



Engineering
& Design

Comprehensive Farmland Preservation Plan

Delaware Township,
Hunterdon County, New Jersey

March 4, 2025 (As Revised and Approved: June 3, 2025)

Prepared for:

Township of Delaware
570 Rosemont Ringoes Road PO Box 500
Sergeantsville, NJ 08557

Prepared by:

Nicholas Dickerson, PP, AICP, CFM
New Jersey Professional Planner

License No. 06287

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

Colliers Engineering & Design
101 Crawfords Corner Road
Suite 3400
Holmdel New Jersey 07733
Main: 877 627 3772
Colliersengineering.com

Project No. DPB-0051

Acknowledgements

Township of Delaware

Joseph Vocke, Mayor
James Waltman, Deputy Mayor
David Bond, Committee Member
Chad Bower, Committee Member
Susan D. Lockwood, Committee Member

PLANNING BOARD

Rosalind Westlake, Chairperson - Class IV Member
Kathleen Katz, Vice Chairperson, Class IV and Liaison to the Environmental Commission
Joseph Vocke, Mayor, Class I
Diane McDaniel, Class II
James Waltman, Class III
Larry Coffey, Class IV
Richard Macomber, Class IV
Patrick Miller, Class IV
Mark Wright, Class IV

Charles Cline, Board of Adjustment Liaison to the Planning Board
Adam Pate, Board of Education Liaison to the Planning Board

OPEN SPACE COMMITTEE

Rosalind Westlake, Chairperson
Kathleen Katz, Vice Chairperson
Larry Coffey
Kevin Eberle
Susan Lockwood
Peter McCrohan
Ed McLaughlin
Steven Smotrich
Mark Wright

AGRICULTURAL ADVISORY COMMITTEE

Christian Bench, Chair
David Bond
Richard Denbigh
Heidi Kovacs
Larry Coffey
Devon Cornia

PLANNING BOARD STAFF

Zuzana Karas, Board Secretary
Steven P. Goodell, Esq., Board Attorney
Nicholas Dickerson, PP, AICP, CFM, Board Planner
C. Richard Roseberry, PE, AICP, Board Engineer

The project team would like to acknowledge the research and content provided by the Delaware Township Planning Board and Open Space Committee.

Table of Contents

Delaware Township Agricultural Vision Statement	1
I. Delaware Township's Agricultural Land Base	2
A. Location and Size of Agricultural Land Base.....	2
B. Distribution of Soil Types and their Characteristics.....	9
C. Number of Irrigated Acres and Available Water Resources.....	10
D. Farmland Assessment and Census of Agricultural Statistics and Trends.....	11
II. Municipality's Agricultural Industry – Overview	15
A. Trends in Market Value of Agricultural Products Sold.....	15
B. Crop Production Trends over the Last 20 Years	16
C. Support Services within the Market Region.....	22
D. Other Agricultural Related Industries	24
III. Land Use Planning Context	30
A. State Development and Redevelopment Plan (SDRP) Planning Areas, Designated Centers and Endorsed Plans	30
B. Special Resource Areas (Highlands, Pinelands, CAFRA, etc.).....	37
C. Municipal Master Plan and Developmental Regulations	37
D. Current Land Use and Trends	43
E. Sewer Service Areas/Public Water Supply Service Areas	45
F. Municipal Master Plan and Zoning - Overview	46
G. Discussion of Density Transfer Opportunities (Non-contiguous Cluster and Municipal and Regional TDR) including implementation strategy recommendations.....	51
IV. Municipality's Farmland Preservation Program – Overview	53
A. County Agricultural Development Areas.....	53
B. Farmland Preserved to Date by Program.....	54
C. Term Farmland Preservation Programs	61
D. Coordination with Municipal and County Open Space Preservation Initiatives.....	62
E. 2022 Farmland Preservation Program Funding Expended by Source	62
F. Monitoring of Preserved Farmland	63
G. Coordination with TDR Programs	63
V. Future Farmland Preservation Program.....	64
A. Preservation Goals.....	64
B. Project Area Summaries.....	71
C. Municipal, County, and State Minimum Eligibility Criteria Coordination.....	71
D. Municipal and County Ranking Criteria	73
E. Municipal and County Policies Related to Farmland Preservation Applications, including:.....	74
F. Funding Plan	77
G. Farmland Preservation Program/Agricultural Advisory Committee Administrative Resources	79

H. Factors Limiting Farmland Preservation Implementation.....	79
---	----

VI. Economic Development.....81

A. Consistency with NJ Department of Agriculture Economic Development Strategies and Other Regional Economic Development Plans and Initiatives	81
B. Agricultural Industry Retention, Expansion and Recruitment Strategies.....	85

VII. Natural Resource Conservation94

A. Natural Resource Protection Conservation	94
B. Natural Resource Protection Programs.....	95
C. Water Resources	97
D. Waste Management Planning.....	99
E. Energy Conservation Planning	99
F. Outreach and Incentives.....	105

VIII. Agricultural Industry Sustainability, Retention, and Promotion105

A. Existing Agricultural Industry Support.....	105
B. Other Strategies to Support Agriculture.....	107

Appendix.....1

Appendix A Map 1	1
Appendix A Map 2	3
Appendix A Map 3	5
Appendix A Map 4	7
Appendix A Map 5	9
Appendix A Map 6	11
Appendix A Map 7	13
Appendix A Map 8	15
Appendix A Map 9	17
Appendix A Map 10	19
Appendix A Map 11	21
Appendix B Qualified Farmland	23
Appendix C Ranking Criteria	40
Appendix D Right to Farm Ordinance.....	46

Figures and Tables

Figure 1: Delaware Township Population Change (1970-2020)	44
Figure 2: Per Acre Value Trend	49
Figure 3: New Housing Units by Building Permits Issued (Source: NJ DCA's Development Trends Viewer and Yearly Summary Data)	51

Table 1: Land in Farms (US Census of Agriculture). Includes largest NJ farming counties, and counties neighboring Hunterdon County.....	3
Table 2: Leading Agricultural Municipalities of Hunterdon County	4
Table 3: Farmland Assessed Acres, Delaware Township	5
Table 4: Farmland Assessed Acres, Hunterdon County	5
Table 5: Farmland Assessed Acres: Delaware Township as a percentage of Hunterdon County.....	6
Table 6: Delaware Township Property Class (2021).....	7
Table 7: Property Class by Project Area	8
Table 8: 2015 Land Use/Land Cover for Delaware Township	8
Table 9: Farm Capable Soils for Delaware Township	10
Table 10: Irrigated Acres by Crop Type	10
Table 11: Size Distribution of Parcels Approved for Farmland Assessment in Delaware Township (2021)	11
Table 12: Delaware Township, Types of Land Use, By Acres.....	13
Table 13: Hunterdon County, Types of Land Use, By Acres	14
Table 14: Delaware Township as a Percentage of Hunterdon County	15
Table 15: 2019 Field Crop Area and Values (New Jersey Farmland Assessment Survey).....	15
Table 16: Delaware Township Land Devoted to Field Crops (Acres).....	18
Table 17: Delaware Township Fruit Production (Acres)	19
Table 18: Delaware Township Vegetable Production (Acres).....	20
Table 19: Delaware Township Nursery and Tree Production (Acres).....	21
Table 20: Timber and Woodland Product and Areas	21
Table 21: Delaware Township Livestock and Poultry Products (head)	22
Table 22: Farmers' Markets in the Hunterdon County Region.....	23
Table 23: State Planning Areas and Active Agriculture	32
Table 24: NJDEP Land Use/Land Cover Change (1986-2015) for Delaware Township.....	43
Table 25: NJDEP Land Use/Land Cover Change (1986-2015) for Hunterdon County	44
Table 26: Lot Comparison by Sewer Service Area	46
Table 27: Farms Preserved under County Easement Purchase Program	55
Table 28: Properties Preserved under the County Planning Incentive Grant Program.....	56
Table 29: Farms Preserved under Municipal PIG Program	57
Table 30: Farms Preserved under SADC Direct Easement Purchase Program	59
Table 31: Farms Preserved under SADC Fee Simple Purchase Program.....	59
Table 32: Farms Preserved by Non-Profit Organizations.....	60
Table 33: Funding Expended by Program.....	63
Table 34: Target Farms	64
Table 35: SADC Cost Share Formula	78
Table 36: County Cost Share Formula with Municipality	78
Table 37: Projected Costs by Funding Partners to Purchase 500 Acres per Year	80

Cover Photo Source: Nearmap.

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 remains 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, pigs, chickens, sheep 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 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 Agricultural Advisory Committee 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 (**Appendix A-Map 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 shows that from 1987 to 2017, Hunterdon County surpassed all other counties for having the highest number of farms. In addition, except for 2002, Hunterdon County has been the highest in the number of acres of "land in farms." Prior to 1987, Hunterdon County had been the leading county in the state for the number of acres accounted as "land in farm." These data indicate that Hunterdon County is one of the leading agricultural counties in New Jersey. Delaware Township is ranked first in Hunterdon County for acreage in agricultural use (**Table 2**), with 15,295 acres (61.6 percent) of land in Farmland Assessment.

The proposed farmland preservation project areas are illustrated on **Appendix A-Map 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 Dilts 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 percent of its total land base in farmland assessment (East Amwell Agricultural Base Study, 1997). **Table 3** indicates this trend has continued through 2021 as Delaware Township continues to lead the County with 60.02 percent (14,175 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 New Jersey in the amount of land base assessed as farmland. The municipal Tax Assessor determines the amount of land within each property use class. Farms that have an agriculture property use and qualify for the farmland assessment tax status are known as being in the 3B property use class.

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		
		2017	2012	2007	2002	1997	1997
New Jersey	Farms (number)	9,883	9,071	10,327	9,924	10,045	9,101
	Land in Farms (acres)	734,084	715,057	733,450	805,682	856,909	832,600
Bucks County, PA	Farms	824	827	934	917	1,068	739
	Land in Farms	77,255	64,024	75,883	76,831	92,229	83,534
Burlington County	Farms	915	838	922	906	935	857
	Land in Farms	96,256	95,899	85,790	111,237	103,627	103,667
Cumberland County	Farms	560	583	615	616	622	573
	Land in Farms	66,256	64,526	69,486	71,097	67,194	66,288
Gloucester County	Farms	580	584	669	692	718	652
	Land in Farms	49,381	43,265	46,662	50,753	58,888	58,373
Hunterdon County	Farms	1,604	1,447	1,623	1,514	1,461	1,313
	Land in Farms	101,290	96,025	100,027	109,241	113,975	105,230
Mercer County	Farms	323	272	311	304	309	285
	Land in Farms	25,230	19,744	21,730	25,070	28,395	28,391
Monmouth County	Farms	838	823	932	892	977	874
	Land in Farms	39,198	38,961	44,130	47,198	61,358	59,405
Morris County	Farms	418	366	422	407	427	383
	Land in Farms	14,514	14,458	17,028	17,233	23,623	22,351
Salem County	Farms	781	825	759	753	716	660
	Land in Farms	98,239	101,847	96,530	96,238	92,890	92,047
Somerset County	Farms	452	400	445	442	486	437
	Land in Farms	35,862	34,735	32,721	36,237	48,299	46,258
Sussex County	Farms	1,008	885	1,060	1,029	920	827
	Land in Farms	59,766	61,033	65,242	75,496	76,461	73,001
Warren County	Farms	918	784	933	814	802	730
	Land in Farms	73,874	72,250	74,975	78,042	84,494	82,900

Source: US Census of Agriculture: 2017, 2012, 2007, 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 2: Leading Agricultural Municipalities of Hunterdon County

Township	Farmland Assessed Acreage	Total Land Based Acreage	% of Total Land Base in Farm Assessment
Alexandria	10,296	18,048	57.04%
Bethlehem	5,424	13,683	39.64%
Delaware	14,175	23,616	60.02%
East Amwell	11,066	17,792	62.19%
Franklin	7,948	14,912	53.29%
Holland	7,356	14,528	50.63%
Kingwood	13,803	22,784	60.05%
Readington	11,543	30,592	37.73%
Tewksbury	8,966	20,352	44.05%
West Amwell	7,379	14,016	52.64%
Total Farmland Assessment in Hunterdon County			
Hunterdon County (2021)	121,982	279,680	44%
Hunterdon County (2010)	126,894	279,680	45.3%
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 2021 FA-1 Forms

Table 4 indicates that the percentage of land in farmland assessment in Hunterdon County has been below 50 percent since 2006. However, the percentage of land in farmland assessment in Delaware Township is 60.02 percent. Delaware Township remains a leading agricultural municipality in Hunterdon County and the State of New Jersey, despite development pressures.

Table 3 and **Table 4** document the land enrolled in farmland assessment for both Delaware Township and Hunterdon County for a thirty-one-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

Year	Total Land Devoted to Agricultural or Horticultural Use (3B)	Land with Farm House (3A)	Other Land Not Devoted to Agricultural or Horticultural Use (3A)	Total Farm Acreage (3A & 3B)	Total Land in Taxing District	% of Total Land Base in Farmland Assessment
2021	13,485	529	161	15,211	23,616	64.4%
2019	14,478	603	130	15,295	20,353	64.7%
2017	14,803	595	142	15,540	23,616	66%
2010	15,371	611	189	16,171	23,616	68%
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 1990-2021	-14%	9%	-22%	-14%		-11.6%

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

Year	Total Land Devoted to Agricultural or Horticultural Use (3B)	Land with Farm House (3A)	Other Land Not Devoted to Agricultural or Horticultural Use (3A)	Total Farm Acreage (3A & 3B)	Total Land in Taxing District	% of Total Land Base in Farmland Assessment
2021	116,200	4,214	1,589	121,982	279,680	43.6%
2019	127,728	4,358	1,713	126,799	279,680	45.3%
2017	120,493	4,539	1,284	126,316	279,680	45%
2010	126,894	4,535	1,261	132,690	279,680	47%
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 1990-2021	-20%	13%	-44%	-19%		-12.4%

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.

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

Year	Total Land Devoted to Agricultural or Horticultural Use (3B)	Land with Farm House (3A)	Other Land Not Devoted to Agricultural or Horticultural Use (3A)	Total Farm Acreage (3A & 3B)	Total % of Land in Taxing District
2021	11.6%	12.6%	10.1%	12.50%	8.44%
2019	11.3%	13.8%	7.6%	12.10%	8.44%
2017	12.29%	13.11%	11.06%	12.30%	8.44%
2010	12.11%	13.47%	14.99%	12.19%	8.44%
2006	12.30%	13.70%	9.10%	12.30%	8.40%
2000	12.10%	14.50%	12.80%	12.10%	8.40%
1996	10.80%	12.50%	7.20%	10.80%	8.40%
1990	11.50%	13.60%	7.90%	11.50%	8.40%

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 2021 represented 64.4 percent of the township's total land base. Over the past thirty-one years, this percentage has fluctuated slightly from a high of 76 percent in 1990 to a midpoint of 69 percent in 1996 and in 2006 sinking to 64.4 percent in 2021. Over this same thirty-one-year period, Hunterdon County's percentage of total assessed farmland has steadily decreased from 56 percent of the total land base in 1990 to 43.6 percent in 2021 (**Table 4**).

Over this same thirty-one-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. Over this same 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 percent of the total acreage in Hunterdon County. In 2006, Delaware Township accounted for 12.3 percent of the County's total land devoted to agricultural or horticultural use and has fallen to 11.6 percent in 2021. Notwithstanding, Delaware Township's share of the county's farmland has remained relatively stable over the past thirty-one years and has only fluctuated from a low of 10.8 percent in 1996 to a high of 12.3 percent in 2006 and 2017.

Appendix A-Map 3 illustrates the properties in Delaware Township in Farmland Assessment.

Table 3 and **Table 4** 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 2021, although Delaware Township observed a smaller decrease compared to Hunterdon County. This is partially due to an increase in residential development ratables, as well as an increase in the property values of all classes over this thirty-one-year time period.

Table 5 indicates that the assessed area of Delaware Township's 3B farmland in 2021 is 11.6 percent of all the 3B farmland in Hunterdon County, though Delaware Township accounts for only 8.4 percent of the total assessed lands of all classes in Hunterdon County. In addition, Delaware Township observed a slight increase in the past twenty-one years in both the percentage of Hunterdon County's total assessed land of all classes and the assessed area of 3B farm acres.

Appendix A-Map 3 illustrates the properties in Delaware Township that are in Farmland Assessment.

Delaware Township retains a large amount of active farmland (**Appendix A-Map 3**). As of 2024, approximately 60 percent of the Township's total 23,616 acres qualify for reduced tax assessment under the Farmland Assessment Act of 1964 (**Appendix B** 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 Township.

The Township's two Project Areas encompass the entire Township and are divided almost equally north and south (**Appendix A-Map 2**). This Project Area correlates to the Hunterdon County Project Area and Agricultural Development Area (ADA) called the South Project Area (ADA identified on **Appendix A-Map 4**). The Project Area is predominantly comprised of farm-assessed/qualified land and public property (see **Table 7**), and as identified Township-wide (**Table 6**).

Table 6: Delaware Township Property Class (2021)

Property Class	Acres*	% of Township Land
Farm Assessed/Qualified	14,478	62.63%
Residential	5,432	23.49%
Public Property	1,454	6.29%
Other Exempt	1,213	5.24%
Vacant	253	1.09%
Industrial	104	0.44%
Commercial	79	0.34%
Cemetery	33	0.15%
Public School	26	0.12%
Church	21	0.10%
Railroad	14	0.05%
Apartment	8	0.04%
Total	23,115	100.00%

*Acreage based on GIS Data slightly from tax acre data 2021.

Table 7: Property Class by Project Area

Property Class	PIG I		PIG II	
	Acres	% of Project Area	Acres	% of Project Area
Farm Assessed/Qualified	7,724	66	7,392	65
Residential	2,749	23	2,101	18
Other Exempt	934	8	215	2
Vacant	149	1	113	1
Industrial	0	0	104	1
Commercial	45	0	30	0
Cemetery	4	0	29	0
Public School	0	0	26	0
No Data				
Public Property	122	1	1,332	12
Church	19	0	3	0
Railroad	0	0	14	0
Apartment	8	0	0	0
TOTAL	11,754	100	11,359	100

The Public Property exempt property class has been added.

The acres were derived from the Tax Records, current as of 9/15/2020.

In 2011, the total for each PIG area did not match the sum of the acres (e.g. PIG I total value was 11,773 but the sum was 11,660); the percentages were based off of the total value and not the sum of the acres. The calculations for 2020 are based off of the sum of the acres which matches the total value.

The nature of the Township, and subsequently, the project areas, is further highlighted by the 2015 Land Use/Land Cover data (**Appendix A-Map 5**). **Table 8** below identifies the Land Use/Land Cover for the entire Township with 9,419 acres (40 percent) classified as agricultural and 7,979 acres (34 percent) as forested for a total of 74 percent of the land cover contributing to the rural agricultural character of the Township.

Table 8: 2015 Land Use/Land Cover for Delaware Township

	Acres	% of Township Land
Agriculture	9,419	40%
Barren Land	94	0.4%
Forest	7,979	34%
Urban	3,601	15%
Water	449	2%
Wetlands	2,166	9%
TOTAL	23,707	100%

*In addition to the above, the 2015 Land Use/Land Cover data identifies 648 acres of wetlands in agricultural use.

Of the 9,419 acres of agricultural land cover, 7,995 acres (85 percent) is classified as cropland and pastureland by the 2015 Land Use/Land Cover for the Township and subsequent Proposed Project Areas ([Appendix A-Map 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 percent 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.

[Appendix A-Map 7](#) shows the locations of these prime and statewide important soils within Delaware Township. Overall, 78 percent (18,689 acres) of the Township has farmland capable soils (see [Table 9](#) below). In addition, 7,196 acres of farmland capable soils are located in cropland and pastureland areas as identified in the 2015 Land Use/Land Cover. The number translates evenly to the proposed Project Areas which encompass the entire Township.

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
Prime Farmland	4,799	20	2,310	29
Farmland of Statewide Importance	13,088	55	4,721	59
Farmland of Statewide Importance, if drained	802	3	165	2
Unique Farmland	0	0	0	0
No Class	5,010	21	799	10
Total	23,700	100	7,995	100

Data based on GIS analysis of NJ Department of Environmental Protection's 2015 Land Use/Land Cover data, and the Natural Resources Conservation Service's Soil Survey.

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 percent 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).

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 and vegetables do require irrigation. As seen below, the largest amount of irrigated lands are in this category.

Table 10: Irrigated Acres by Crop Type

Crop	1990	2000	2004	2005	2010	2019	% Change 1990-2019
Fruit	0	0	1	1	0	1	n/a
Field crops		60	8	8	8	3	n/a
Ornamental	2	0	29	27	0	35	1,650%
Vegetables	0	1	0	0	0	20	0
Total	2	61	38	35	8	59	1,950%

A review of the New Jersey Department of Environmental Protection's (NJDEP) records indicates that one Agricultural Water Use Certification and one Agricultural Registration has been issued in Delaware Township. The Agricultural Certification is for Punkin Hollow Farm. It should be noted that the Agricultural Certification for Punkin Hollow Farms was renewed on March 1, 2016 and expired

on December 31, 2021. Spolar Farm's Agricultural Registration effective start date was April 15, 2009.¹

D. Farmland Assessment and Census of Agricultural Statistics and Trends

1. Number of Farms and Farms by Size

Data on Delaware Township farms were collected from the FA-I forms submitted in July 2020 to the Delaware Township Tax Assessor for farmland assessment for 2021. The data collected is useful for the determination of farm practices and agricultural capabilities of the Township. The Farmland Assessment forms were analyzed by the State Agriculture Development Committee and provided back to the municipalities as data for policy review.

The Tax Assessor uses the FA-1 forms to determine the amount of land within each property use class. Farms that have an agriculture property use and qualify for the farmland assessment tax status are known as being in the 3B property use class and have a qualifying number, or a Q number. **Table 11** indicates the distribution of Q number parcels approved for farmland assessment for 2021 by categories of acreage. Delaware Township had a total of 638 parcels devoted to agricultural and horticultural uses, which represented a total of 14,542 acres in farmland assessment. In addition, according to the data from 2020, the average size of these parcels is 23 acres.

The data from **Table 11** also indicate that 14 parcels were 100 acres or greater in size and combined, these parcels represented a total of 1,790 acres in farmland assessment. The average parcel size was 135 acres. There were 63 parcels that ranged in size from 50 to 99 acres and the average size of a parcel was 70 acres. This range also had 30 percent of the total number of all acres in farmland assessment, 4,410 acres, which was the highest acreage among all categories. Since 2011, the size of parcels that are approved for Farm Assessment have shrunk, with more parcels in the 20-49 and less than 20-acre categories.

