PA 4: Rural
-  PA 4B: Rural Environmentally Sensitive
-  PA 5: Environmentally Sensitive
-  State Park



Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010  
NJDEP State Policy Areas

Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

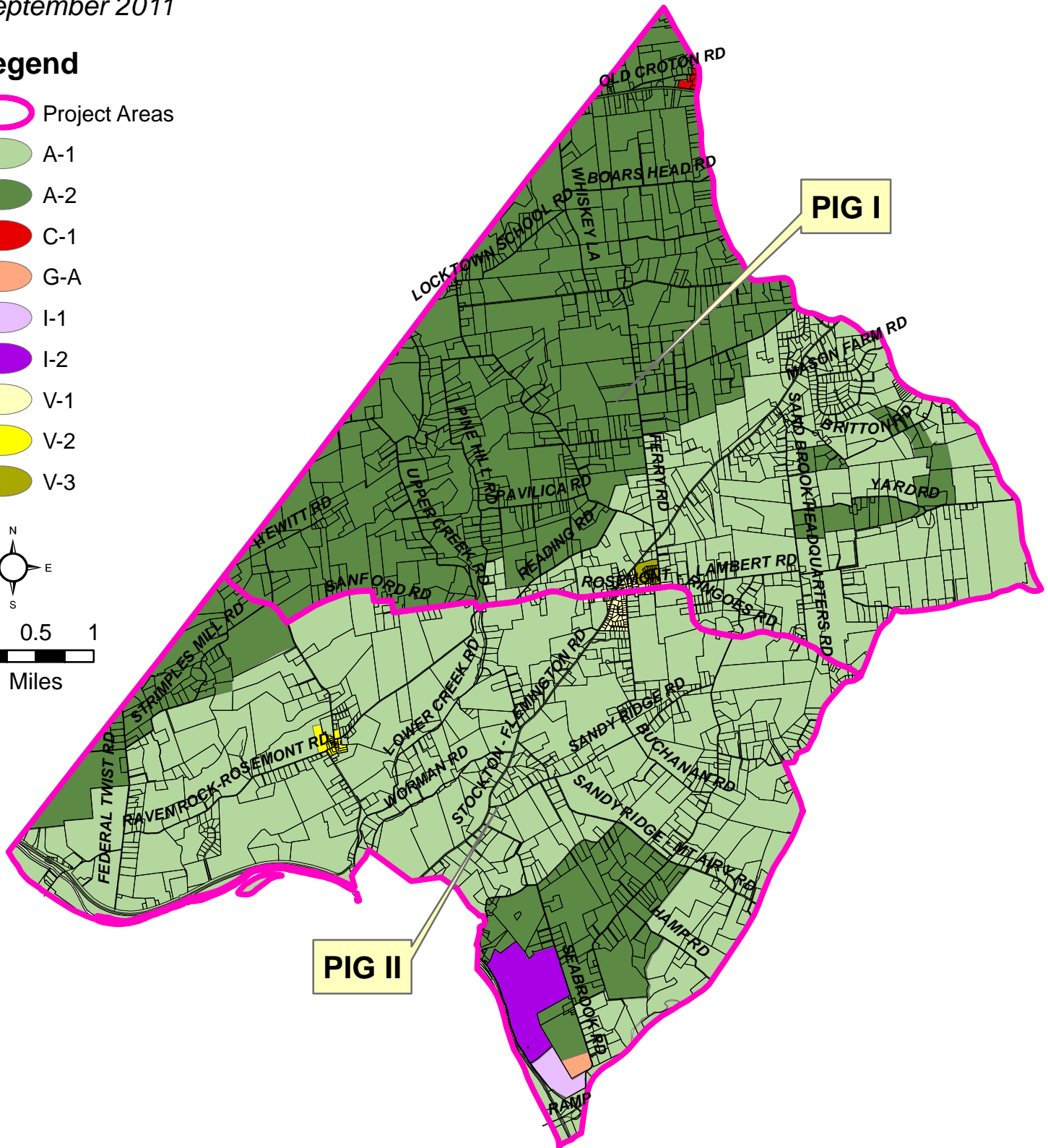
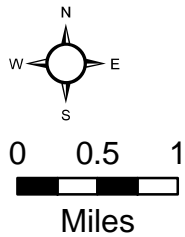
Figure 9