Table 11: Size Distribution of Parcels Approved for Farmland Assessment in Delaware Township (2021)

Parcel Size	100+ Acres	50-99 Acres	20-49 Acres	<20 Acres	Total
Number of Parcels	14	63	135	426	638
Percent of Total Parcels	2%	10%	21%	67%	100%
Number of Acres	1,790	4,410	4,319	3,924	14,542
Average Acres per Parcel	135	70	32	9	23
Percent of Total Acres	13%	30%	30%	27%	100%

¹ Currently Effective Agricultural Water Use Certifications and Registrations by County. NJ Data Miner. Accessed October 18, 2022.

When evaluating parcel sizes between 20 and 49 acres, the number of parcels increases to 135. The total acreage for parcels between 20 and 49 acres is 4,319 acres and the average parcel was 32 acres. Emphasizing the slide from larger to smaller parcels, the data on **Table 11** indicate that 67 percent of all the parcels were less than 20 acres in size with an average size of 9 acres. This is up from 56 percent in 2011, while the average farm size has decreased to 23 acres, down from 52 acres in 2011.

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 and median size farm of 19 acres. The 2017 USDA Census of Agriculture indicates the County has an average farm size of 63 acres and a median farm of 17 acres. It appears that the past ten years has allowed for a slowdown in the reduction of farm acreage in Hunterdon County. Delaware Township's average farm size based on farmland assessment data was 23 acres and the median farm size was 17.4 acres in 2020. The Township and County farm size medians were close, though the Township had a slightly 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.

Table 12 and **Table 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.

In 2021, land in Delaware Township devoted strictly to agricultural and horticultural uses, excluding buildings, was 13,485 acres, which represents 57.1 percent of the total available acreage in Delaware Township. Cropland harvested represented 50 percent of the total 3B assessed farmland while woodlands and wetlands represented 32.2 percent of the total land devoted to agricultural and horticultural use in Delaware Township (**Table 12**).

Additionally, **Table 12**, **Table 13**, and **Table 14** highlight the changes from 1990 to 2021 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 2021, Delaware Township's total acres of cropland harvested, which is generally the easiest land to convert to residential development, decreased by 24.8 percent (**Table 12**). In that same time period, Hunterdon County experienced a 31.9 percent 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 percent to 14 percent over the past thirty-one years. In 2021, Delaware Township's cropland harvested represented 57.1 percent of all land devoted to agricultural and

horticultural uses in the Township, while in Hunterdon County, overall cropland harvested land only represented 44.8 percent of the total for the 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)*
2021	7,101	365	1,345	8,811	4,573	13,485
	52.6%	2.7%	9.9%	65.3%	33.9%	
2019	7,739	324	1,554	9,617	4,829	14,562
	53%	2.2%	10.7%	66%	33.2%	
2017	7,833	269	1,632	9,734	4,963	14,803
	53%	2%	11%	66%	34%	
2010	7,866	685	1,957	10,508	4,718	15,371
	51%	4%	13%	68%	31%	
2006	8,101	881	1,834	10,816	4,606	15,533
	52%	6%	12%	70%	30%	
2000	8,674	1,055	1,839	11,568	5,265	16,886
	51%	6%	11%	67%	31%	
1996	8,425	909	1,798	11,132	4,622	15,754
	53%	6%	11%	71%	29%	
1990	9,454	904	1,885	12,243	5,029	17,271
	55%	5%	11%	71%	29%	
% Change 1990-2021	-24.8%	-59.6%	-28.6%	-28%	-9.1%	-21.9%

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

In 2021, woodlands and wetlands represented 33.9 percent of the total land devoted to agricultural and horticultural use in Delaware Township (**Table 12**). This represents a 9.1 percent decrease over the past thirty-one years, although there have been fluctuations during that time. Hunterdon County, on the other hand, has had a stable amount of area devoted to Woodlands and Wetlands, but had a 23.1 percent decrease in the land devoted to Agriculture or Horticulture, creating a larger percentage of Agriculture lands (**Table 13**).

According to **Table 12**, Delaware Township lost 1,079 acres of the combined cropland pastured and permanent pasture between 1990 and 2021, which represents a 38.6 percent decline. Hunterdon County observed a 45.6 percent decrease in cropland pastured and a 28.1 percent decrease in

permanent pasture (observed a 33.7 percent decrease in combined cropland pastured and permanent pasture) over this same thirty-one-year period (**Table 13**).

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)*
2021	51,637	5,135	14,427	71,199	44,159	115,358
	44.8%	4.5%	12.5%	61.7%	38.3%	
2019	55,071	5,267	14,908	75,246	44,797	120,728
	45.6%	4.4%	12.3%	62.3%	37.1%	
2017	54,606	5,926	14,760	75,292	44,509	120,493
	45%	5%	12%	62%	37%	
2010	57,721	7,517	16,259	81,497	44,659	126,894
	45%	6%	13%	64%	35%	
2006	57,260	7,629	16,118	81,007	43,691	126,012
	45%	6%	13%	65%	35%	
2000	65,596	8,416	17,355	91,367	47,307	139,693
	47%	6%	12%	65%	34%	
1996	70,747	8,488	19,482	98,717	47,378	146,095
	48%	6%	13%	67%	32%	
1990	75,857	9,434	20,065	105,356	44,677	150,033
	51%	6%	13%	70%	30%	
% Change 1990-2021	-31.9%	-45.6%	-28.1%	-32.4%	-0.1%	-23.1%

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
2021	14%	7%	9%	10%	12%	8%
2019	14%	6%	10%	13%	11%	8%
2017	14%	5%	11%	11%	12%	8%
2010	14%	9%	12%	11%	12%	8%
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

Currently, the largest commercial farm products in Delaware Township 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 range summary of information about farming activities in Delaware Township.

Table 15: 2019 Field Crop Area and Values (New Jersey Farmland Assessment Survey)

	Corn for Grain	Alfalfa Hay	Other Hay	Soybeans	Wheat
Acres	373	1,300	4,682	548	126
Yield per acre bushels/tons	167	3.10	2.10	45	64
Price per bushel/ton	\$3.75	\$156	\$125	\$9.30	\$4.60
Value \$/Acre	\$626	\$547	\$304	\$423	\$294
Total Value	\$181,540	\$807,919	\$1,381,984	\$191,619	\$80,850

Source: NJ Department of Agriculture: New Jersey Farmland Assessment 2018, Tax year 2019

Source of crop value information for 2017: US Department of Agriculture, National Agricultural Statistics Service (NASS): 2017 Census of Agriculture – County Data – Completed every 5 years

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 twentieth century, 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 nineteenth century 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 nineteenth century, sophisticated mechanical implements were being introduced, with tractors following in the early to mid-twentieth century. 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 twentieth century, 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 25 years. Agricultural products sold in 1992 were valued at \$26,207,000, or in 2017 dollars at \$45,786,599, in 2007 they were valued at \$69,745,000, or at \$82,452,635.74 in 2017 dollars, and the 2017 US Census of Agriculture values the County agriculture products at \$92,246,000. This results in an increase of 50 percent in 25 years. While data for the products sold on a municipal level are not available, it can be interpolated that since the Township includes 12 percent of the County's agricultural areas, roughly \$11,000,000 of the total agricultural products sold in Hunterdon County in 2017 could be attributed to the Township. This would be an increase from roughly \$5,494,392 in 2017 dollars attributed to the Township in 1992, which is an increase of 101.5 percent.

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-I forms' used for the tables cited above does not include all the detail available in the actual FA-I forms. Information was also gathered for this study from the individual Delaware Township FA-I forms filled out by local farmers in July of 2018, for the 2019 tax year. 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-I 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 range 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 **Table 15**, the total hay crop in the township is worth almost \$2.2 million dollars. The total value of the corn, soybean, and wheat crops comes to about \$450,000. 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 661 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.

30 Year Farmland Assessment Survey Trends

The following tables depict an almost 30-year trend, and others, devoted to field crops such as barley, grains, grasses and soybeans as inventoried by the New Jersey Farmland Assessment Surveys.

Table 16: Delaware Township Land Devoted to Field Crops (Acres)

	1990	2000	2004	2010	2017	2019	Acres Change 1990-2019	% Change 1990-2019
Grain Corn	2,279	1,072	200	290	290	373	-1,906	-83.7%
Silage Corn	591	344	36	26	96	27	-564	-95.4%
Alfalfa Hay	670	721	1,074	1,017	1,477	1,300	+630	94%
Other Hay	2,801	3,557	4,442	5,017	4,546	4,682	-1,881	-67.2%
Subtotal	8,331	7,694	7,756	6,350	6,409	6,382	-1,949	-23.4%
Barley	23	116	34	0	1	0	-23	100%
Grass Silage	0	0	84	0	0	--	0	0.0%
Oats	162	252	130	82	56	74	-88	-54.3%
Rye Grain	24	45	150	93	133	51	+27	113%
Sorghum	108	8	93	47	21	44	-64	-59.3%
Soybeans	610	695	786	339	453	548	-62	-10.23%
Wheat	514	810	254	196	275	126	-388	-75.5%
Cover Crop	0	0	86	0	0	0	0	0.0%
Rye Cover	78	27	39	31	0	0	-78	100.0%
Oat Cover	0	2	0	0	0	0	0	0.0%
Other Cover	44	64	47	22	7	20	-24	-54.5%
Other Field Crops	18	43	28	0	16	7	-11	-61.1%
Subtotal	1,581	2,062	1,731	810	962	870	-711	-45.0%
Total	9,912	9,756	9,487	7,160	7,371	7,252	-2,660	-26.8%

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)

	1990	2000	2004	2010	2017	2019	Acres Change 1990-2019	% Change 1990-2019
Apples	8	12	14	14	13	15	-7	-87.5%
Blueberries	0	1	1	1	1	1	1	100%
Cranberries	2	0	0	0	0	0	-2	100%
Grapes	19	15	5	7	10	12	-7	-36.8%
Peaches	10	3	13	12	10	9	-1	-10%
Strawberries	0	0	0	1	1	0	0	0%
Blackberries/ Raspberries/Other Berries	0	3	4	3	1	3	+3	+300%
Pears	0	1	1	0	1	1	+1	+100%
Non-Bearing	3	0	0	1	0	0	-3	100%
Other Fruit	0	3	4	6	7	3	+3	300%
Nut	0	3	0	4	4	4	+4	400%
Total Fruit	42	41	42	49	48	48	+6	14.3%

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 farmer's markets, farm stands and in response to seasonal demands.

Table 18: Delaware Township Vegetable Production (Acres)

	1990	2000	2004	2010	2017	2019	Acres Change 1990-2019	% Change 1990-2019
Asparagus	0	0	1	0	1	0	0	0%
Lima beans	1	0	0	0	0	0	+1	100%
Snap Peas	1	0	0	1	1	0	0	0%
Cabbage	0	0	0	1	0	0	0	0%
Carrots	0	0	0	0	0	1	+1	100%
Sweet Corn	44	35	26	22	1	1	-43	-97.7%
Cucumbers	5	0	3	3	1	0	-5	100%
Eggplant	0	0	0	2	0	0	0	0%
Lettuce	0	0	0	1	1	1	+1	100%
Peas	0	3	2	2	1	0	0	0%
Melons	0	1	0	1	2	0	0	0%
Peppers	2	2	14	1	2	1	-1	-50%
Sweet Potatoes	0	0	0	0	0	0	0	0%
Pumpkins	4	15	18	19	5	0	4	100%
Spinach	0	0	0	0	0	0	0	0%
Squash	2	5	5	0	4	0	-2	100%
Tomatoes	5	3	7	2	6	2	-3	-60%
Mixed Veg Crops/Other	21	19	19	37	28	14	-7	-33.3%
Total	85	83	95	92	53	20	-65	-76.5%

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)

	1990	2000	2004	2010	2017	2019	Acres Change 1990-2019	% Change 1990-2019
Bedding Plants	1	15	11	1	4	4	+3	300%
Cut Flowers	2	8	18	18	18	12	+10	500%
Trees & Shrubs	217	206	270	298	342	295	+78	36%
Sod	0-	0	0	0	0	0	0	0%
Christmas Trees	157	132	135	74	53	70	-87	-55.4%
Other Nursery	6	5	3	0	3	0	-6	100%
Total	381	366	437	391	420	381	0	0%

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

	1990	2000	2004	2010	2017	2019	Acres Change 1990-2019	% Change 1990-2019
Fuelwood (Cords)	2,281	390	966	397	365	446	-1,835	-80.4%
Pulpwood (Cords)	19	3	10	3	6	0	-19	100%
Timber (Board Feet)	132,544	1,375	17,430	2,200	4,925	2,457	-130,087	-98.1%
Woodland State Plan (Acres)								
Woodlands Private Plan (Acres)								
Woodland No Plan (Acres)								
Land in Federal or Government Program (Acres)	195	114	151	174	178	0	-195	100%

Livestock and Poultry products such as young dairy, swine and chickens have seen a dramatic decrease as shown in **Table 21** below.

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

	1990	2000	2004	2010	2017	2019	Acres Change 1990-2019	% Change 1990-2019
Beef Cattle	449	268	268	274	300	285	-164	-36.50%
Bee Hives	406	170	118	189	169	115	-291	-71.7%
Mature Dairy	375	120	12	29	6	6	-369	-98.4%
Young Dairy	365	115	25	29	4	18	-347	-95.1%
Ducks	137	45	89	243	70	10	-127	-92.7%
Fur Animals	92	82	269	1	0	16	-76	-82.6%
Geese	0	0	0					
Goats	43	144	170	160	329	380	+337	783.7%
Equine	446	602	634	559	661	572	+126	28.3%
Meat Chickens	1,234	828	607	1,356	183	170	-1,064	-86.20%
Laying Chickens	1,088	825	1,324	1,347	1,837	1,865	-777	-71.4%
Rabbits								
Sheep	845	704	572	459	485	764	-81	-9.6%
Swine	457	63	60	16	35	117	-340	-74.4%
Turkeys	30	70	41	241	77	51	+21	70%
Other Livestock	5,392	2,736	2,241	2,128	1,414	1,491	-3,901	-72.30%

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 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 from 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 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 products.

Slaughterhouses 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.

Table 22: Farmers' Markets in the Hunterdon County Region

Market	Address	Website	Hours of Operation	Products
Clinton Community Farmer's Market	65 Halsead St. Clinton, NJ	www.facebook.com/clintonfarmersmarket	Sunday 9-1	Local meats, produce, breads, prepared foods
Stangl Farm Market	50 Stangl Rd. Flemington	www.stanglfactory.com	Saturday 9-3	Local meats, produce, breads, cheese, prepared foods and crafts
Dvoor Farmers' Market	Rte 12 Circle, Raritan Twp. NJ	www.hunterdonlandtrust.org	May-November Sunday 9-1 December-April Sundays 11-1	Local meats, produce, breads, cheese, prepared foods, dairy, plants, flowers, coffee, honey
Farmer's Table	Rosemont-Ringoes Rd., Sergeantsville, NJ	www.sugarmaplejerseys.com	Daily 10-4	Local meats, produce, breads, cheese, dairy, prepared foods, honey
Montgomery Farmer's Market	Routes 206 and 518 Montgomery, NJ	www.montgomeryfriends.org	June-October Saturdays 9-1	Local meats, produce, breads, cheese, dairy, prepared foods, honey
Pennington Farmer's Market	101 Rte 31 N. Pennington, NJ	www.penningtonfarmersmarket.org	May-November Saturdays 9-1	Local meats, produce, breads, cheese, dairy, prepared foods, honey, wine

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:

Construction:

- Allensville Planning Mill, Inc.
108 East Main Street
Allensville, PA
Phone: (800) 322-1306, ext. 252
Phone: (717) 994-2317
- Morton Buildings, Inc.
P.O. Box 126
Phillipsburg, NJ
Phone: (908) 454-7905
Website: <http://mortonbuildings.com>
- Parker Landscaping Construction Inc.
Califon, NJ
Phone: (973) 638-3483
Fax: (908) 832-9007
- Pioneer Pole Buildings, Inc.
Schuylkill Haven, PA
- Tim Terry
Washington, NJ
Phone: (908) 689-6934
- Bernard C. Morrissey Insurance Inc.
890 North Reading Rd
Ephrata, PA
Phone: (800) 422-8335
- King Crop Insurance Inc.
101 West Market St
Georgetown, DE
Phone: (302) 855-0800
- Crop Growers LLC
9 County Rd 618
Lebanon, NJ
Phone: (800) 234-7012
- The Salem Company LLC
PO Box 156
Myerstown, PA
Phone: (717) 926-4355
- American Crop Insurance
532 Quiet Valley Rd
Mount Bethel, PA
Phone: (610) 533-0202
- Scott Insurance, LLC
25112 Lankford Hwy
Cape Charles, VA
Phone: (757) 331-1385
- Agri-Services Agency
5001 Brittonfield Pkwy
East Syracuse, NY
Phone: (866) 826-0207

Crop Insurance Agents:

- SentryAg, Inc.
124 River Drive Ave
Pennsville, NJ
Phone: (856) 803-8400
- Crow Insurance Agency Inc.
106 S Broad St
Middletown, DE
Phone: (877) 204-3107

- Weller & Associates, Inc.
11539 Nuckols Rd, Ste B
Glen Allen, VA
Phone: (804) 514-9915

- Rose & Kiernan, Inc.
55 Albany Ave
Kingston, NY
Phone: (845) 338-6694

Equipment (New Used, Parts, Service):

- Dave's Equipment Sales
325 County Rd 579
Ringoes, NJ
Phone: (908) 434-7009

- Powerco, Inc.
12 Route 173
Clinton, NJ
Phone: (800) 232-7232

- Power Fence Systems, Inc.
3490 Route 22 West
Somerville, NJ
Phone: (908) 823-0393
Fax: (908) 823-3378

- Warren County Service Center, Inc.
228 Route 94
Columbia, NJ
Phone: (908) 362-6916

- Everitt Equipment, LLC
258 County Rd 579
Ringoes, NJ
Phone: (908) 780-5082

Feeds:

- Bardy Farms
149 Washington Valley Rd
Warren, NJ
Phone: (732) 356-4244

- Agway-Belle Mead Farmers Co-Op Assoc.
100 Township Line Road
Hillsborough, NJ
Phone: (908) 359-5173

- Deer Run Hay Co
110 Amwell Rd
Flemington, NJ
Phone: (732) 904-5137

- Delaware Valley Feed and Farm Supply
1133A NJ-12
Frenchtown, NJ
Phone: (908) 628-3550

- Hoffmans Supply
35 East Mill Road
Long Valley, NJ
Phone: (908) 876-3111

- Ise Feed
110 Good Springs Road
Stewartsville, NJ
Phone: (908) 859-8424

- Mendham Garden Center
1306 NJ-31
Annandale, NJ
Phone: (908) 730-9008

- Neshanic Station Farm Home & Garden Center
101 Fairview Drive
Neshanic Station, NJ
Phone: (908) 369-5131

- New Village Farms
11 Stewartsville Road
Stewartsville, NJ
Phone: (908) 859-3381

- North Warren Farm & Home Supply
Blairstown, NJ
Phone: (908) 362-6117

- Penwell Mills Feed
448 Penwell Road
Port Murray, NJ
Phone: (908) 689-3725
- R Industries Incorporated
109 Stanton Road
Flemington, NJ
Phone: (908) 236-2861
- Raritan Valley Agway
77 Thompson St
Raritan, NJ
Phone: (908) 725-9252
- Roddy MacR Feed
109 Stanton Road
Flemington, NJ
Phone: (908) 236-2861
- Rosedale Mills
101 State Highway North 31
Pennington, NJ
Phone: (609) 737-2008
- Schaefer Farms
1051 County Road 523
Flemington, NJ
Phone: (908) 782-2705
- Sergeantsville Grain & Feed
P.O. Box 141
Sergeantsville, NJ
Phone: (609) 397-0807
Fax: (609) 397-0822
- Shurts O L Feed & Coal
Fairview Drive
Neshanic Station, NJ
Phone: (908) 369-5131
- Somerset Grain & Feed Company
74 Mine Brook Rd.
Bernardsville, NJ
Phone: (908) 766-0204
Fax: (908) 766-6310
- The Tack Room
Main Street
Pittstown, NJ
Phone: (908) 730-8388
- Tickner's Inc.
90 Main Street
Hackettstown, NJ
Phone: (908) 852-4707
- Tomer Ernest J Trucking Inc.
3109 Belvidere Road
Phillipsburg, NJ
Phone: (908) 475-2578
- Tractor Supply Company—Hillsborough
256 US Hwy 206 Ste 13
Hillsborough, NJ
Phone: (908) 431-0539
- Tractor Supply Company—Ringo
144 Hwy 202/31 North
Ringo, NJ
Phone: (908) 284-2021
- Tractor Supply Company—Washington
398 Rte 57 West 4
Washington, NJ
Phone: (908) 689-3202

Fertilizers, Lime, Chemicals, Supplies:

- Nutrien Ag Solutions
127 Perryville Road
Pittstown, NJ
Phone: (908) 735-5545
Fax: (908) 735-6231
- FMC Corporation
Box 8
Princeton, NJ
Phone: (609) 951-3000

- Plant Food Company, Inc.
38 Hightstown-Cranbury Station Rd
East Windsor, NJ
Phone: (800) 562-1291
- Growmark FS, Inc.
60 Lehigh Ave
Bloomsbury, NJ
Phone: (908) 479-4500
Phone: (800) 248-4649

Financial Services:

- Farm Credit East
9 County Road 618
Lebanon, NJ
Phone: (908) 782-5215
- FSA: Hunterdon County Office
687 Pittstown Road Ste 2
Frenchtown, NJ
Phone: (908) 782-4614
- U.S. Small Business Administration
Phone: (973) 645-2434
Website: www.sba.gov

Greenhouse & Nursery Supplies:

- Cooperative Growers Association Inc.
1360 US 206
Tabernacle, NJ
Phone: (609) 268-1028
- Penwell Mills Feed
448 Penwell Road, Port Murray, NJ
Phone: (908) 689-3725

Hoof Trimmers and Farriers:

- Bedminster Forge
Box 348
Bedminster, NJ
Phone: (908) 879-5627
bpethick@aol.com

- International Consulting Services
Certified Journeyman Farrier
AFA Examiner, Judge, Clinician
Dan Bias
11B Central Avenue
High Bridge, NJ
- Steve Bostwick
Phone: (908) 537-7596
- Troy Brighton
Phone: (908) 303-7625
- Doug Craig
Chester, NJ
Phone: (908) 879-2793
- Fairweather Forge
37 Cromwell Drive
Mendham, NJ
Phone: (908) 619-6798
- Lehigh Valley Farrier Service
Phillipsburg, NJ
Phone: (732) 744-0122

Livestock Haulers:

- Ackerman & Sons Livestock Hauling, LLC
932 Maple Ave
Stillwater NJ
Phone: (973) 383-4240

Agricultural Testing Labs:

- Rutgers Soil Testing Laboratory
57 US Highway 1
New Brunswick, NJ
Phone: (848) 932-9295
- Rutgers Plant Diagnostic Laboratory
20 Indyk-Engel Way, PO Box 550
North Brunswick, NJ
Phone: (732) 932-9140

Poultry:

- Kuhl Corporation
Kuhl Road, P.O. Box 26
Flemington, NJ
Phone: (201) 782-5696
- Moyer's Chicks
266 East Paletown Road
Quakertown, PA
Phone: (215) 536-3155

Seed Suppliers:

- Belle Mead Co-Op
100 Township Line Road
Belle Mead, NJ
Phone: (908) 359-5173
- Erosion Control Technologies, Inc.
P.O. Box 5383, North Branch, NJ
Phone: (908) 707-0800
Phone: (800) 245-0551
Fax: (908) 707-1455
- Garden State Heirloom Seed Society
82 Delaware Road
Columbia, NJ
Phone: (908) 496-4872
- Growmark FS
60 Leigh Ave
Bloomsbury, NJ
Phone: (908) 479-4500
- Nutrien Ag Solutions
127 Perryville Rd
Pittstown, NJ
Phone: (908) 735-5545
- Penwell Mills Feed
448 Penwell Road
Port Murray, NJ
Phone: (908) 689-3725

Sheep Shearers

- Christian Bench
Annandale, NJ
Phone: (908) 730-7189
- Rod Gilbert
Doylestown, PA
Phone: (215) 489-2247
- Rebecca Gunther
Hillsborough, NJ
Phone: (908) 369-4088

- Brynn Kirby
Hillsborough, NJ
Phone: (908) 369-1009
- Don Nehoda
Doylestown, P.A.
Phone: (215) 348-7343

Custom Slaughterhouses

- Louie Chiu Slaughterhouse
40 Montana Road
New Village, NJ
Phone: (908) 859-6635
- Trenton Halal Packing
610 Roebling Avenue
Trenton, NJ
Phone: (609) 394-0331
- V. Roche & Son
9 High Street
Whitehouse Station, NJ
Phone: (908) 534-2006
Fax: (908) 534-8498
- Griggstown Quail Farm
484 Bunker Hill Rd
Princeton, NJ
Phone: (908) 359-5375

- Dealaman Enterprises, Inc.
218 Mt. View Road
Warren, NJ
Phone: (908) 755-1780
Fax: (908) 647-5735

Starter Plant Sources:

- Cross Country Greenhouses
P.O. Box 170, 199 Kingwood-Locktown Rd.
Rosemont, NJ
Phone: (908) 996-4646
Fax: (908) 996-4638

Large Animal Veterinarians:

- Alger Veterinary Services
PO Box 295
Oldwick, NJ
Phone: (908) 840-4071
- BW Furlong & Associates
101 Homestead Road, PO Box 16
Oldwick, NJ
Phone: (908) 439-2821
- Balanced Motions, LLC
12 Wagner Rd
Stockton, NJ
Phone: (908) 963-6512
- Califon Animal Hospital
421 Rt 513
Califon, NJ
Phone: (908) 832-7523
- Dr. Carole Edwards AVCA, CHI, FIAMA
PO Box 232
Frenchtown, NJ
Phone: (908) 575-7834
- Equiheart Veterinart Services
PO Box 215
Califon, NJ
Phone: (732) 616-6188
- Hopewell Veterinary Group
Hopewell Township, NJ
Phone: (609) 466-0131
- Dr. Grodkiewicz
Washington Animal Hospital
Washington, NJ
Phone: (908) 689-3267
- Hunterdon Equine Services
123 Foothill Rd
Flemington, NJ
Phone: (908) 788-8889
- Dr. Melinda MacDonald
2 Royce Brook Ct
Annandale, NJ
Phone: (908) 218-2756
- Mid-Atlantic Equine Center
Ringoes, NJ
Phone: (609) 397-0078
- Mountain Pointe Equine Veterinary Service
14 Schooley's Mountain Road
Long Valley, NJ
Phone: (908) 269-8451
- Perris Equine Veterinary Hospital
PO Box 572
Pennington, NJ
Phone: (609) 631-8146
- Running 'S' Equine
118 Fairmount Rd West
Califon, NJ
Phone: (908) 832-5484
- Dr. Roeing
Glen Manor Veterinary Hospital
Glen Gardner, NJ
Phone: (908) 537-7663
- Spring Mills Veterinary Hospital
72 Spring Mills Rd
Milford, NJ
Phone: (908) 995-4959

- Dr. Mary Stankovics
Pleasant Valley Veterinarian Services
32 Pleasant Valley Road
Washington, NJ 07882
Phone: (908) 689-0773
- Dr. Wessel and Zaccheo
Warren Animal Hospital
Phillipsburg, NJ
Phone: (908) 859-0702
- The Feiner Equine
117 Van Lieus Rd
Ringoes, NJ
Phone: (908) 391-7855

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 2001 New Jersey State Development and Redevelopment Plan (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 different Planning Area (PA) designations including Centers, as explained below.

- **PA1 – Metropolitan Planning Area** characterized by areas with densities of more than 1,000 persons per square 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 per square 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 per square mile; mainly served by state and county roadways; generally lacking water and wastewater systems except in centers; land area greater than 1 square mile; adjacent to PA 1 or PA2 areas; and lands not meeting criteria for PA4 or PA5.
- **PA4 – Rural Planning Area** is characterized by areas with densities of less than 1,000 persons per square 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 per square 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 per square 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; watersheds of existing or planned potable water supply sources; prime aquifer recharge areas of potable water supply sources and carbonate formations associated with recharge areas or aquifers; threatened or endangered species habitat; coastal wetlands; significant features such as slopes, ridgelines, unique ecosystems; and prime forested areas.
- **PA5B – Environmentally Sensitive/Barrier Islands Planning Area** refers to the coastal barrier islands and spits along the Atlantic Ocean that stretch from Monmouth County to Wildwood in Cape May County.
- **CES – Critical Environmental Sites and HCS – Historic and Cultural Sites** refer to areas of environmental significance or landscapes of historic or aesthetic significance that are less than one square mile in extent or whose configuration does not readily permit application of the other planning areas (i.e. linear or highly irregular configuration). These areas may be located within developed areas or within other planning areas, are identified in municipal or county planning documents or other documentation, and protected by regulations or deed restrictions.
- **Parks and Natural Areas** refer to those areas that have been dedicated for public benefit and include those lands owned or managed by the state and federal government, as well as county and local parks that have been identified through the cross-acceptance and map amendment process.
- **Military Installations** currently refer to the one military installation located outside of the Pinelands, which is Picatinny Arsenal in Morris County.

As shown on **Appendix A-Map 8**, and **Table 23**, 74 percent of Delaware Township lies predominantly in PA4B, the Rural/Environmentally Sensitive Planning Area, on the 2001 State Plan. A smaller area, 21 percent, 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 74 percent (7,837 acres) of active agriculture located in these areas.

Table 23: State Planning Areas and Active Agriculture

	Total (Acres)	Total (%)	Acres in Cropland and Pastureland	% in Cropland and Pastureland
PA4B Rural Environmentally Sensitive	17,283	74	5,771	33
PA4 Rural	5,042	21	2,066	41
PA5 Environmentally Sensitive	858	4	152	18
State Park	290	1	7	2
TOTAL	23,472	100	7,995	34

Note: Area Calculations Based on GIS Calculation

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. 205-207)

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 or 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." (p. 215-216)

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 this 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.217)

"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. 208)

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.” (p. 238-246)

Delaware Township includes two identified centers (Sergeantsville and Rosemont) and is located near Baptists, Barbertown, Cherryville, Croton, Linvale, Pittstown, Quakertown, Reaville, Ringoes, Rocktown, Stockton, and Wertsville. 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.

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

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 (**Appendix A-Map 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

Master Plan Amendment to the Land Use Plan Element for the A-1 and A-2 districts (2009)

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 (**Appendix A-Map 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's Planning Board in writing the new Master Plan was to identify more effective strategies for achieving the same goals, as it was 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 goals and objectives outlined in the 1994 Master Plan, and subsequently brought forward to the 2009 Land Use Plan Element for the A-1 and A-2 districts (hereinafter referred to as the 2009 Master Plan Amendment) 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 Amendment:

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.

Community Facilities

- To provide for public safety.
- To promote facilities for local groups to meet and work together.
- To encourage community assistance for those having special needs.
- To promote excellence in the education of Township students.

Transportation

- To maintain the rural character of Township roads.
- To carefully site and design new roads to fit in with the existing road structure and limit traffic.

Solid Waste

- To protect the aesthetic character of the Township and to encourage swift removal of any accumulated solid waste.
- To promote recycling.

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, using contiguous or non-contiguous clustering, with the provision of a density bonus of one unit per three acres 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.

Land Development Option in the A-1 and A-2 District

In September 2011, the Township adopted two land use regulations to implement the goals and objectives of the 2009 Master Plan. One ordinance permits 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. Development would utilize contiguous and noncontiguous clustering design principles. The permitted maximum net developable density is not to exceed 0.333 dwelling units per acre or 0.706 dwelling units per acre for gross tract area.

The second ordinance permits 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 0.750 units per acre.

These two development options 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.

Reexamination of the Master Plan (2012 and 2022)

Following the adoption of the 2009 Land Use Element for the A-1 and A-2 Districts, the Township's Planning Board reexamined its Master Plan in 2012 and 2022.

The 2012 Reexamination evaluated the recommendation of the 2009 Land Use Element to increase the minimum lot size for the A-1 zone from 3 to 8 acres, and the minimum lot size for the A-2 zone from 6 to 7 acres, noting that the Township has not changed the minimum lot sizes in either zone. In this evaluation, the 2012 Reexamination notes that the use of performance standards; lot averaging, single family detached cluster, open lands subdivision, and hamlet development options; and the Township's active preservation efforts have helped to reduce the overall density of Delaware Township, effectively achieving the same goal of land preservation and water quality as changing the minimum lot size. The 2012 Reexamination further noted that there had been no documented nitrate dilution issues with well water contamination. Any potential increase in lot size would not only create nonconforming lots, but it would also "produce larger sprawl-like lots, stringing development along Delaware's roadways." (Page 24) There was also a stated concern that larger lot sizes would decrease property values of farms, which would go "...against the Township's goal of farmland preservation, sustainability of farming as an industry and the ideal of landowner equity."(Pg. 24) As such, the 2012 Reexamination Report concluded that because the Township was still achieving the goals and objectives of the Master Plan, there was no need to change the minimum lot size.

The 2012 Reexamination Report also called for a review of the zoning regulations in the Land Use Ordinance to broaden the range of permitted accessory uses in conjunction with a farm that would allow farmers to develop secondary and tertiary sources of income to help support the farming operation. As part of this recommendation, the Planning Board also recommended the adoption of an agricultural management practice for on-farm direct marketing, which would clarify terms in the Right to Farm Act and establish performance-based standards that commercial farms would have to meet to be eligible for right-to-farm protection for retail farm markets and for various agricultural-related educational and farm-based recreational activities and events. identify appropriate agri-business uses that could be permitted in Township to encourage the retention of the Township's agricultural base without adversely affecting critical natural resources. There were also recommendations to amend the Township's Zoning Map to realign the A-1 and A-2 boundaries to

reflect the underlying hydrogeologic boundaries and remove split lot zoning between the A-1 and A-2 Zone, as well as an adjustment of the zone boundary between the A-1 and V-2 zoning districts of the Cane Poultry Farm to reflect actual locations of buildings and uses and follow the parcel lines separating Lots 6 and 6.04 in Block 30.

The 2022 Reexamination Report reaffirmed many of the problems and objectives identified in the 2012 Reexamination Report and recommended appropriate actions for the Township to address these issues. The report noted where some recommendations, such as the zone boundary correction at Cane Poultry Farm, were addressed. It also recommended the Township amend its Master Plan to incorporate the new requirements of the Municipal Land Use Law to evaluate and improve resilience to climate-related vulnerabilities. The 2022 Reexamination Report also updated the Township's Goals and Objectives, which are provided below.

Land and Water

1. 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.
2. To identify and encourage the preservation of significant woodlands in the Township.
3. To provide for development location and density that respect environmental limitations.
4. To seek appropriate locations for the establishment of greenways linking areas of environmental and recreational importance.
5. To carefully document the natural resources of Delaware Township.
6. To comply with the State's recently amended stormwater requirements governing green infrastructure.

Agriculture

7. To encourage the agricultural diversity needed to provide a viable agricultural economy.
8. To foster farmland preservation.
9. To encourage the incorporation of green infrastructure stormwater management into agricultural practices.
10. To promote partnerships, leasing or other unique collaborations that would maintain the active farming of preserved farmland.
11. To support on-farm direct marketing facilities, activities, and events, in accordance with the Right to Farm.

Housing

12. To provide more varied housing to meet the needs of Township residents that will also encompass climate action elements and framework.
13. To preserve our historic sites and encourage compatibility of new development with the character of the Township.
14. To site new housing to preserve open space, using mechanisms such as hamlets or villages.
15. To encourage housing infill in areas with presently available infrastructure.

Commerce & Industry

16. To provide for retail uses to serve the municipality.
17. To provide suitable light commercial and light industrial uses that are compatible with the character and environment of the Township.
18. To encourage commercial enterprises that will support the agricultural economy of the Township.
19. To encourage commercial enterprises in areas that will support them.

Recreation

20. To encourage the development of municipal recreation facilities that meet the needs of Delaware Township citizens of all ages.
21. To continue the recreational development of the Dilts Farm in a manner that will provide opportunities for the greatest number of residents.
22. To provide for parks and green spaces throughout the Township.

Community

23. To provide for public safety.
24. To encourage facilities for local groups to meet and work together.
25. To encourage community assistance for those having special needs.
26. To promote excellence in the education of Township students.
27. To encourage the availability of continuing education for Township residents.
28. To promote conservation of energy.

Transportation

29. To maintain the rural character of Township roads.

- 30. To carefully site and design new roads to fit in with the existing road structure where appropriate.
- 31. To provide, in select and suitable locations, traffic calming mechanisms.
- 32. To provide, in select and suitable locations, charging stations for electric vehicles.

Solid Waste

- 33. To protect the aesthetic character of the Township and to encourage swift removal of any accumulated solid waste.
- 34. To promote recycling.

Regional Planning

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

D. Current Land Use and Trends

The majority of Delaware Township remains agricultural or forested (as seen in **Appendix A-Map 5**). This is reflected in the Land Use/Land Cover data shown in **Table 24** below. Land converted to urban land cover increased 53 percent from 1986 to 2015.

Table 24: NJDEP Land Use/Land Cover Change (1986-2015) for Delaware Township

	1986		2002		2012		2015		Change	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Agricultural	10,733	45	9,637	41	9,441	40%	9,419	40%	-1,314	-12%
Barren Land	71	0	108	0	98	0.41%	94	0.4%	23	32%
Forest	7,892	33	8,055	34	7,993	34%	7,979	34%	87	1%
Urban	2,346	10	3,277	14	3,566	15%	3,601	15%	1,255	53%
Water	343	1	422	2	439.7	2%	449	2%	106	31%
Wetlands	2,305	10	2,190	9	2,165.40	9%	2,166	9%	-139	-6%
TOTAL	23,689	100	23,689	100	23,703.30	100%	23,707	100%		

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.

Table 25: NJDEP Land Use/Land Cover Change (1986-2015) for Hunterdon County

	1986		2002		2012		2015		Change	
	Acres	%								
Agricultural	101,474	36	81,999	29	77,736	28	77,455	28	-24,019	-24
Barren Land	1,402	1	1,451	1	691	0	888	0	-514	-37
Forest	99,541	36	101,218	36	100,445	36	100,003	36	462	0
Urban	45,760	16	63,905	23	69,985	25	70,627	25	24,867	54
Water	5,986	2	6,938	2	7,205	3	7,101	3	1,115	19
Wetlands	25,595	9	24,256	9	23,823	9	23,811	9	-1,784	-7
TOTAL	279,759	100	279,768	100	279,885	100	279,885	100	0	0

The population in the Township has increased 20 percent from 1980 to 2010, which correlates to the increase in the conversion of land to developed area. This compares to a 47 percent increase in population in Hunterdon County from 1980 to 2010. However, the Township saw a decrease in population from 2010 to 2020 from 4,563 to 4,443, or approximately 2.6 percent. This compares with an approximate 3 percent decline in Hunterdon County.

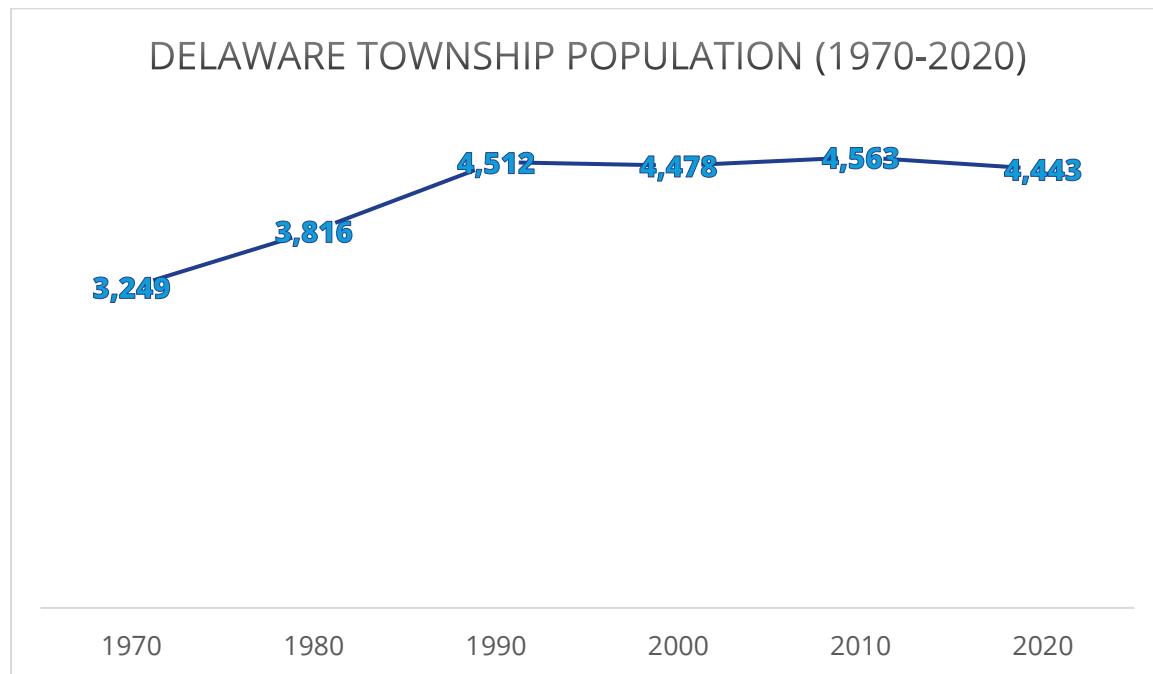


Figure 1: Delaware Township Population Change (1970-2020)
Source: www.censusreporter.org

Census data from 1990 to 2020 indicates that the Township went from 1,639 housing units in 1990 to 1,952, an increase of 19.1 percent. This compares to 39,997 housing units countywide in 1990 to 51,687 in 2020, an increase of 29.2 percent.

Recently, development interest has slowed as the housing market has softened significantly. While the number of housing units went from 1,639 to 1,927 between 1990 and 2010, the number of units between 2010 and 2020 increased by 25 units. 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

There is one primary area currently serviced by sewer facilities in the Township, which is Sergeantsville (**Appendix A-Map 10**). This area is currently developed with denser 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 future Sewer Service Area (approximately 196 acres),² approximately 41 acres (21 percent) are currently identified as cropland/pastureland in the 2015 Land Use/Land Cover data.

The future sewer service area, as identified in Hunterdon County's Future Wastewater Service Area Map, dated April 2013³, does not contain any target farms. Ranking of potential target farms in the 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.

Delaware Township previously conducted a study to evaluate the remaining sewer capacity in the Sergeantsville area as well as identify enhancements that would increase capacity. This study was conducted at a time when several potential new developments seeking to tie into the system. When these developments did not materialize, the Township's Municipal Utilities Authority (DTMUA) did not pursue any capacity enhancements. As of December 2022, the system is essentially at capacity with its existing connections and a few individual properties where infill residential development may be constructed. There are no plans, at this time, to increase capacity of the sewer system within the Township.⁴

The majority of the Township, where the primary agricultural areas are found, is serviced by private wells and septic. Growth in the Township is dependent on available land, wastewater capacity and

² Per GIS calculation.

³ Adopted Hunterdon County Future Wastewater Service Area Map:
http://www.co.hunterdon.nj.us/pdf/hcpb/wastewatermanagement/County%20Wide%20SSA%20April%202013%20for%20Ad_option2.pdf. Accessed October 19, 2022.

⁴ Communication with Jens Reidel, PE, CFM of Natural Systems Utilities, engineer for the Delaware Township Municipal Utilities Authority, dated December 22, 2022.

zoning. Development in the Township, where much of the agricultural areas are located, will be determined by sewer and water availability and zoning. As previously described, the Township's 2009 Master Plan Amendment and Land Use Plan recommended different approaches to protect water quality and natural resources. The Township subsequently amended the A-1 and A-2 zones to provide a greater variety of alternatives to conventional subdivision development in order to 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 develop ability of sites in the un-sewered and private water portions of the Township. These different approaches are described in further detail in the following section.

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 summarized in **Table 26** below.

Table 26: Lot Comparison by Sewer Service Area

Lot Size	Number of Lots	Acres	% of Lots	% in Acres
Lots less than 1 acre (serviced by Future SSA)	163	72	7	0.3
Lots greater than 1 acre (serviced by Future SSA)	28	148	1	0.6
Lots less than 1 acre (septic/well)	192	95	8	0.4
Lots between 1 and 5 acres (septic/well)	914	2,421	39	10
Lots between 5 and 10 acres (septic/well)	501	3,346	22	14
Lots greater than 10 acres (septic/well)	532	17,030	23	74
TOTAL	2,330	23,113	100*	100*

*Due to Rounding

NJGIN Open Data; Statewide Sewer Service Area for New Jersey, dated 5/21/2020

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 sewer service area 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) accounting for nearly all lands within the Township (approximately 98 percent).

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, conservation subdivision, and 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.

- Cluster Zoning - The Township's single-family detached cluster development provision was repealed as part of Ordinance No. 2011-11LU, and replaced with the Hamlet development

option (Ordinance 2011-11LU) and the open lands subdivision option (Ordinance 2011-11LU), and later also the noncontiguous cluster option (Ord. No. 2015-03LU).