# Zoning

Delaware Township, NJ  
September 2011

## Legend

-  Project Areas
-  A-1
-  A-2
-  C-1
-  G-A
-  I-1
-  I-2
-  V-1
-  V-2
-  V-3



Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010  
and Zoning

Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP







This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

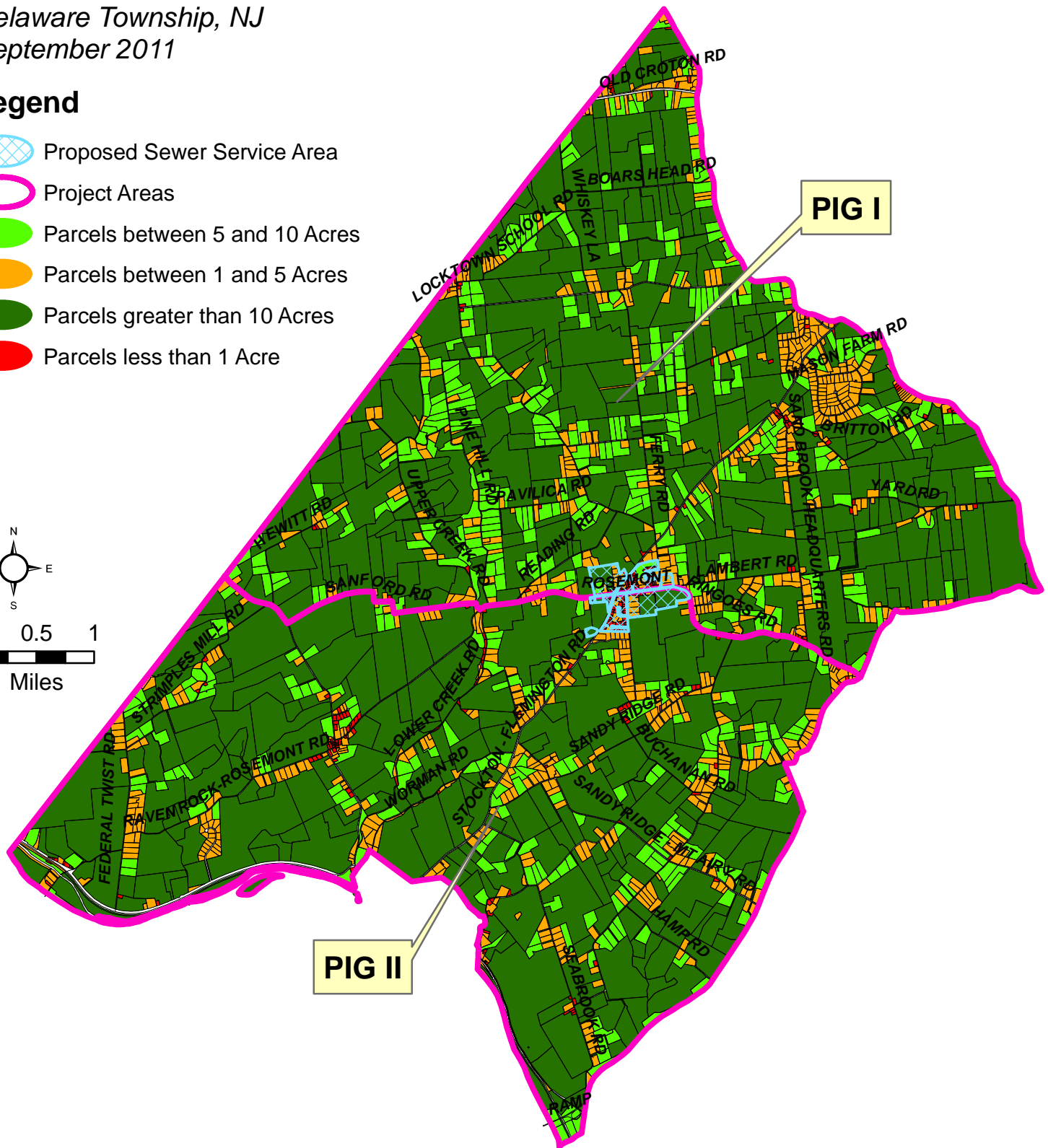
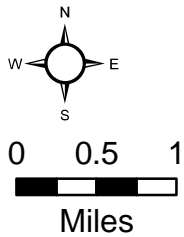
Figure 10

# Proposed Sewer Service Area and Lot Size Comparison

Delaware Township, NJ  
September 2011

## Legend

-  Proposed Sewer Service Area
-  Project Areas
-  Parcels between 5 and 10 Acres
-  Parcels between 1 and 5 Acres
-  Parcels greater than 10 Acres
-  Parcels less than 1 Acre



Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010  
and Zoning

Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP

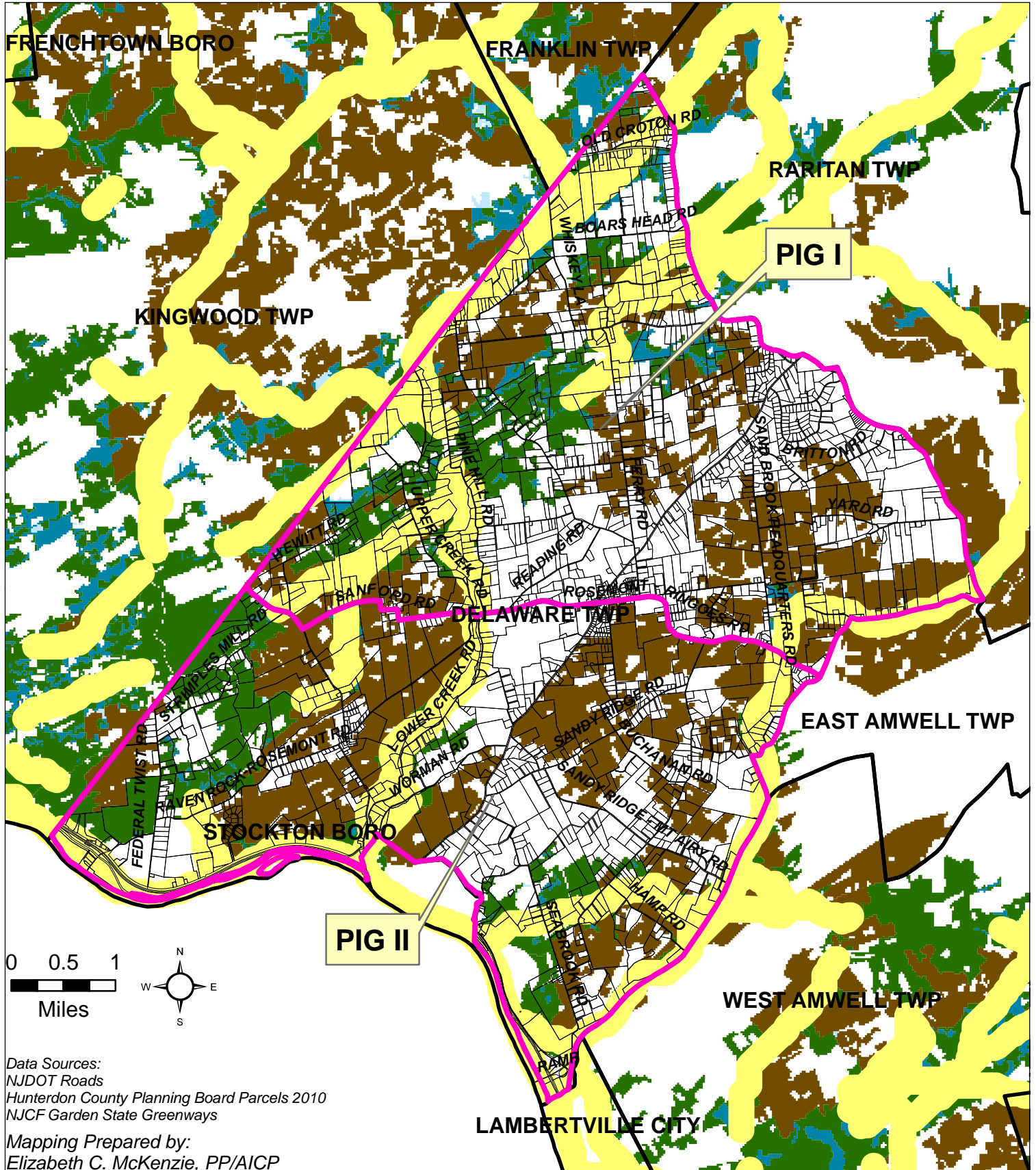
Figure 11

# NJCF Garden State Greenways

Delaware Township, NJ  
September 2011

## Legend

- Project Areas
- Connectors
- Agriculture/Grassland
- Beach/Dune
- Emergent Wetland
- Forested Wetland
- Upland Forest



Data Sources:  
NJDOT Roads  
Hunterdon County Planning Board Parcels 2010  
NJCF Garden State Greenways

Mapping Prepared by:  
Elizabeth C. McKenzie, PP/AICP