- 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. The Township adopted a noncontiguous cluster option as an alternative to conventional development in the A-1 and A-2 districts. The Township's noncontiguous cluster option permits developers to construct additional dwelling units for a specified number of buildable acres preserved.
- 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 § 230-115 C 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 § 230-116 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 percent of Class II be developed and no more than 30 percent 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 § 230-115C(2). 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 development options in Delaware Township are voluntary.

3. Buffer Requirements That Separate Agricultural Uses from Other Land Uses

The Township land use ordinance does include language regarding the impacts of agricultural practices in relation to non-agricultural land uses. Section § 230-15 F (Regulations Applying to the A-1 and A-2 Zones, Generally) includes a "Notice of Agricultural Practices" 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 30 years, most of the development that has occurred in Delaware Township has taken the form of subdivisions of single-family homes on lots of 1.5 to 6 acres in size. 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 react 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 **Figure 2**). According to SADC data, easement values have averaged \$7,530 per acre over the last 35 years, however sales between 2007 and 2011 peaked with the increased housing values. Recent values have generally dropped below \$11,000 per acre, with some as low as \$7,000. While land values fluctuate over time, the general trend for values is increasing.

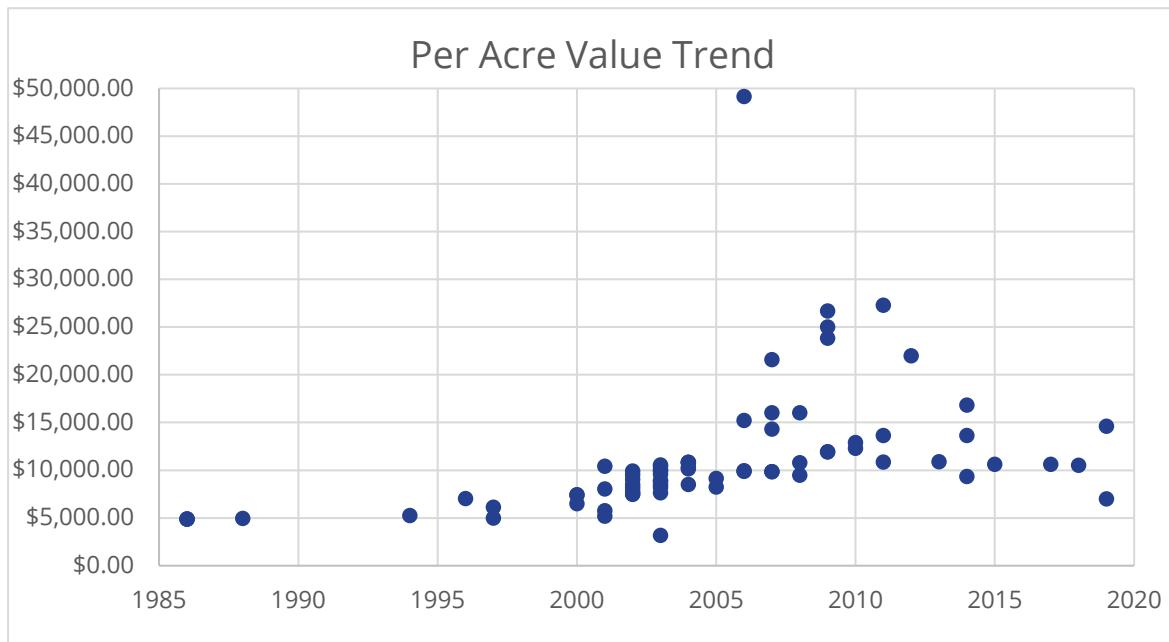


Figure 2: Per Acre Value Trend

Delaware Township's zoning has long incorporated techniques such as clustering and lot averaging in an effort to preserve farmland despite pressures for development. These techniques had 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 included increasing the minimum lot size in the A-1 and A-2 districts, providing for Hamlet Development and Open Lands Subdivisions, as well as the adoption of a non-contiguous cluster ordinance in 2015. 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 that time, other regulations, such as the Hamlet, non-contiguous cluster, and lot size averaging, prevailed as appropriately sized planning tools for the Township in achieving the preservation of agricultural activities.

As noted in the previous section, the 2012 Reexamination evaluated the recommendation of the 2009 Land Use Element to increase the minimum lot size for the A-1 zone from 3 to 8 acres, and the minimum lot size for the A-2 zone from 6 to 7 acres, noting that the Township had not changed the

minimum lot sizes in either zone. In this evaluation, the 2012 Reexamination notes that the use of performance standards; lot averaging, single family detached cluster, open lands subdivision, and hamlet development options; and the Township's active preservation efforts have helped to reduce the overall density of Delaware Township, effectively achieving the same goal of land preservation and water quality as changing the minimum lot size. The 2012 Reexamination further noted that there had been no documented nitrate dilution issues with well water contamination. Any potential increase in lot size would not only create nonconforming lots, but it would also "produce larger sprawl-like lots, stringing development along Delaware's roadways." (Page 24) There was also a stated concern that larger lot sizes would decrease property values of farms, which would go "...against the Township's goal of farmland preservation, sustainability of farming as an industry and the ideal of landowner equity."(Pg. 24) As such, the 2012 Reexamination Report concluded that because the Township was still achieving the goals and objectives of the Master Plan, there was no need to change the minimum lot size. In addition to the above, the Township adopted a non-contiguous cluster ordinance for the A-1 and A-2 zones in order to provide another alternative to conventional development.

Appendix A-Map 9 illustrates the approximate zoning boundaries for Delaware Township, based on county-wide data from Hunterdon County. 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.

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. Figure 3 shows the Approved Development from residential building permits approved for new construction development between 2004 – 2021.

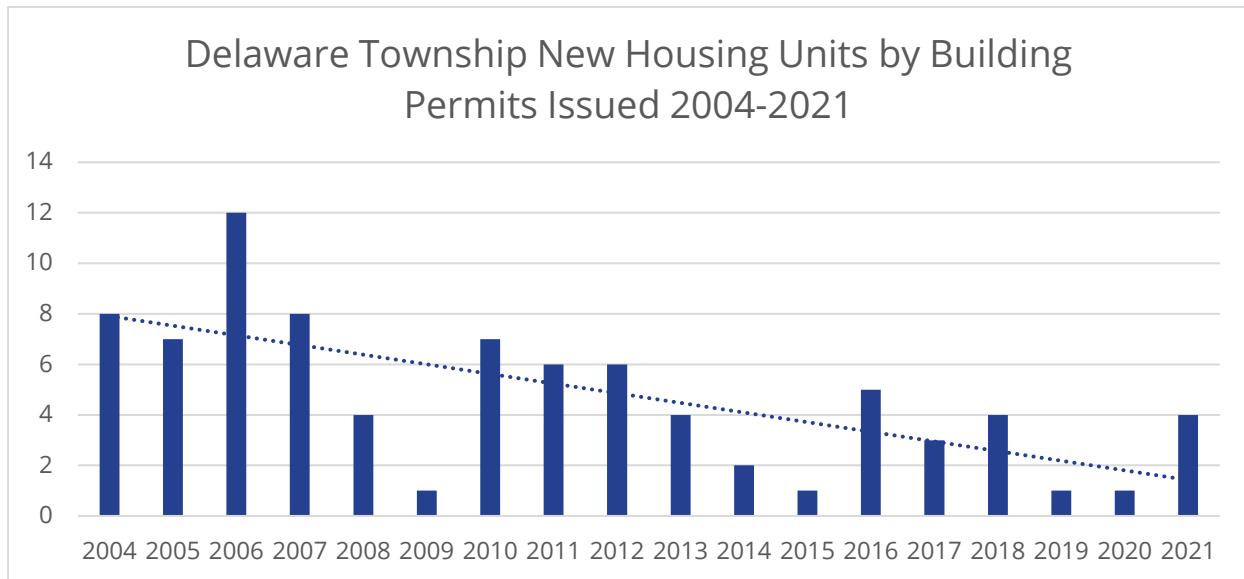


Figure 3: New Housing Units by Building Permits Issued (Source: NJ DCA's Development Trends Viewer and Yearly Summary Data)

As observed, the trend line shows a decrease in the number of new housing units approved for development, which corresponds to the Census data trends described earlier. One 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, nearly one third of Delaware Township's land has been preserved.

G. Discussion of Density Transfer Opportunities (Non-contiguous Cluster and Municipal and Regional TDR) including implementation strategy recommendations

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 landowners 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.

The TDR programs in place on the State level include: through the State TDR Program, the Burlington County Transfer of Development Rights Demonstration Act, 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. 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.

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 over 30 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 57,268 acres preserved, and additional 15,411 acres of farmland have been protected.⁵

Highlands Development Credits (TDR Program)

The Highlands Water Protection and Planning Act charged the Highlands Council with developing a Transfer of Development Rights (TDR) program for the Highlands Region. The Highlands Council adopted the TDR Program as part of the Highlands Region Master Plan and established the Highlands Development Credit Bank (HDC Bank) in June 2008 in support of the TDR Program. This program serves as one mechanism to address some of the equity concerns of property owners in the Preservation Area that have been affected by implementation of the Highlands Act.

The Highlands TDR Program allocates TDR credits called Highlands Development Credits or HDCs to sending zone property owners. HDCs may be sold to developers for use in appropriate voluntary receiving zones. Use of HDCs by developers in established receiving zones will permit developers to increase the density or intensity of proposed projects in those zones. Under the Highlands Act, participation as a receiving zone is voluntary.

Other TDR programs include Chesterfield and Lumberton, which have been participating under the Burlington County TDR Demonstration Act. Other communities, including Woolwich in Gloucester County, and Berkeley in Ocean County have enacted TDR ordinances under the State's TDR Act.

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

⁵ *New Jersey Pinelands Development Credit Program*. Document revised through August 31, 2022.

<https://www.nj.gov/pinelands/infor/fact/PDCfacts.pdf>, Accessed: October 21, 2022.

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 CADB updated its ADA criteria in 2018, which includes: a minimum of contiguous area of at least 250 farm-assessed acres; the predominance of prime or statewide important soils; productive farm cluster that is reasonably free of non-farm development; municipal support of inclusion and long-term farming potential; the absence of interstate interchanges within 1 mile (subject to municipal override); the absence of public sewers with excess capacity; and, the absence of an approved development application for non-farm use..

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 Delaware Township's ADA which encompasses most of the Township and is aligned with most of the Township's project area (**Appendix A-Map 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 percent woodlands are ineligible. This program has been replaced in recent years by the County Planning Incentive Grant (PIG) program.

This is the most widely used approach to farmland preservation in Delaware Township. As seen in **Table 27**, 2,331 acres have been preserved using this method.

Table 27: Farms Preserved under County Easement Purchase Program

Year	Owner	Block	Lot	Acres
1986	Fisher, H. & H.	31	2	92.21
1986	Fisher, C. & R.	31	3	73.05
1986	Plescher (NJCF)	31	4	83.81
1988	Michalenko, H. & B.	19	33, 37	135.55
		36	11, 24.01	
1994	Rading, B. & C.	51	9	207.85
1996	Bodine, W. & P.	53	5, 6	208.158
		33	11	
1997	Paulik, George Jr.	11	4	93.33
1997	Hilton, E. & E.	32	13	70.06
2000	Sayles, C. & P.	31	9	209.18
2000	Emmons, A.	38	22	141.73
2001	Hilltop Farms, L.L.C.	19	21	135.81
		31	10	
2001	Koplowitz, L. & B.	19	25.03, 25.04	39.32
2001	Moore, P & C	19	9	43.50
2002	Jones (NJCF)	33	2	215.67
		34	25	
2002	Schenck, R. & M.	5	11	61.26
2002	Foley, E.J, Inc.	46	1	213.54
2005	Pauch	38	19.01	72.60
2003	Rigney & Teeter	59	1	92.20
2004	Aron, R., Jr. & C.	19	19	37.01
2006	Connolly, J. & Ashby	51	9.05	71.50
2007	Cifrese/Geha	44	6	33.89
TOTAL	21 Farms			2,331.2

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 in 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.

So far, Delaware Township has had four properties preserved through the County Planning Incentive Grant program, for a total of 184 acres, which are described in **Table 28**.

Table 28: Properties Preserved under the County Planning Incentive Grant Program

Year	Owner	Block	Lot	Acres
2011	Emmons	38	8	41.35
2011	Smith	21	3	64.07
2018	Roving Wheel LLC	25	18.02, 23	45.06
2020	Martin, T & K	45	3	33.78
TOTAL	4 Farms			184.27

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 (AAC) has to delineate project areas and develop a list of target farms. Delaware Township has preserved 1,133 Acres under this program (**Table 29**).

Table 29: Farms Preserved under Municipal PIG Program

Year	Owner	Block	Lot	Acres
2003	Brodeen	44	27	48.00
			27.01	59.16
2003	Guilloud, N. & D.	27	11	29.40
			8.01	15.53
			8.02	34.94
2003	Johnson, E. & D.	27	16	58.28
		44	24	-
2003	Zachar, S. & H.	44	12	42.69
2005	Locandro, R. & M.	56	1	47.68
			17.01	
			19	
2005	Cornerhouse Farm, LLC	27	21	32
2006	Gilde, D.	34	8	17.64
2006	Jurasek, E. & A.	25	10	54.35
2006	Spolar, W.	60	12	139.57
			15.02	
2007	Robichaud, S. (Dodds)	56	20	23.04
2007	Dugger (Hidden Springs)	17	23	55.41
			23.01	
			23.02	
2008	Timko	14	25	45.60
2008	Wiley	25	16.02	26.63
2009	Glashoff	17	36	25.04
2009	Steinhardt/Skeuse	39	1	43.44
2009	Micek	17	45.01	51.54
2010	Christopher	58	9	56.19
2014	Lovenberg/Higgins	27	20	42.06
2014	Copeland	39	3	74.41
2014	Cyktor	51	1	21.45
2015	Yard	44	15	33.32
2017	Ianniciello	25	8	56.59
TOTAL	22 Farms			1,133.94

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 percent 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 1,164 acres in Delaware Township using the Direct Easement purchase Program (**Table 30**).

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. To date, 244 acres have been purchased in Delaware Township using the Fee Simple Purchase Program (**Table 31**).

Table 30: Farms Preserved under SADC Direct Easement Purchase Program

Year	Owner	Block	Lot	Acres
2000	Ontario Limited	32	29	98.65
			30	
2002	Kenney, J. & R.	10	8	148.16
2002	Horner, G.	61	3	79.36
2002	Pyskaty, L.	27	8	74.02
2002	Newbaker	32	31	17.52
2003	Caffrey, E. & M.	62	4	77.78
			4.03	
			4.04	
2004	Marion, W. & VanDoren, A.	58	1	46.49
2004	Johnson, R.	34	21	37.95
2004	Frank B. Cooper & Sons, LLC	61	9	43.31
2004	Frank B. Cooper & Sons, LLC	61	10	47.77
2004	Frank B. Cooper & Sons, LLC	62	3	36.59
2007	Walker, L.	58	2.01	80.17
2007	Juniper III, LLC	57	13	61.30
2008	Davis	57	9	104.41
2010	Darling, Estate of F & J	27	9	16.03
2019	US Agrinova/Schuster	29	4	105.64
2019	Bellsflower/Mummey	39	19	89.07
TOTAL	15 Farms			1,164.22

Table 31: Farms Preserved under SADC Fee Simple Purchase Program

Year	Owner	Block	Lot	Acres
2001	Fisher, H.	22	1,	82.40
			1.01	
			1.03	
			1.04	
2003	Evans, F.	12	30	162.07
			31	
		5	4.02	
TOTAL	2 Farms			244.47

5. 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. To date, 369 acres of land have been preserved in the Township using the non-profit program and private donations (**Table 32**).

Table 32: Farms Preserved by Non-Profit Organizations

Year	Owner	Block	Lot	Acres
2006	Cline-Finkle (NJCF)	21	3.01	34.82
		21	23.01	
		22	33	
2009	Danese (NJCF)	32	32	62.27
2009	Jungblut/Kasper (NJCF)	10	6	60.65
		11	19	
2011	Gilde (NJCF)	22	21	19.62
2012	Fisher (NJCF)	21	2.02	25.57
			2.03	
			2.04	
			2.05	
		5	10	106.80
			11.03	
			11.04	
		6	12	
		12	33.01	
2021	Curtis	31	5	60
TOTAL	7 Farms			369.7

6. Transfer of Development Rights

The Transfer of Development Rights (TDR) 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. At the time of this report, Delaware Township does not have a TDR program, and therefore, TDR has not been used to preserve farmland in the Township.

7. 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 simple (Juniper LLC), selling an easement under the Direct Easement Program, and then selling the restricted farm at auction. Another farm (Rosenberg, S) was donated to the SADC in 1997.

The Township also collaborates with the State and non-profits (New Jersey Conservation Foundation, Hunterdon Land Trust, 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. Approximately 34 percent of Delaware Township land is preserved, either as parks and open space, or as farmland, with 68 percent of that preserved land (over 5,000 acres) is protected with agricultural easements. ([Appendix A-Map 2](#)).

C. Term Farmland Preservation Programs

The 8- and 16-Year Farmland Preservation Programs are temporary farmland preservation programs 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 8 or 16 years in exchange for certain benefits. There are two types of term 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 agreement, either for 8 or 16 years, 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.

D. 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 very active non-profit participation from the Hunterdon Land Trust and the New Jersey Conservation Foundation, among others. The Township sponsors occasional 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 **Appendix A—Map 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.

NJ Conservation Blueprint

The NJ Conservation Blueprint is a interactive mapping tool developed by The Nature Conservancy, Rowan University, and the New Jersey Conservation Foundation, together with a collective of 21 conservation-focused groups in both government and the non-profit realm, to help identify priority lands for open space and farmland preservation. The Conservation Blueprint builds upon the Garden State Greenways Project, which had been developed by the New Jersey Conservation Foundation in conjunction with the NJDEP Green Acres Program, 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. For agricultural lands, the Conservation Blueprint helps to prioritize unpreserved lands that are considered to be the most conducive for agricultural viability. Points are assigned to lands based on existing agricultural use, soil quality (ie. Prime, statewide important, unique or locally important), proximity to preserved farmland parcels, and the size of the tract. Parcels with more points are ranked as higher priorities under the Conservation Blueprint, to help coordinate planning and preservation efforts of private groups and government agencies. The Conservation Blueprint's agricultural map is reproduced in this document as **Appendix A—Map 11**.

E. 2022 Farmland Preservation Program Funding Expended by Source

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.

Table 33: Funding Expended by Program

Program	Total Cost	Twp. Share	County Share	State Share
County Easement Purchase	\$12,047,985.16	\$1,916,407.32	\$2,413,136.56	\$7,718,441.26
		16%	20%	64%
MPIG	\$10,333,495.83	\$1,812,469.70	\$1,659,822.79	\$6,198,066.65
		18%	16%	60%
SADC Direct Easement Purchase	\$8,658,166.59	\$0	\$0	\$8,658,166.59
		0%	0%	100%
SADC Fee Simple	\$964,888.00			\$754,050.17
				78%
Non-Profit	\$6,051,835.22	\$156,250.00	\$316,601.37	\$2,712,549.83
		3%	5%	45%
Grand Totals	\$39,011,759.50	\$3,920,747.89	\$4,803,137.50	\$26,547,465.55
		10%	12%	68%

While the most up to date funding expended by program is not currently available, as of January 2022, a total of more than \$39 million has been expended in the preservation of farmland in the Township, of that more than \$26 million has been provided by SADC and 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.

F. 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.

G. 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 does not have an active TDR program, and while they have researched the feasibility of TDR, there is no interest in this time in pursuing such a program.

V. Future Farmland Preservation Program

A. Preservation Goals

Delaware Township's goal is to preserve approximately 537 acres of land a year, for each of the next ten years. Per the Targeted Farm List (Table 34), there are approximately 5,373 acres land available to preserve in the Township. The Township's strong agricultural presence has resulted in a substantial amount of farmland preservation over the years. As noted previously, over 5,000 acres have been preserved already as farmland and almost 3,000 acres of open space. The Township would like to continue this trend and preserve as much of the remaining active farmland as possible. Currently, there has been a slowdown in landowner interest. 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.

Municipal Planning Incentive Grant Program – Targeted farms

Table 34: Target Farms

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
1	13	Q0004	14.39	7.27	11.52	*
1	14	Q0007	29.23	23.87	29.21	*
1	3	Q0002	30.15	15.62	29.76	*
12	12.01	Q0143	10.28	5.71	8.72	
12	2	Q0131	28.74	19.23	28.02	
12	24	Q0145	14.10	13.01	14.10	
12	33		10.07	5.93	10.07	
12	6.01	Q0134	21.51	10.92	21.51	
12	6	Q0134	23.87	17.47	23.87	
12	8	Q0135	18.72	13.52	18.72	
13	13	Q0181	12.41	6.81	12.41	
13	17	Q0165	24.75	21.30	24.75	
13	19.02	Q1211	11.96	8.60	11.96	
13	22.05	Q0173	10.60	7.14	10.60	
14	11	Q0199	10.74	6.98	10.74	
14	21	Q0202	14.60	9.28	13.42	
14	26.13	Q0220	17.45	13.10	17.45	
14	5.02	Q0191	12.71	8.29	12.71	

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
14	7.01	Q0196	25.78	20.39	25.73	
17	26	Q0246	16.78	9.07	16.78	
17	33	Q0249	27.49	15.53	27.49	
17	35.03	Q0251	14.65	8.60	14.65	
17	38	Q0255	13.09	9.77	13.09	
17	43.04	Q0261	10.71	5.91	10.71	
17	43	Q0259	10.95	6.10	10.95	
17	47	Q0265	10.57	10.24	10.57	
18	24.03	Q0290	10.05	6.67	10.05	*
19	10	Q0323	19.24	16.35	19.15	
19	12	Q0323	16.88	15.35	16.88	
19	13	Q0324	14.17	9.73	14.17	
19	15.01	Q0351	34.19	26.21	34.19	
19	26.01	Q0332	34.55	25.10	34.55	
19	8.05	Q0321	52.22	30.14	52.22	
19	8	Q0319	13.49	6.77	13.49	
20	3	Q0365	10.29	6.10	10.29	*
21	12.01		14.49	10.28	14.49	
21	2	Q0379	40.74	31.71	30.74	
22	17	Q0401	20.51	15.50	16.59	
26.01	1	Q0460	17.03	16.42	17.03	
26.01	38	Q0470	11.75	8.52	11.66	*
26	19	Q0466	48.23	26.67	48.19	
26	31.01	Q0476	14.25	12.87	14.25	*
27	7	Q0480	11.90	9.36	11.00	
3	12	Q0022	81.10	38.94	81.10	
3	14.02	Q0029	10.85	6.19	10.85	
3	14	Q0024	20.84	17.63	20.84	
30	3.01	Q0554	12.94	6.98	12.73	
30	3.02	Q0555	11.29	7.20	9.43	
30	6	Q0556	87.73	56.42	58.55	
32	33	Q0625	49.19	44.29	46.49	
33	17	Q0643	19.56	10.86	14.42	
33	19	Q0650	33.09	21.15	28.71	
33	4.01	Q0641	44.27	25.00	32.30	

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
33	7	Q0630	13.13	9.56	7.60	
34	10	Q0661	28.28	16.25	21.75	
34	14	Q0662	22.71	20.34	21.65	
38	19	Q0685	17.05	15.64	10.19	
38	20	Q0686	15.37	13.37	15.37	
38	23.01	Q0688	11.45	8.57	11.45	
38	26.02	Q0688	17.85	15.61	17.85	
39	13	Q0715	13.13	7.52	13.13	
39	4	Q0712	45.88	37.47	45.26	
4	9	Q0045	12.97	6.92	12.90	*
40	11.02	Q0742	10.34	6.18	8.75	
40	11.09		10.07	6.71	9.10	
43	11.01	Q0784	10.24	6.90	10.24	
43	11	Q0783	31.20	17.60	19.77	
43	20	Q0791	58.78	36.56	50.99	
43	21.01		10.02	10.02	10.02	
43	21	Q0791	27.29	22.58	26.51	
43	8.02	Q0782	34.67	19.69	30.44	
43	8.03	Q0791	33.26	30.56	32.92	
44	1	Q0820	152.04	143.73	138.41	
44	11.02	Q0837	14.34	11.70	12.52	
44	11.03	Q0838	18.59	15.38	18.59	
44	11.05	Q0845	12.40	6.34	9.99	
44	14.01	Q0502	10.69	9.57	10.35	
44	14.02	Q0495	19.03	17.70	16.83	
44	14	Q0501	10.69	8.68	9.06	
44	2	Q0821	13.08	12.73	9.93	
44	3	Q0822	101.66	81.38	87.27	
44	4.05	Q0826	19.54	9.85	17.37	
44	4.07	Q0828	16.67	13.52	15.42	
44	4	Q0823	20.39	16.19	18.79	
44	6.02	Q0830	40.61	29.86	37.13	
44	6.03	Q0831	38.57	34.17	36.82	
44	8		12.15	8.77	8.86	
44	9.03	Q0834	41.19	27.11	34.87	

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
45	11.01	Q0866	13.25	9.84	13.07	
45	6	Q0863	113.02	79.28	93.81	
5	7.01		22.80	19.47	22.80	*
5	7.02	Q0056	10.84	9.77	10.84	*
51	11.01		12.43	6.73	11.30	
51	11.06	Q0940	22.77	12.40	22.77	
51	12.01	Q0935	12.30	6.48	11.53	
51	20	Q0559	78.86	48.71	77.69	
51	5.01	Q0924	19.86	11.96	14.62	
51	5.02	Q0925	17.46	12.60	17.46	
51	5.03	Q0926	108.58	52.47	66.80	
51	5.04	Q0919	26.34	17.65	14.90	
51	5	Q0923	28.09	15.92	21.70	
53	13	Q0960	10.05	8.89	9.71	
53	3	Q0953	46.43	32.90	46.18	
55	2.02	Q0984	22.56	16.74	15.70	
55	2.03	Q0981	20.31	12.09	15.43	
55	2	Q0981	29.61	29.61	29.61	
55	3	Q0987	45.88	35.25	27.85	
56	16	Q1003	19.26	11.15	19.26	
57	2.02	Q1022	12.14	9.77	12.14	
57	2	Q1020	14.04	9.34	12.65	
57	8.01	Q1027	19.75	10.34	11.69	
58	12.01	Q1023	22.10	16.33	13.28	
58	13.01	Q1061	22.14	20.53	21.57	
58	13	Q1060	15.16	12.14	13.81	
58	15.02	Q1064	15.38	9.60	13.65	
58	15.03	Q1065	10.31	5.55	7.60	
58	15	Q1223	14.50	10.33	12.38	
6	11.02	Q0074	21.81	12.42	21.42	
6	14	Q0027	30.61	22.79	30.61	
6	16	Q0078	15.49	9.99	15.49	
6	17	Q0080	11.42	9.82	11.41	
6	7	Q0072	25.44	16.53	22.73	
60	1.02	Q1025	22.21	14.72	22.21	

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
60	17.01	Q1109	10.97	7.60	8.91	
60	17.05	Q1110	11.00	6.88	11.00	
60	17.06	Q1108	10.21	8.35	10.21	
60	17	Q1111	13.62	12.32	13.62	
60	9.04	Q1104	40.45	32.54	36.51	
61	11	Q1136	11.36	11.19	11.36	
61	7	Q1132	30.34	16.93	22.69	
62	2.02	Q1153	10.93	5.74	7.35	
7	12	Q0095	23.57	14.59	23.57	
7	13	Q0096	11.67	7.97	11.67	
7	15	Q0097	19.19	11.01	16.94	
7	4	Q0092	17.88	11.52	17.88	
57	14.04	Q1030	19.60	17.37	13.05	Eligible as a Group: A
57	14	Q1030	13.32	4.76	12.25	Eligible as a Group: A
25	16.05	Q0437	1.56	1.40	1.56	Eligible as a Group: A1
25	16.06	Q0437	20.84	11.44	19.57	Eligible as a Group: A1
3	5		1.78	1.78	1.78	Eligible as a Group: AAA*
3	6		2.96	2.18	2.96	Eligible as a Group: AAA*
3	7.01	Q0019	7.58	5.88	7.58	Eligible as a Group: AAA*
3	12.01		3.25	0.04	2.07	Eligible as a Group: B
3	11.01	Q0021	7.04	5.78	5.29	Eligible as a Group: B*
3	11	Q0021	5.90	4.26	4.30	Eligible as a Group: B*
34	9	Q0660	11.46	9.92	11.30	Eligible as a Group: B1
38.01	1	Q0660	1.05	0.99	1.05	Eligible as a Group: B1
11	5	Q0121	12.11	10.21	12.11	Eligible as a Group: BBB
13	25	Q0121	5.87	5.86	5.87	Eligible as a Group: BBB
11	5.01	Q0121	6.16	0.02	3.93	Eligible as a Group: BBB*
11	5.03	Q0121	14.88	6.29	12.12	Eligible as a Group: BBB*
38	11.01	Q0683	3.01	3.00	3.01	Eligible as a Group: C1
38	11	Q0683	7.59	5.75	7.59	Eligible as a Group: C1
30	19.04	Q0557	15.62	7.28	7.41	Eligible as a Group: D*
30	19	Q0557	9.21	8.87	9.21	Eligible as a Group: D*
41	1.01	Q0750	54.27	40.52	35.30	Eligible as a Group: D1
41	13.02	Q0750	7.68	7.32	7.00	Eligible as a Group: D1
17	28	Q0248	7.17	6.84	7.17	Eligible as a Group: DDD

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
17	30	Q0248	1.39	1.00	1.39	Eligible as a Group: DDD
17	31	Q0248	15.40	15.14	15.40	Eligible as a Group: DDD
22	2	Q0248	2.75	2.33	2.75	Eligible as a Group: DDD
22	3	Q0248	13.90	11.39	13.90	Eligible as a Group: DDD
30	2.04	Q0553	51.71	27.31	51.71	Eligible as a Group: E
30	3	Q0553	104.87	48.84	71.17	Eligible as a Group: E
30	38	Q0553	89.57	57.00	72.90	Eligible as a Group: E
30	17.02	Q0553	62.19	0.00	33.62	Eligible as a Group: E*
30	17	Q0553	19.83	2.06	9.87	Eligible as a Group: E*
53	2.02	Q0952	3.38	3.38	3.38	Eligible as a Group: E1
53	2	Q0952	12.20	10.13	12.14	Eligible as a Group: E1
12	7.01	Q0136	6.09	2.39	6.09	Eligible as a Group: F
12	7	Q0136	10.94	7.18	10.94	Eligible as a Group: F
53	4.01	Q0954	3.35	3.35	3.35	Eligible as a Group: F1
53	4	Q0954	60.27	46.16	60.05	Eligible as a Group: F1
27	12	Q0486	29.36	19.13	21.83	Eligible as a Group: FF
27	13		0.39	0.14	0.26	Eligible as a Group: FF
49	1.02		3.00	2.43	3.00	Eligible as a Group: G
49	1	Q0881	65.63	31.80	52.56	Eligible as a Group: G
51	12	Q0934	39.36	37.80	39.36	Eligible as a Group: G
51	16	Q0934	18.23	17.27	18.23	Eligible as a Group: G
51	17.02	Q0937	7.05	4.40	7.05	Eligible as a Group: G
51	17.03		4.15	1.33	4.15	Eligible as a Group: G
51	17.05	Q0939	6.06	6.06	6.06	Eligible as a Group: G
51	17	Q0934	15.56	12.18	15.56	Eligible as a Group: G
58	8.03	Q1066	20.89	12.75	13.53	Eligible as a Group: G1
58	8.07	Q1066	7.81	5.09	5.06	Eligible as a Group: G1
27	18	Q0841	17.80	16.74	17.80	Eligible as a Group: GG
44	20	Q0841	15.15	3.14	4.16	Eligible as a Group: GG
7	7	Q0093	21.43	9.46	21.43	Eligible as a Group: H
7	19	Q0093	19.54	14.11	19.54	Eligible as a Group: H*
6	1	Q0059	1.49	1.49	1.49	Eligible as a Group: H1*
6	2	Q0059	10.00	6.03	9.20	Eligible as a Group: H1*
55	6.02	Q0988	3.24	0.00	3.24	Eligible as a Group: HHH
55	6	Q0988	13.97	3.68	11.98	Eligible as a Group: HHH

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
55	7	Q0988	5.97	3.80	5.97	Eligible as a Group: HHH
55	8	Q0988	55.57	54.98	53.19	Eligible as a Group: HHH
25	13	Q0433	119.79	96.26	70.75	Eligible as a Group: II
25	16.03		2.00	0.73	2.00	Eligible as a Group: II
25	16.04		5.18	3.41	4.44	Eligible as a Group: II
25	16	Q0434	11.26	6.69	10.68	Eligible as a Group: II
51	1.04	Q0921	7.78	6.41	7.78	Eligible as a Group: JJ
51	4.02	Q0921	6.03	4.03	6.03	Eligible as a Group: JJ
60	1.01	Q1101	7.70	2.49	5.22	Eligible as a Group: K
60	1.03	Q1101	9.60	7.91	9.60	Eligible as a Group: K
26	20	Q0462	13.85	6.71	9.98	Eligible as a Group: KK
27	37	Q0462	42.44	32.42	38.90	Eligible as a Group: KK
17	20	Q0242	54.35	31.52	50.17	Eligible as a Group: MM
17	21		2.19	1.07	2.19	Eligible as a Group: MM
38	10		1.64	0.13	1.64	Eligible as a Group: OO
38	10.01	Q0682	10.33	9.84	10.33	Eligible as a Group: OO
20	2	Q0360	31.47	19.13	31.47	Eligible as a Group: PP*
56	17.02	Q1006	8.74	7.91	8.74	Eligible as a Group: Q1
56	17	Q1006	1.31	0.27	1.31	Eligible as a Group: Q1
62	6.04	Q1161	28.03	14.62	17.94	Eligible as a Group: QQ
62	6.05	Q1162	27.25	12.26	16.41	Eligible as a Group: QQ
3	15	Q0030	57.46	40.82	57.46	Eligible as a Group: R
3	13	Q0023	42.74	19.45	42.74	Eligible as a Group: R
57	10	Q1029	2.57	1.28	2.57	Eligible as a Group: RR
57	11	Q1029	10.57	9.73	10.57	Eligible as a Group: RR
19	31	Q0341	17.29	8.40	16.86	Eligible as a Group: S
19	36	Q0341	17.50	16.20	17.50	Eligible as a Group: S
22	5	Q0400	20.38	11.93	17.59	Eligible as a Group: SS
22	6		1.32	0.11	0.51	Eligible as a Group: SS
62	12.02	Q1158	7.50	1.05	2.42	Eligible as a Group: TT
62	12.03	Q1158	6.06	2.77	5.93	Eligible as a Group: TT
62	12.04	Q1158	6.03	2.54	6.03	Eligible as a Group: TT
62	12.05	Q1158	5.98	1.59	5.98	Eligible as a Group: TT
62	12	Q1158	99.48	83.43	54.41	Eligible as a Group: TT
43	13.01	Q0788	5.77	3.30	5.54	Eligible as a Group: U

Block	Lot	QCode	Acres	Tillable Acres	Prime Soils Acreage	Notes
43	13	Q0788	11.13	9.93	11.13	Eligible as a Group: U
33	9.03	Q0644	12.35	8.92	8.75	Eligible as a Group: VV
33	9	Q0644	12.01	4.10	6.74	Eligible as a Group: VV
40	2.03	Q0744	1.86	1.86	1.86	Eligible as a Group: W
40	2	Q0744	23.68	13.37	18.46	Eligible as a Group: W
57	2.01	Q1021	4.36	4.26	3.57	Eligible as a Group: X
57	2.03	Q1021	2.99	2.98	2.99	Eligible as a Group: X
57	2.04	Q1021	3.03	2.70	1.03	Eligible as a Group: X
6	9	Q0073	22.73	18.55	21.90	Eligible as a Group: Y
42	1	Q0760	3.34	0.00	3.34	Eligible as a Group: Z
43	11.02	Q0760	95.14	62.75	62.19	Eligible as a Group: Z
43	19	Q0760	79.49	35.85	62.32	Eligible as a Group: Z
Total			5,373.91	3,650.44	4,632.08	

Notes:

*Denotes properties currently located outside of the ADA. Delaware Township acknowledges that target farms outside the ADA are not currently eligible for SADC cost share in the Municipal PIG program.

Properties listed as being "Eligible as a Group" refer to those properties believed to be in common ownership, where one, some, or all would not be eligible on their own, but meet the minimum eligibility requirements when taken together as a group. As properties were evaluated in the preparation of this list, some groups were removed due to their inability to meet one or more of the eligibility requirements, and others were found to be too far apart from each other for inclusion, hence why the list appears to "skip" over certain letters.

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.

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.

C. Municipal, County, and State Minimum Eligibility Criteria Coordination

The CADB has approved a tiered system for eligibility based on the size of the farm:

Tier I. The most productive farms, >40 acres

- >50 percent prime or statewide soils
- >50 percent tillable land

Tier II. Farms adjacent to preserved farms, 10-40 acres

- >50 percent prime or statewide soils
- >50 percent tillable land

Other farms, farms not adjacent to preserved farms, 10-40 acres

- >50 percent prime soils
- >50 percent tillable land

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 percent of the property is tillable or a minimum of 5 acres, whichever is less
- At least 75 percent of the land, or a minimum of 5 acres, whichever is less, consists 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 percent or more of the soils cannot be classified as freshwater or modified agricultural wetlands according to the DEP.
- 80 percent or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map SSURGO version 2.2 or newer

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 percent of the property or a minimum of 25 acres, whichever is less, is tillable.
- At least 50 percent of the land or a minimum of 25 acres, whichever is less, consists of soils that can support 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 percent soils that are classified as freshwater or modified agriculture wetlands according to the DEP
- Land that is less than 25 acres, 80 percent or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map SSURGO version 2.2 or newer.

OR

- The land is eligible for allocation of development credits from a transfer of development 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.

During the preparation of this plan, the Township Planning Board recommended that the Township utilize the SADC criteria for developing its Target Farm List. With the understanding that the County would not likely cost share for farms under 10 acres in size, the AAC and Open Space Committee recommended that properties under 10 acres in size, unless part of a group that was 10 acres or greater, be removed from the Target Farm List.

D. Municipal and County Ranking Criteria

Hunterdon County and Delaware Township utilize the County ranking criteria as outlined in **Appendix C**; these are consistent with the State regulations § 2:76-6:16 – Criteria for evaluating development easement applications as implemented through policy P-14-E (Prioritization of Project Areas and Individual Applications). 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. Finally, active farms that do not contain prime soils were ranked third. The Township will continue to review farmland preservation application 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 agriculturally-zoned properties. Additionally, the Township's Ordinance provides 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 access way 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. The New Jersey Right to Farm Act was amended in 2020 (PL 2020, c. 154) to extend right to farm eligibility to year-round, full-time agricultural, equine laborers, specifically those employees that work in the same building or facility as horses. The amendments specifically exclude eligibility for the housing of migrant or seasonal employees/workers.

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 landowner 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.

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.

- 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. On preserved farmland, a request for replacement is sent to the local entity which holds the easement and is then submitted to the SADC for approval. 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 and SADC Policy P-31. 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. 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 for the excepted area. Exceptions were not a practice that was encouraged by the SADC and Township. This opinion has changed, recognizing that there are non-farming businesses that take place on viable farms. When exceptions are granted, 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 non-severable exception is "always attached to the protected farm." Exceptions made to farmland have the potential to impact the value of the property. When an appraisal occurs, both severable and non-severable exceptions are considered in the determination of the restricted/after value of the property."

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 2020) up to \$.06 for every \$100 dollars of assessed value, generated \$480,000 in 2019. This tax is earmarked to help fund the preservation of farmland, as well as for the acquisition 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 semiannually 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 and Agricultural Advisory Committee work 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. In 2019 the total County Open Space Trust Funds were \$6,486,864.81. Out of that, 30 percent or \$1,946.059.44 was spent on Farmland Preservation. The same amount, \$1,946,059.81 was spent on Open Space Acquisition Grants. A smaller portion, only 10 percent or \$648,686.48, is returned as grants to the municipalities for open space purposes. The remaining 30 percent of the County Open Space Trust Fund is used on Historic Preservation grants and maintenance of County historic and open space properties.

In the past, the County has contributed approximately 20 percent 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 percent (when the State was contributing 60 percent). The SADC uses a sliding scale to determine the State's cost-share as depicted in **Table 35**.

Table 35: SADC Cost Share Formula

Landowner's asking price	=	Percent committee cost share
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 percent municipal and 20 percent 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 in **Table 36**.

Table 36: County Cost Share Formula with Municipality

Appraisal value in \$/acre	% Increase in municipal cost share
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.

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, 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. At current values, the cost in the first year to preserve 200 acres of land is estimated to be approximately \$2,500,000. Another 800 acres over the next five years would cost approximately an additional \$12,500,000 and finally the remaining 1000 acres by the tenth year would cost approximately an additional \$2,500,000. For a total of \$25,000,000. These costs have been calculated based on the first year's estimates (2020 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 an 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, and a staff member, the Open Space Coordinator, who oversees the administrative process of land acquisition. The Township Environmental Commission monitors conservation and drainage easements where the Township is the easement holder.

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 200 acres per year, we estimate the cost of acquisition to be approximately \$12,000/acre X 200 acres, or \$10,000,000 to \$14,000/acre X 200 acres or \$2,500,000 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 percent of the costs.

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

Year	Cost	State	County	Township
One	\$1.9-2.6 mil	\$1.14-1.6 mil	\$400,000-500,000	\$400,000-500,000
Five	\$9.5-13 mil	\$5.7-8 mil	\$2-\$2.5 mil	\$2-\$2.5 mil
Ten	\$19-\$26 mil	\$11.4-\$16 mil	\$4-\$5 mil	\$4-\$5 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 34 percent of the entire Township to date, roughly 8,000 acres. Its goal is to preserve nearly all of the remaining 2,000 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. Every few years, 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 Committee 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. On November 4, 2014, NJ voters approved creating a permanent dedication of the Corporate Business Tax for environmental, conservation, and preservation purposes. This has allowed SADC and Green Acres to better plan the funding of the properties to be preserved. SADC has developed appropriations that are competitive, but provides for bonus funds if a Municipality or County is successful at preservation.

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 (adopted 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:

- 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.
- 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.

- 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.
- 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).
- 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.
- 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:

- Strategy #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 and coordinated. 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.

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.

- Strategy #2: Agricultural Products and Tourism. Direct marketing and retailing for smaller producing farms can help them stay profitable. Permitting farm stands, farmers markets, and other means of direct sales help facilitate profitability for certain types of farms. Agri-tourism programs and agritourism 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 agritourism 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 agritourism 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.

- **Strategy #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 undervalued 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.

- **Strategy #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. Hunterdon County Strategic Park and Open Space Plan (2018)

The county's Strategic Park and Open Space Plan was prepared to advance the mission of the County's Division of Parks and Recreation to preserving open space and natural resources, providing safe parks and facilities, and offering educational and recreational opportunities, all contributing to an enhanced quality of life for present and future generations. The plan proposes a future park system as one of the main components of achieving the primary vision of the County's Growth Management Plan through the protection of Hunterdon County's extensive network of natural resources and maintenance of its rural or scenic-rural landscape. In addition to policies and recommendations relating to parks and recreation, several recommendations are directly related to farmland preservation:

- Priority #7. Recognize the potential of preserving a “farm belt,” mainly across the center and southern section of Hunterdon County where there is an existing concentration of both preserved farms and active agriculture under farmland assessment. The Plan notes that parkland alone cannot achieve the vision of a rural open space enclave in the most densely populated state in the nation, noting also that farmland can also provide additional benefits, including recreation, tourism, and other economic benefits. This policy also recommends agritourism as a way to promote the history and atmosphere of Hunterdon County, while also supporting and supplementing parks and private recreation activities in the area. The plan identifies the following agritourism examples: pumpkin picking, corn mazes and crop art, educational and demonstrative tours, walking and bicycling tours and trails, u-pick operations, petting and feeding zoos, hay rides, cut your own Christmas tree farms, agricultural museums, picnic grounds, outdoor or barn wedding receptions, and farmstays.

The Plan also notes that preserved farmland could be the foundation of Hunterdon County's future economy, with demands for organically grown food and a bio-tech revolution generating non-crop products from plants, noting that “By preserving a critical mass of farmland, the County will see economic benefits, given its ideal location in one of the world's largest and most innovative megapolitan regions near university research centers. Hunterdon's average farm size of 66 acres would not constrain future agricultural-based business. The future business model of innovative agricultural-based economy would likely begin small-in-scale like the early computer startups in California which grew in a few decades from garage operations to become Silicon Valley.” (Pg. III-21)

3. 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
 - Encourage Technical Assistance
- 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 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.

4. Delaware Township's Existing and 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 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 of 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 this Farmland Preservation Plan Element. 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.

- 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). 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 offers a new farmers course using a similar curriculum. 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. Cooperative loan programs, such as Farm Credit East, provide 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 to start, maintain, or expand a family farm. Whole Foods Market's Local Producer Loan Program is a privately funded loan program that has provided over 360 loans, representing roughly \$26 million in capital to small-scale, local or emerging producers across the US and Canada.

- b. **Marketing/Public Relation Support** - The New Jersey Department of Agriculture instituted the Jersey Fresh promotional campaign over 30 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, which is a great place to locate roadside stands, community farmer's markets and pick-your-own facilities.

Hunterdon County developed Hunterdon Harvest, an interactive web mapping application that allows local agricultural businesses to provide up to date information about their products and services, allowing residents, visitors, and other farmers to identify local community farmers' markets, on farm markets, farm stands, orchards, pick your own activities, field crops, vineyards, flowers, Christmas trees, nurseries/greenhouses, firewood/lumber, sod, apiaries, livestock/meat/poultry, dairy/eggs, equine, vegetables, fruit, fibers, certified organic, online ordering, community sponsored agriculture, and other categories. The County has also developed 579 Trail, a website which provides information on local wineries, farmers markets, restaurants, agritainment and other farm activities, farm stores, pick your own activities, community supported agriculture (CSA) programs, and an events calendar. The website also allows users to build out a whole itinerary, suggested bicycle routes, and historic downtowns to visit.

Delaware Township's Open Space Committee recently developed a new website identifying trails and publicly accessible open space and preserved land within town.⁶

- c. **Community Farmers Markets** - Delaware Township's Right to Farm ordinance allows farm markets and farm stands. There are many farm stands throughout the community during the growing season. The Right to Farm ordinance covers agritourism as a protected use.
- d. **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.⁷

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.** Delaware must continue to work closely with economic and institutional partners to form partners for continued viability of farmland and for farmland preservation.
 - i. The Rutgers New Jersey Agricultural Experiment Station (NJAES) Cooperative Extension uses science-based knowledge to help improve lives and communities through education. The Rutgers Cooperative Extension of Hunterdon County has been in place since 1927, providing

⁶ Public Access Open Spaces in Delaware Township. <https://www.delawaretwpnj.org/boards/recreation/public-access-open-spaces-in-delaware-township> Accessed: November 25, 2024.

⁷ Rutgers Cook College, Cook Student Farm at <http://www.cook.rutgers.edu/~studentfarm/aboutcsas.html>

research and programming to both the agricultural community, but the county as a whole. This has included assisting commercial agricultural operations through research and demonstrations, promoting nutrition and healthy lifestyles for consumers, youth development through a 4-H program, and home gardening and landscape education.

The Hunterdon County RCE traditionally has been a sponsor of workshops and a helpful resource for local farmers, providing information and educational programs related to commercial agriculture, professional horticulture, and environmental issues. There have been programs offered for farmers on farm production and profitability, integrated pest management, and applied agricultural research, as well as education on soil testing, plant pest identification, agricultural marketing education, and pesticide safety.

NJAES' Office of Resource and Economic Development provides research, services, and solutions to help build the economic resiliency of the state's industries, communities, and residents. This includes analytics and program evaluation, unmanned aircraft systems for conducting analysis, and business incubators to support food businesses. NJAES provides information on a wide variety of farming related issues, including agritourism development training, farm management, bioenergy programs, sustainable farming, wildlife management, and energy management. The RCE provides resources on high-value niche farm products, using clean energy for greenhouse growing, and industrial hemp cultivation, which was recently authorized by the state and federal government. There are many opportunities for interested Delaware farmers to partner with Rutgers on some of these endeavors.

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. The Department of Agriculture also coordinates with area supermarket retailers to ensure market access for local growers to the retail supermarket industry. It is also working with Rutgers University to assess potential opportunities for farmers to cultivate ethnic produce to meet the needs of new markets. 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.

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 RCRE website, of any upcoming special workshops or information or appropriate continuing education curriculum.

- ii. Rutgers School of Environmental and Biological Sciences. The Rutgers School of Environmental and Biological Sciences' stated mission "...is to pursue excellence in research, teaching, entrepreneurship, outreach, and engagement in areas of study that address the

biological spectrum from microorganisms to ecosystems, the physical and chemical environment, and the integration of natural sciences with human and societal dimensions. We pursue this mission cognizant and respectful of diverse human communities and cultural contexts that shape environmental impacts and solutions around the world. We also emphasize both theoretical understanding and practical applications of that understanding so that our community – faculty, students, staff, and alumni – are prepared to address and implement solutions to meet our current and future challenges.” 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 farmers. The Sergeantsville Grain and Feed store is also heavily used by local farmers.

Most local farms purchase products and supplies from larger agricultural centers or through the internet. 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 grow specialty markets.

In evaluating input suppliers and services, Hunterdon County's 2008 Comprehensive Farmland Preservation Plan states:

Hunterdon County farmers have indicated that there are very few farm equipment dealers within the county. There are two Agways located in Clinton and Flemington.⁸ 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. There is a dealer in Ringoes (East Amwell) does repairs and sells used machinery. A farmer in Jugtown (Bethlehem Township) also does repairs and will make on-site visits. (P. 73-74)

- b. **Product Distributors and Processors**- In evaluating product distributors and processors, Hunterdon County's 2008 Comprehensive Farmland Preservation Plan states:

⁸ At present, the Flemington Agway has closed for business. There is one Tractor Supply store located in Flemington.

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. (P. 74)

There are no product distributors or processing plants within the township, however, there are distributors and processors throughout the State.

3. Anticipated Agricultural Trends

Concerning anticipated agricultural trends, the 2008 Hunterdon County Comprehensive Farmland Preservation Plan states:

Agriculture in Hunterdon County 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 will also continue. Given these trends, the future of farming in Hunterdon County looks promising, though it may not be the romantically held notion 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 County'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 in the County will continue to be the trend in the County. 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. (P. 74)

The trends identified by the County are likely to also apply to the farms within Delaware Township.

a. 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 2020 American Community Survey (ACS) data is \$117,858 (5-Year ACS Estimate). This is well above the statewide average of \$85,245. Hunterdon has the highest median household income in the state, followed by Morris County (\$117,298) and Somerset County (\$116,510). Hunterdon County had a population of 125,063 persons, according to the 2020 ACS (5-year) data.

b. Product demand

Hay comprises nearly 32 percent (32,162 acres) of agricultural lands in Hunterdon County (101,290 acres) based on the 2017 Agricultural Census, 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 2017, Hunterdon County ranked first in New Jersey for farms producing hay, second for number of horses on farms, third for total number of cattle and calves, corn for grain, and nursery sales, fourth for wheat for grain, and fifth for orchards.

4. Agricultural Support Needs

In general, the Township, with the support of the AAC and Hunterdon County initiatives, has 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.

In preparing its Comprehensive Farmland Preservation Plan, the County of Hunterdon held a public meeting to gather information on the specific topics that should be included in the document. These topics included:

- 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 currently 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 area, 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, social media, and other 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. Providing farmers with the ability to construct agricultural labor housing for those working on the farm can also help. Recent state amendments in 2020 to the Right to Farm Act extended protections to those full-time equine workers that are working in the same building or facility as horses, but specifically excluded eligibility for housing of migrant or seasonal employees. Agricultural labor housing units that are no longer inhabited by an agricultural laborer, would need to be vacated in order to prevent units from being 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 enacted a "Right to Farm" ordinance that supports the agricultural industry's operations within Delaware Township (subject to certain eligibility requirements and restrictions).
- b. The Township has formed and maintained 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.
- c. 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. The NRCS office serving Hunterdon County is located in Frenchtown.

2. Soil Conservation Districts

There are 14 soil conservation districts in New Jersey. Delaware Township is in the Hunterdon County Soil Conservation District (HCSCD) with their office located in Frenchtown. Farmers interested in soil and water conservation grant funding through the SADC apply through the County's SCD, which assists in developing a farm conservation plan and ensure the projects are necessary and feasible.

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 (2017) Natural Resource Inventory. In addition, the Township has adopted ordinances governing Stream Corridors and Well Testing. Neither of these Ordinances affect existing farm operations, however.

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 landowners 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 percent of a project's costs, to owners of permanently preserved farms and term farmland preservation 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. SADC Deer Fencing Grant Program

The SADC provides cost share grants to eligible farmers for the installation of deer fencing on permanently-preserved farms. Grants can provide 30 to 50 percent of the costs of materials and installation, not to exceed \$200 per acre or a total grant of \$20,000. Eligibility is based on factors such as established farmers or cooperative operations that derive over 50 percent of its gross income from all sources from its farming operation.

3. Federal Conservation Programs (EQIP, CREP, etc.)

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

The Conservation Reserve Program (CRP) is administered through the Farm Service Agency. The program encourages farmers to remove environmentally sensitive land from agricultural production and plant species that will improve environmental health and quality. Landowners enroll in either the general (a.k.a. traditional), grassland, or continuous CRP program, with enrollment contracts of 10 to 15 years in length. Each has slightly different rules.

The CREP program falls under the umbrella of the continuous CRP program. It focuses on addressing conservation practices, including riparian buffers, filter strips, wetlands, and

pollinator plantings. Projects are intended to achieve natural resource benefits, on or off site, that target one or more of the following goals: restoring/establishing wildlife habitat; maintain or improve grassland productivity; enhance water quality; reduce soil erosion; enhance air quality; restore/enhance wetlands; promote conservation forestry; increase control of critical invasive species; enhance critical threatened and endangered plant and animal species survival; and achieve a net water savings in ground and/or surface waters and conserve energy. CREP pays farmers to remove environmentally sensitive land from production and establishes permanent resource conserving plant species. Participants must meet strict eligibility standards.

Conservation Innovation Grant Program (CIG)

The aim of the CIG program, a program administered by the Natural Resources Conservation Services (NRCS) branch of the USDA, is to stimulate the development and adoption of innovative conservation approaches and technologies to further natural resource conservation on private lands. The intent here is to boost production on farms, ranches, and private forests through improvements in water quality, soil health, and wildlife habitat. Funds are awarded as competitive 50-50 match grants to nongovernmental organizations, tribes, or individuals. In FY2022, the minimum awarded amount for a single proposal is \$75,000 and the maximum award amount is \$275,000.

Environmental Quality Incentives Program (EQIP)

EQIP is a conservation program, administered by the NRCS, to address natural resource concerns, including improved water and air quality, conserved ground and surface water, increased soil health, reduced soil erosion and sedimentation, improved or created wildlife habitat, and mitigation against drought and increasing weather volatility. The program provides one-on-one help and financial assistance to eligible applicants to carry out structural and management practices on agricultural lands. EQIP includes several conservation initiatives, including assisting beginning farmers, development of Conservation Activity Plans (CAP), Conservation Incentive Contracts focusing on Climate-Smart Forestry and Agriculture and Drought Resilience management practices, high tunnel initiatives, highly erodible land initiatives, Agricultural Energy Management Plans (AgEMP) or farm energy audits, organic initiatives to help implement conservation practices for organic producers or those transitioning to organic, socially disadvantaged producers, soil health initiatives, and the Working Lands for Wildlife Initiative (WLFW).

Agriculture Conservation Easement Program (ACEP)

ACEP, the Agriculture Conservation Easement Program includes the Agriculture Land Easement (ALE) program and the Wetlands Reserve Easement (WRE) program. The ALE replaced the Farmland and Ranch Land Protection Program and purchases development rights through conservation easements to preserve farmland. The WRE provides financial and technical assistance to help conserve agricultural lands and restore, protect, and enhance enrolled wetlands.

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. As noted previously, however, further examination of this issue during the reexamination of the Master Plan in 2012 indicated that water contamination issues had not been identified. Furthermore, in order to protect farmers equity in their land, the Township has taken steps to provide farmers additional options for land development and preservation, including noncontiguous clustering and hamlet development.

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. Records indicate that one active water use certification was issued in Delaware Township to Punkin Hollow Farm by the NJDEP, however records note that it was set to expire at the end of 2021.

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, published a 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 Watershed Institute.

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. 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. Delaware Township encourages farmers to recycle waste materials through the use of County recycling resources. Hunterdon County provides collection days for various hazardous products including paints, herbicides, insecticides, oil, batteries, and diesel fuel; however these collection days are currently limited to residents only (i.e. service will not be provided to vehicles with commercial plates). Hunterdon County's Solid Waste and Recycling Services website provides guidance where items including propane tanks, tires, batteries, refrigerators, and paint may be accepted. The New Jersey Department of Agriculture also provides resources through their website for the collection of pesticide containers, agricultural plastics, and plastic nursery pots, plug trays, and flats.

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.

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

E. Energy Conservation Planning

Opportunities for energy conservation are increasingly available to the farming community. Examples of energy conservation in farming include no-till agriculture, renewable energy generation (including, but not limited to solar farms, wind turbines, biomass, and biogas), and utilizing energy

efficiency techniques. The advantages of energy conservation include reductions in air-pollutants, dollars saved and a reduction in greenhouse gas emissions.

Encouraging energy conservation is also 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 has been exploring how to improve its ability to require compact forms of development, consistent with the concept of hamlets and mixed-use development.

Renewable Energy Generation

As noted above, generation of renewable energy can come from sources that include solar, wind, and renewable fuels.

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.

In 2011, Delaware Township amended 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.

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. In 2012, the Township amended its Land Use ordinance to permit Small Wind Energy Systems (Ord No. 2012-02LU), which the ordinance defines as a system used to generate electricity, has a nameplate capacity of 20 kilowatts or less; and is as high as necessary to capture the wind energy resource for residential or agricultural use. The ordinance permits small wind energy systems in all zones, provided that the system is not greater than 120 feet in height, and meets certain setbacks based on the height of the structure.

Bioenergies

Bioenergies encompass a variety of different renewable fuels that can be used for heating, electricity, or transportation.

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.

Petroleum diesel is an emitter of sulfur emissions, a major air pollutant. Biodiesel, 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 reduction of the harmful fumes produced by pure petroleum diesel.

Biomass refers to renewable organic material that can be converted into energy. This can include wood and wood processing waste (such as wood chips and sawdust), crops that can be converted into energy, such as switchgrass, biogases along with other sources (such as yard wastes, paper, cotton, and wool wastes).

Biogas, which is also considered a form of biomass, refers to the capture of natural gas from wastewater systems, landfills, farms, food wastes, to use in heating and electricity.

Legislative Amendments

There have been several legislative amendments important in the consideration and development of regulations affecting renewable energy facilities:

- 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.
- C. 170, PL 2021, adopted July 9, 2021, established dual-use solar energy projects on unpreserved farmland, permitting the construction, installation, and operation of solar energy projects on unpreserved farmland, while maintaining the affected land in active agricultural or horticultural use.

It should also be noted that the 2019 New Jersey Energy Master Plan, released in January 2020, acknowledged the importance of identifying sites that would help expand the state's commitment to renewable energy, while still protecting farmland and open spaces. This includes assessing methods of improving coordination between state agencies, such as the Department of Environmental Protection, Board of Public Utilities, Department of Community Affairs, Economic Development Authority, and the Department of Agriculture.

SADC/Farmland Assessment Regulations

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. These regulations were codified as Subchapter 24 under the SADC regulations in the NJ Administrative Code.

- 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 percent of the farm's energy demands, and occupy no more than 1 percent of the total farm area (preserved and unpreserved)

Pursuant to N.J.A.C. 18:15-6.1(f), land used for biomass, solar, or wind energy must be considered land in agricultural or horticultural use and may be eligible for farmland assessment (N.J.S.A. 54:4-23.1 et seq.) provided that the certain conditions are met. These conditions include the following:

- The property where the energy generation facility is located is part of an operating farm that will continue to operate as a farm in the tax year for which farmland assessment is being applied;
- The energy generation facility constructed, installed, and operated on the land under the facility for which farmland assessment is sought, has received all approvals that may be required by law, where the interconnection is legally permissible, and where the energy generation facility and underlying farmland meet all other requisites for farmland assessment;
- In the prior tax year, the acreage used for the biomass, solar, or wind energy generation facilities, structures, and equipment was valued, assessed, and taxed as land in agricultural or horticultural use;
- The power or heat generated by the biomass, solar, or wind energy generation facilities, structures, and equipment is used to provide, either directly or indirectly but not necessarily exclusively, power or heat to the farm or agricultural or horticultural operations supporting the viability of the farm;
- For property on which biomass, solar, or wind energy generation facilities, structures, and equipment have or will be constructed and used, the owner or operator shall have a conservation plan approved by the soil conservation district to account for the aesthetic, impervious coverage, and environmental impacts of the construction, installation, and operation of the biomass, solar, or wind energy generation facilities, structures, and equipment, including, but not necessarily limited to, water recapture and filtration;
- Where solar energy generation facilities, structures, and equipment are installed, the property under the solar panels is used to the greatest extent practicable for the farming of shade crops or other plants capable of being grown under such conditions, or for pasture for grazing;
- The amount of acreage devoted to energy generation facilities meets, but does not exceed, a ratio of one-to-five acres or portion thereof. In other words, for each "unit" of land devoted to energy generation, there are at least another five "units" of land devoted to agricultural and/or horticultural operations.

- Biomass, solar, or wind energy generation facilities, structures, and equipment are constructed or installed on no more than 10 acres of the farmland for which the owner of the property is applying for valuation, assessment, and taxation pursuant to the Act, and if power is being generated, no more than two megawatts of power are generated on the 10 acres or less;
- For biomass energy generation, the owner of the property has obtained approval from the New Jersey Department of Agriculture pursuant to N.J.S.A. 4:1C-32.5;
- If the land is permanently preserved under the State Farmland Preservation Program, the landowner must provide documentation that the project was approved by the State Agriculture Development Committee; and
- No generated energy from any source is considered an agricultural or horticultural product and no income from any power or heat sold from the biomass, solar, or wind energy generation may be considered income for eligibility for valuation, assessment, and taxation of land pursuant to the Act, notwithstanding the provisions of the Act, or any rule promulgated pursuant thereto, to the contrary.

Agriculture Management Practice (AMP) for Solar Energy Generation

Additional regulations for farmland were created with the SADC agricultural management practice for the Construction, Installation, Operation, or Maintenance of Solar Energy Generation Facilities, Structures and Equipment on Commercial Farms in 2011. The rule (N.J.A.C. 2:76-2A.12) implements 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 AMP, or standards, which commercial farms must meet to be eligible for right-to-farm protection for the on-farm generation of solar energy.

The 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 certain structures (over 10 feet in height or structures occupying more than 1 acre with setbacks of 300 feet to adjacent residences and 150 feet to a property line or right of way).
- 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 percent 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.

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.
- Anemometer Loan Program: Several colleges and universities throughout the state participate in an anemometer loan program, which will install anemometers on properties for a 12 month period to gauge their potential for wind generation. Currently, participation in this program consists of Rutgers, Rowan, Richard Stockton College, Ocean County College, and The College of New Jersey.
- Successor Solar Incentive Program: Established by the NJ Board of Public Utilities (NJBPU) in 2021, this program is intended to replace the SREC Registration Program and the Transition Incentive program for solar energy projects. This program includes two sub-programs, the Administratively Determined Incentive (ADI) program, and the Competitive Solar Incentive Program (CSI). The ADI program provides administratively set incentives for projects including: net metered residential programs, net metered non-residential projects of 5 megawatts or less, community solar projects. The CSI program will provide competitively set incentives for grid supply projects and net metered non-residential projects greater than 5 megawatts.
- Rural Energy for America Program Renewable Energy Systems and Energy Efficiency Improvement Guaranteed Loans and Grants: Sponsored by the USDA, this program provides guaranteed loan financing and grant funding to agricultural producers where at least 40 percent of their gross income comes from agricultural operations, and rural small businesses for renewable energy systems or to make energy efficiency improvements.

- Energy Efficiency Programs through Jersey Central Power & Light: In 2021 the NJBPU transitioned some of its residential, commercial, and industrial energy efficiency programs (i.e. the “SmartStart Building” program) to utility providers. Jersey Central Power & Light’s Energy Solutions for Business provides different incentives to its commercial, industrial, and other non-residential customers to make energy efficiency improvements.

F. Outreach and Incentives

Delaware Township's Open Space Committee and AAC are 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

Delaware Township's zoning and development regulations support agriculture as an industry. 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. Although Delaware Township has had a Right to Farm Ordinance in effect since 1987, this ordinance was significantly expanded in 1999 to include: extending enhanced protections to processing and packaging the agricultural output of the farm, allowing for farm market operations, allowing for educational tours and seasonal festivals, and to allow for onsite farm labor housing. Where landowner disputes arise, mediation is referred to the CADB. The Township’s Right to Farm Ordinance is attached as **Appendix D**.

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. SADC offers this service on an interactive website, as well as resource pages providing information related to becoming a farmer, seeking access to land, creating farmland leases, finding farmers, and planning for transfers and succession. 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;
- The land must be devoted to agricultural/horticultural uses for at least two consecutive years prior to the tax year;
- Land must consist of at least five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;
- Gross sales of products from the land must average at least \$1,000 per year for the first five acres, plus an additional \$5 per acre for each additional acre. In the case of woodland or wetland under a woodland management plan, the sales must total at least \$500 per year for the first 5 acres, plus \$0.50 per acre for each additional acre.
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.
- For farm management units less than 7 acres, a descriptive narrative of agricultural/horticultural uses, a sketch of their location, and number of acres actively devoted is required.

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

3. Rural Microenterprise Activity

In 2018, the SADC adopted new rules allowing farmers of qualifying preserved farms to apply for a special permit to conduct a rural microenterprise, which the SADC describes as certain types of appropriately scaled businesses or activities that are compatible with the agricultural use of the farm.

4. Winery Special Occasion Events

In 2017, the SADC adopted new rules that would allow for special occasion events to be held at wineries located on preserved farms under certain circumstances. In 2023, Governor Murphy signed legislation S757 authorizing commercial farms located on preserved farmland to hold special occasion events, allowing for up to 26 special occasions events per year, 6 of which may have 250 guests or more in attendance.

5. On-Farm Direct Marketing

In 2014, the SADC approved new rules that established an agricultural management practice (AMP) for On-Farm Direct Marketing Facilities. The AMP established performance-based standards for commercial farms looking for right-to-farm protection for direct marketing facilities, activities and events that facilitate and provide direct sales, such as farm stands and stores, CSAs, pick your own operations, and other activities and events.

B. Other Strategies to Support Agriculture

1. Permit Streamlining

Delaware Township caps the cost of building permits for farm buildings at \$1,602. Building fees are based upon the volume of the structure, with the fee per cubic foot for structures on farms is less than what is assessed for other structures. Furthermore, the Township limits the amount of volume for the purposes of calculating fees for large, open-volume single-story spaces, such as barns, silos, greenhouses, warehouses, distribution centers, and other agricultural and storage-use occupancies to 20 feet, even if the actual height of such spaces is greater than 20 feet.⁹ The Township also waives the \$1,500 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

⁹ See section § 158-3 of the Delaware Township Code.

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

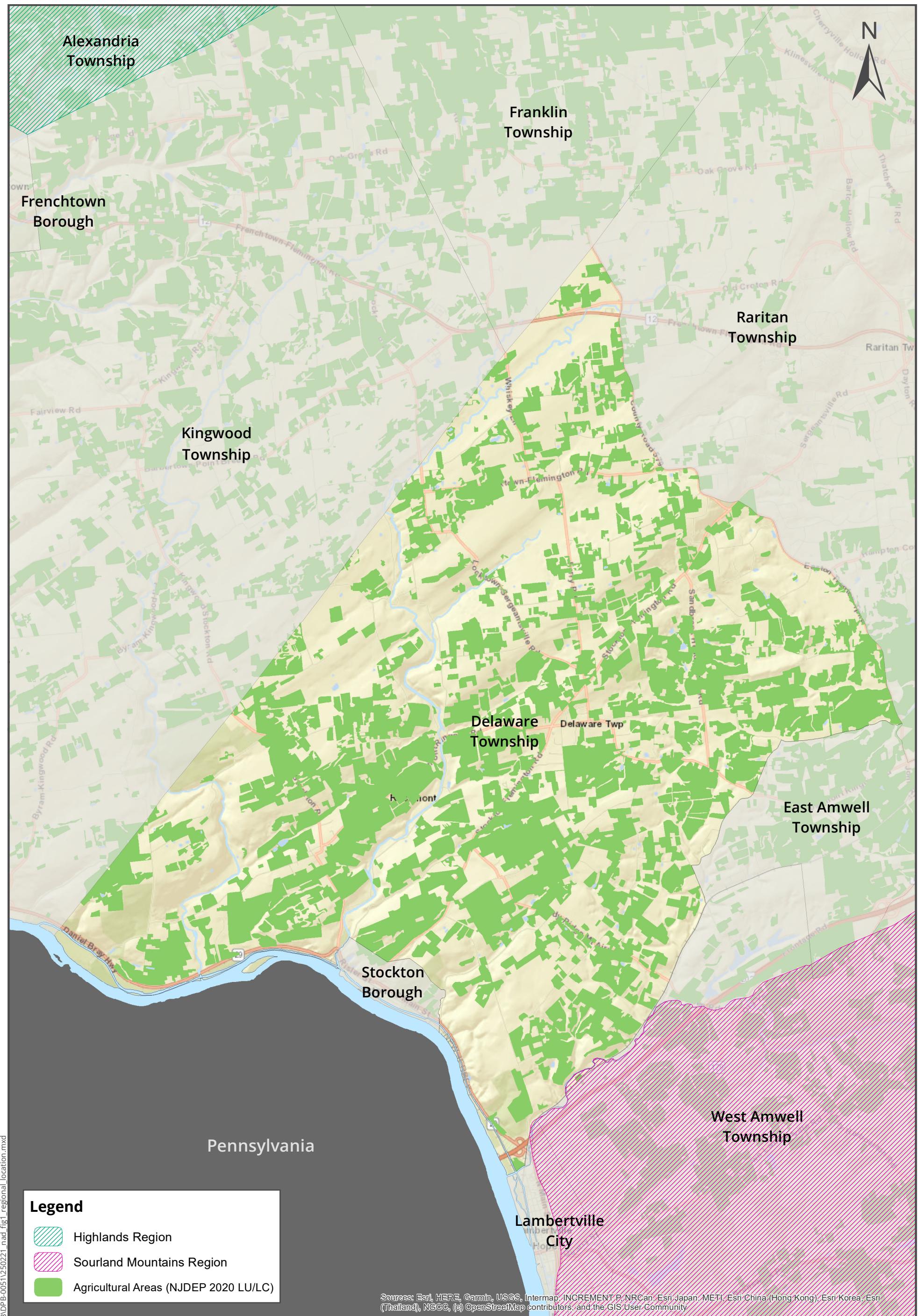
Delaware Township has participated in contracted deer hunts to reduce deer herds on Township-owned parkland. Deer damage appears to be one of the chief issues facing farmers who raise crops. The Township continues to encourage hunting and the non-feeding of deer. To date, damage from deer population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

5. Agricultural Education and Promotion

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

Appendix A | Map 1



0 2,500 5,000 7,500 10,000 12,500
1 inch = 5,000 feet

THIS MAP WAS DEVELOPED USING HUNTERDON COUNTY, HIGHLANDS, SADC, SOURLAND CONSERVANCY, AND NJDEP DIGITAL DATA.
THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.

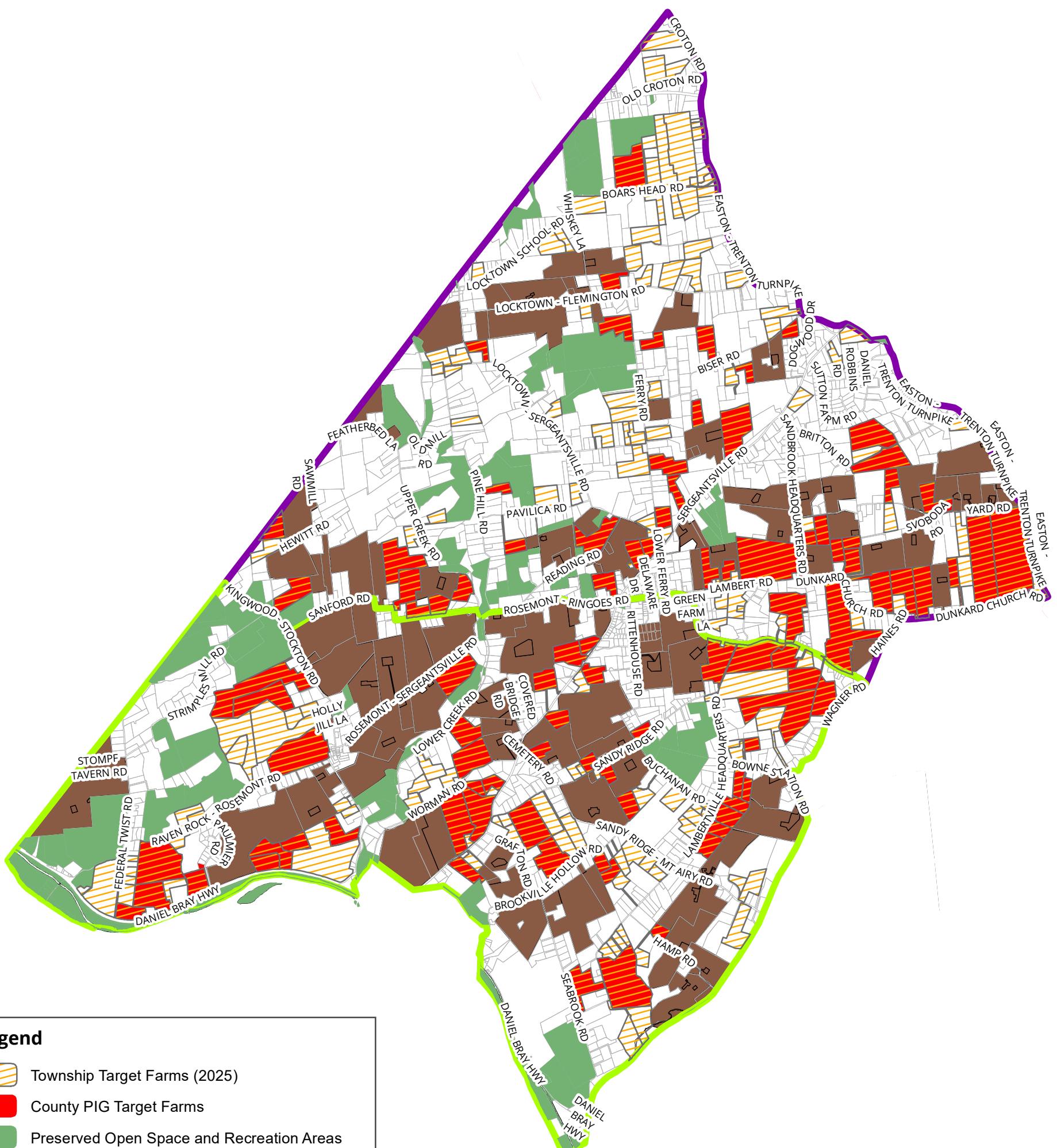
Figure 1
Regional Location Map
2022 Farmland Preservation Plan

Delaware Township
Hunterdon County, New Jersey

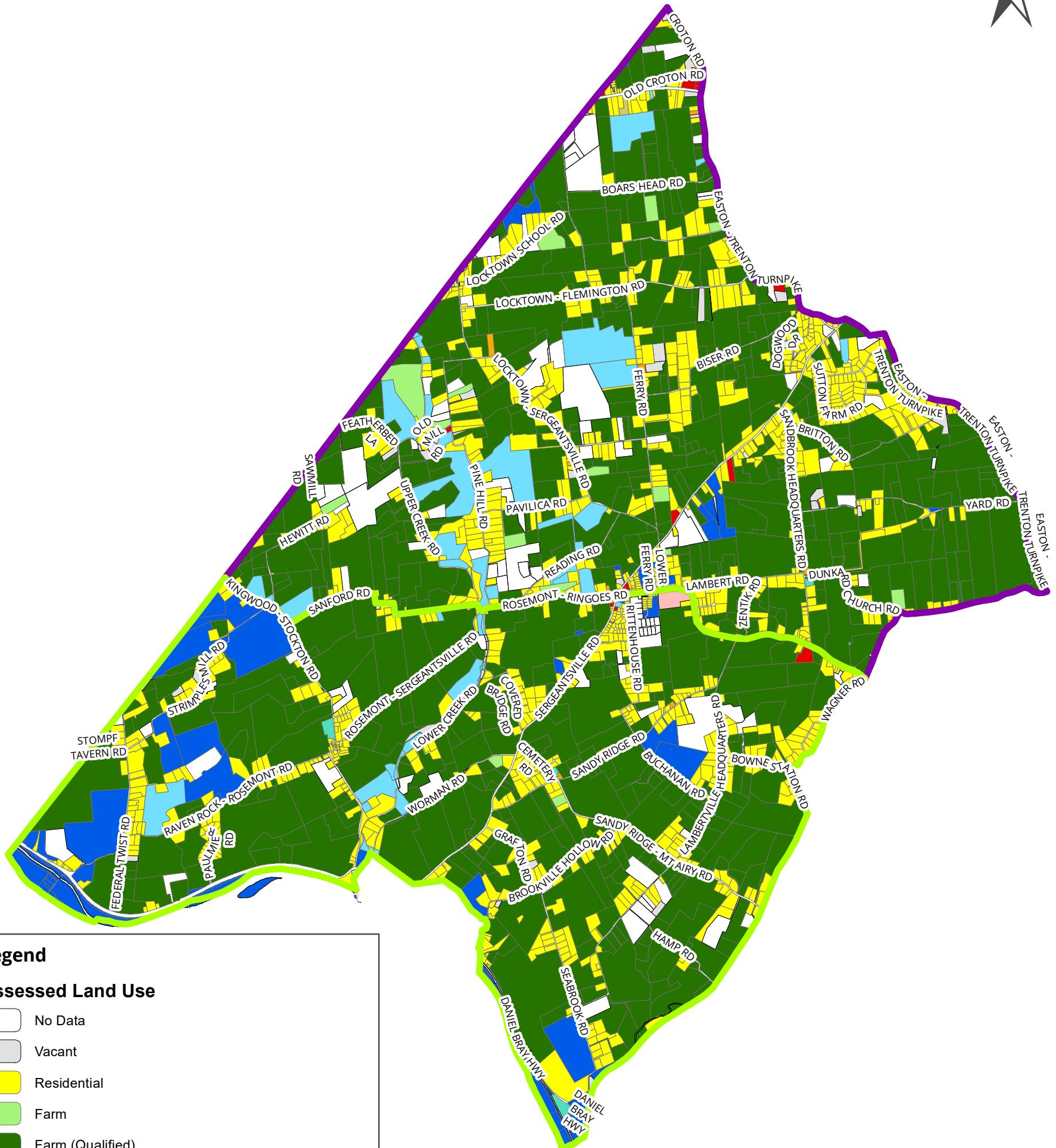
February 2025
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 2



Appendix A | Map 3



Legend

Assessed Land Use

- No Data
- Vacant
- Residential
- Farm
- Farm (Qualified)
- Commercial
- Apartment
- Railroad
- Public School
- Public Property
- Church and Charitable
- Cemeteries and Graveyards
- Other Exempt

Project Areas

- Delaware Twp, PIG I Sandbrook Hdqs / Locktown
- Delaware Twp, PIG II Covered Bridge / Dilts Park

0 2,500 5,000 7,500 10,000 12,500
1 inch = 5,000 feet

Map 3
Property Tax Class
2022 Farmland Preservation Plan

Delaware Township
Hunterdon County, New Jersey

September 2022
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 4



0 2,500 5,000 7,500 10,000 12,500
1 inch = 5,000 feet

Map 4
Agricultural Development Areas

2022 Farmland Preservation Plan
Delaware Township
Hunterdon County, New Jersey

September 2022
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 5



Legend

Land Use/Land Cover (2020)

- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetlands

Project Areas

- Delaware Twp, PIG I Sandbrook Hdqs / Locktown
- Delaware Twp, PIG II Covered Bridge / Dilts Park

0 2,500 5,000 7,500 10,000 12,500
1 inch = 5,000 feet

Figure 5
2020 NJDEP Land Use/Land Cover
2022 Farmland Preservation Plan

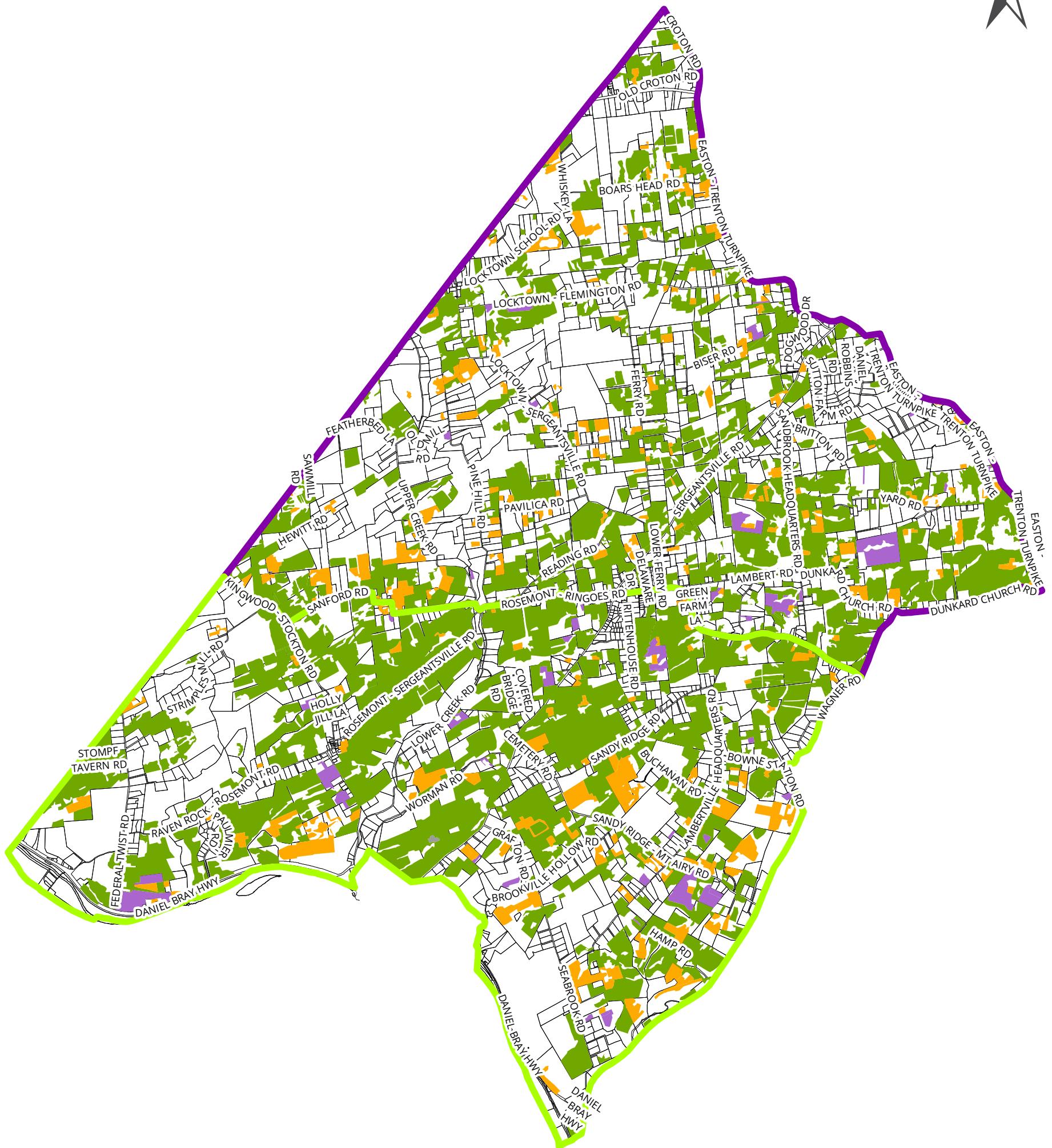
Delaware Township
Hunterdon County, New Jersey

THIS MAP WAS DEVELOPED USING HUNTERDON COUNTY, SADC,
AND NJDEP DIGITAL DATA.
THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE
AUTHORIZED.

February 2025
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 6



Legend

Agricultural Land Use (2020 LU/LC)

- Confined Feeding Operations
- Croplands and Pastureland
- Orchards/Vineyards/Nurseries/Horticultural Areas
- Other Agriculture

Project Areas

- Delaware Twp, PIG I Sandbrook Hdqs / Locktown
- Delaware Twp, PIG II Covered Bridge / Dilts Park

0 2,500 5,000 7,500 10,000 12,500
Feet
1 inch = 5,000 feet

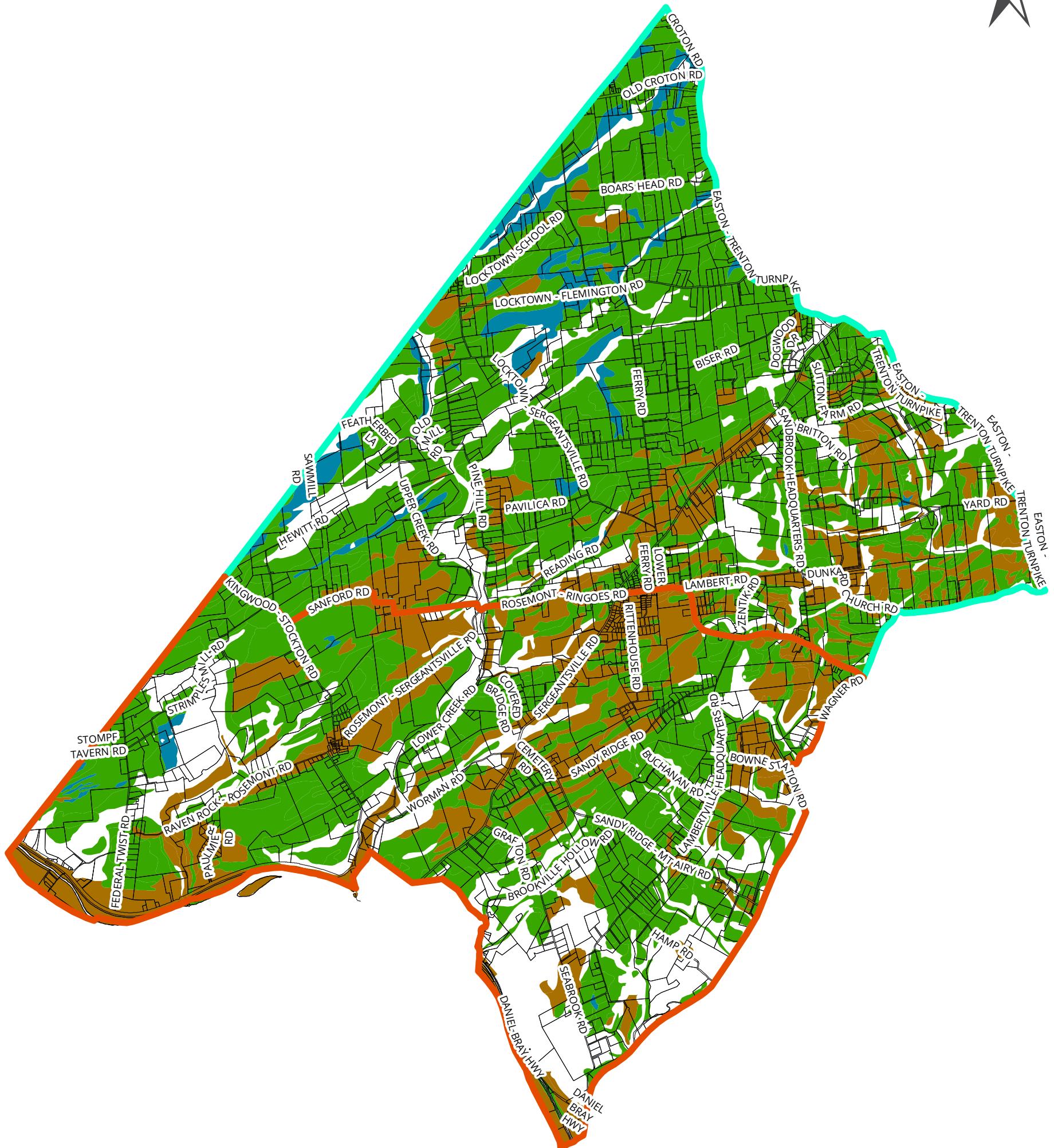
Figure 6
2015 NJDEP Land Use/Land Cover
Agricultural Uses
2022 Farmland Preservation Plan
Delaware Township
Hunterdon County, New Jersey

THIS MAP WAS DEVELOPED USING HUNTERDON COUNTY, SADC, AND NJDEP DIGITAL DATA.
THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.

February 2025
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 7



Legend

Farmland Classification

- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if drained

Project Areas

- Delaware Twp, PIG I Sandbrook Hdqs / Locktown
- Delaware Twp, PIG II Covered Bridge / Dilts Park

0 2,500 5,000 7,500 10,000 12,500
1 inch = 5,000 feet

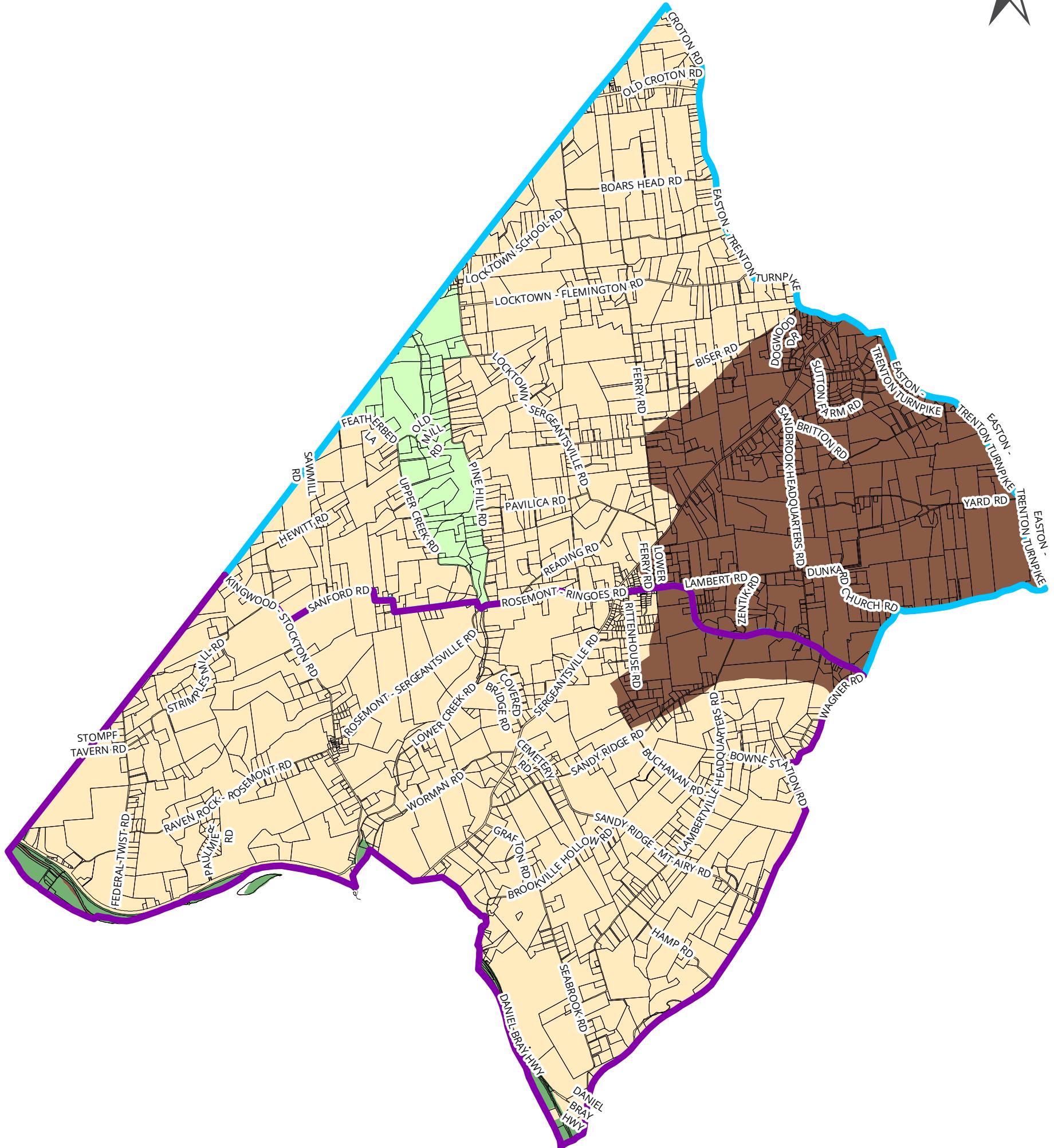
Map 7
Agricultural Soils
2022 Farmland Preservation Plan

Delaware Township
Hunterdon County, New Jersey

September 2022
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 8



Legend

State Planning Areas

- Planning Area 4: Rural
- Planning Area 5: Environmentally Sensitive
- Planning Area 8: State Park
- Planning Area 4B: Rural/Environmentally Sensitive

Project Areas

Delaware Twp, PIG I Sandbrook Hdqs / Locktown
Delaware Twp, PIG II Covered Bridge / Dilts Park

MAP WAS DEVELOPED USING HUNTERDON COUNTY, SADC, NRDC,
NJDEP DIGITAL DATA.
SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE
ORIZERED.

Map 8

2001 State Development and Redevelopment Plan

2022 Farmland Preservation Plan

Delaware Township

Hunterdon County, New Jersey

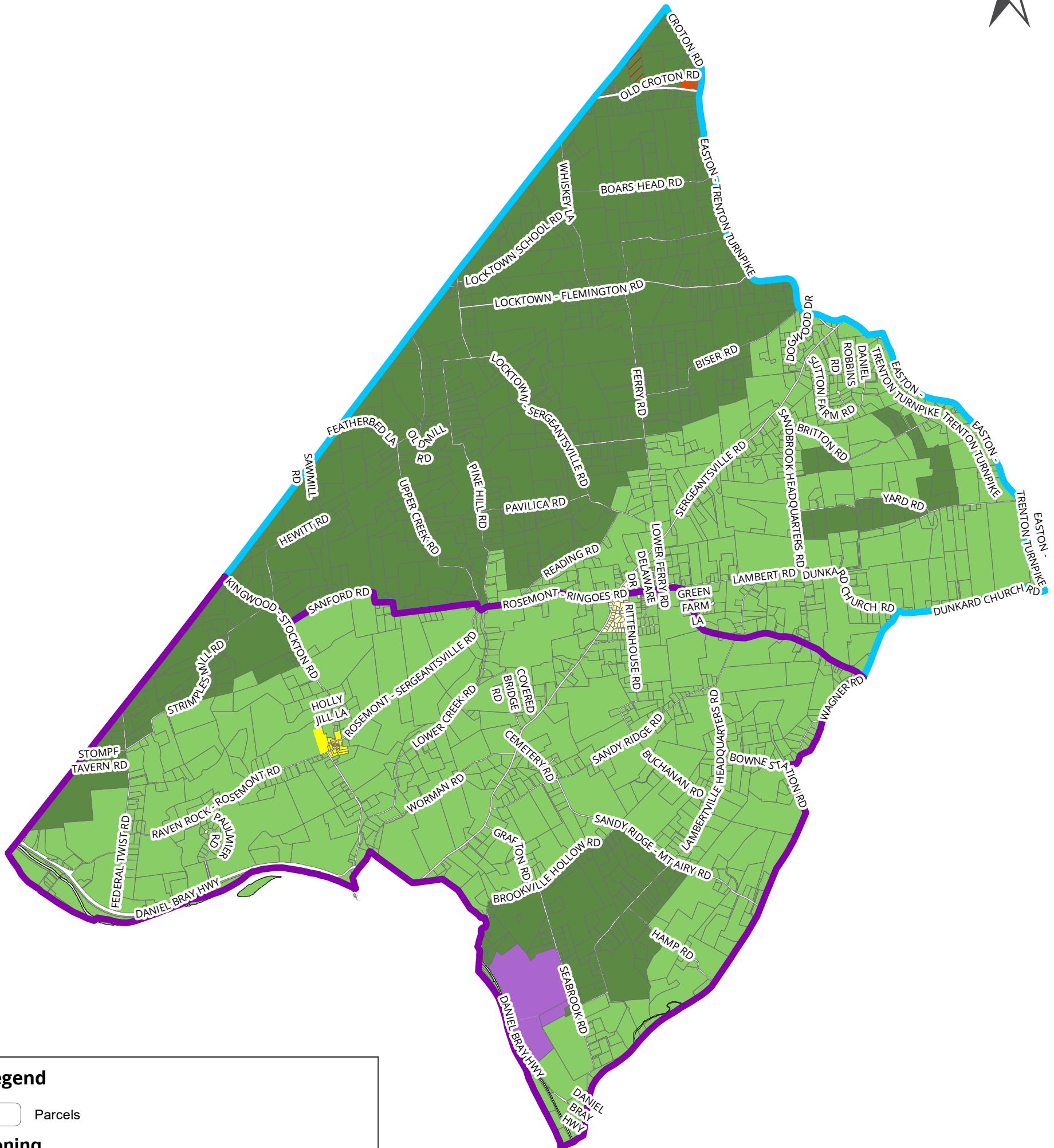
September 2022

Project No.: DPB-0051



Engineering & Design

Appendix A | Map 9

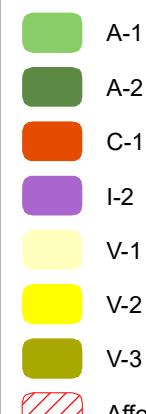


Legend



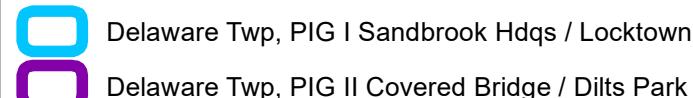
Parcels

Zoning



Affordable Housing Overlay

Project Areas



0 2,500 5,000 7,500 10,000 12,500
1 inch = 5,000 feet

THIS MAP WAS DEVELOPED USING HUNTERDON COUNTY, SADC, NRDC, AND NJDEP DIGITAL DATA.
THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED AND IS NOT COUNTY OR STATE AUTHORIZED.
ZONING DATA WAS DIGITIZED FROM THE TOWNSHIP'S ZONING MAPS.

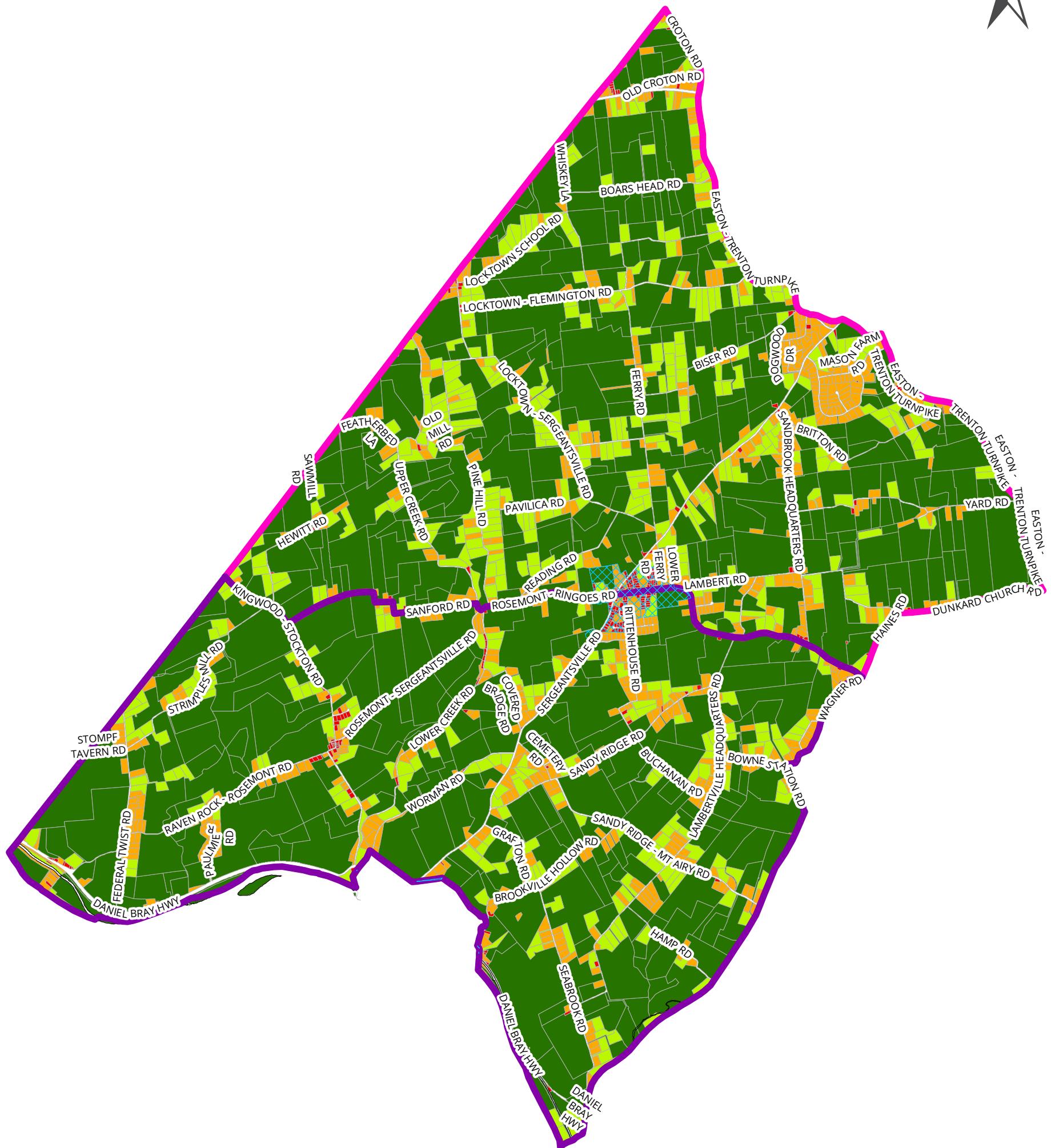
Map 9
Zoning

2022 Farmland Preservation Plan
Delaware Township
Hunterdon County, New Jersey

February 2025
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 10



Legend

- Sewer Service Area
- Parcels Less than 1 Acre
- Parcels Between 1 and 5 Acres
- Parcels Between 5 and 10 Acres
- Parcels 10 Acres and Greater

Project Areas

- Delaware Twp, PIG I Sandbrook Hdqs / Locktown
- Delaware Twp, PIG II Covered Bridge / Dilts Park

0 2,500 5,000 7,500 10,000 12,500
1 inch = 5,000 feet

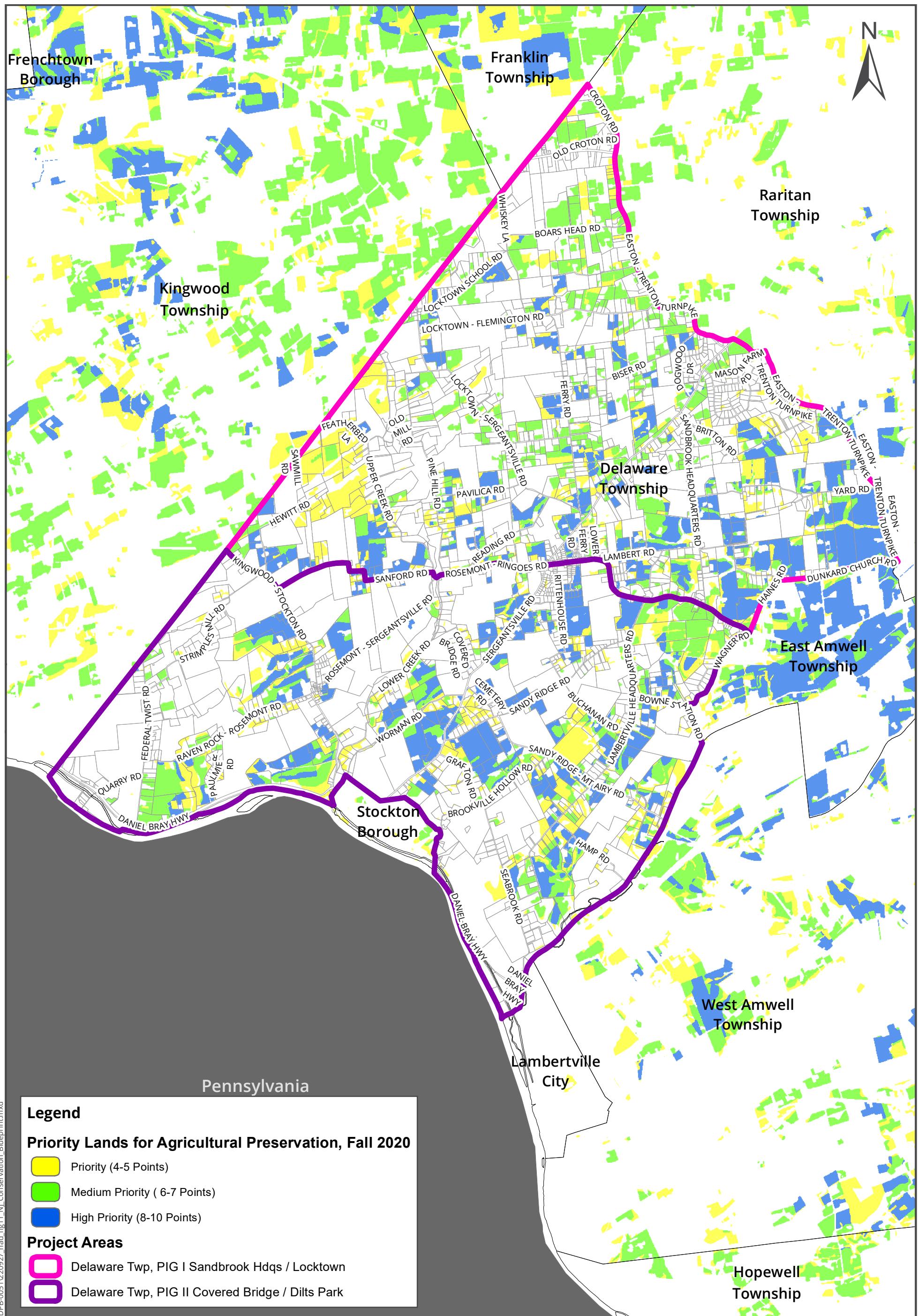
Map 10
Sewer Service Area and
Lot Size Comparison

2022 Farmland Preservation Plan
Delaware Township
Hunterdon County, New Jersey

September 2022
Project No.: DPB-0051

Colliers Engineering & Design

Appendix A | Map 11



Appendix B | Qualified Farmland

Data accessed from the Hunterdon County Property Assessment Search Hub, November 25, 2024.

Block	Lot	Qual	Property Location	Acreage
1	3	Q0002	937 County Road 579	29.14 AC.
1	13	Q0004	318 Old Croton Road	13.00 AC.
1	14	Q0007	330 Old Croton Road	28.28 AC.
1	15	Q0005	338 Old Croton Road	17.30 AC.
1	17	Q0006	655 State Highway 12	15.00 AC.
2	9.02	Q0023	621 State Highway 12	1.46 AC.
3	2	Q1225	875 County Road 579	8.00 AC.
3	7	Q0019	861 County Road 579	6.46 AC.
3	7.01	Q0019	865 County Road 579	6.11 AC.
3	8	Q0020	859 County Road 579	2.11 AC.
3	9	Q0020	857 County Road 579	5.98 AC.
3	11	Q0021	851 County Road 579	6.03 AC.
3	11.01	Q0021	853 County Road 579	7.03 AC.
3	12	Q0022	16 Boars Head Road	77.00 AC.
3	13	Q0023	20 Boars Head Road	41.71 AC.
3	14	Q0025	26 Boars Head Road	20.30 AC.
3	14.01	Q0024	30 Boars Head Road	6.16 AC.
3	14.02	Q0029	34 Boars Head Road	10.01 AC.
3	15	Q0030	40 Boars Head Road	56.17 AC.
3	18	Q0026	46 Boars Head Road	35.00 AC.
3	22	Q1229	670 State Highway 12	9.55 AC.
3	34	Q0023	620 State Highway 12	16.96 AC.
4	1	Q0040	81 Whiskey Lane	80.58 AC.
4	2	Q0027	51 Whiskey Lane	2.11 AC.
4	6	Q0043	Locktown-Serg. Road	28.92 AC.
4	6.02	Q1252	24 Locktown School Road	8.13 AC
4	7	Q0043	Locktown-Serg. Road	18.80 AC.
4	9	Q0045	46 Locktown School Road	12.00 AC.
4	9.04	Q0053	Locktown School Road	.04 AC.
5	4	Q0050	45 Locktown School Road	6.45 AC.
5	4.02	Q0052	190 Locktown Flemington	27.61 AC.
5	5	Q0053	27 Locktown School Road	41.69 AC.
5	5.01	Q0053	Locktown School Road	6.04 AC.
5	5.02	Q0053	Locktown School Road	6.04 AC.

Block	Lot	Qual	Property Location	Acreage
5	7.01	Q1234	9 Locktown School Road	23.24 AC.
5	7.02	Q0056	5 Locktown School Road	11.11 AC.
5	9	Q1220	45 Whiskey Lane	9.24 AC.
5	10	Q0057	21 Whiskey Lane	42.17 AC.
5	11	Q0058	188 Locktown Flemington	61.40 AC.
5	11.03	Q0057	174 Locktown Flemington	3.19 AC.
5	11.04	Q0057	170 Locktown Flemington	15.51 AC.
6	1	Q0059	829 County Road 579	2.00 AC.
6	2	Q0059	825 County Road 579	9.00 AC.
6	5	Q1227	811 County Road 579	13.26 AC.
6	6.01	Q1237	2 Stone Signpost Road	5.51 AC.
6	7	Q0072	15 Boars Head Road	24.81 AC.
6	9	Q0073	28 Stone Signpost Road	23.70 AC.
6	10	Q0075	46 Stone Signpost Road	20.00 AC.
6	11.02	Q0074	162 Locktown Flemington	21.52 AC.
6	12	Q0057	20 Whiskey Lane	39.87 AC.
6	13	Q0076	30 Whiskey Lane	53.00 AC.
6	14	Q0027	50 Whiskey Lane	30.94 AC.
6	15	Q0077	41 Boars Head Road	23.52 AC.
6	15.01	Q0077	51 Boars Head Road	28.52 AC.
6	16	Q0078	31 Boars Head Road	15.34 AC.
6	16.01	Q0081	35 Boars Head Rd	13.73 AC.
6	17	Q0080	19 Boars Head Road	11.00 AC.
6	17.01	Q0079	21 Boars Head Rd	25.82 AC.
7	1	Q0090	1 Stone Signpost Road	6.50 AC.
7	4	Q0092	751 County Road 579	16.01 AC.
7	7	Q0093	120 Locktown Flemington	18.29 AC.
7	7.01	Q0094	116 Locktown Flemington	18.29 AC.
7	12	Q0095	136 Locktown Flemington	23.55 AC.
7	13	Q0096	146 Locktown Flemington	11.00 AC.
7	15	Q0097	39 Stone Signpost Road	17.50 AC.
7	16	Q0073	31 Stone Signpost Road	25.77 AC.
7	19	Q0093	11 Stone Signpost Road	20.00 AC.
10	3	Q0110	135 Upper Creek Road	17.80 AC.
10	4	Q1241	129 Upper Creek Road	62.44 AC.
10	6	Q0112	20 Featherbed Lane	7.88 AC.
10	7.01	Q0339	26 Featherbed Lane	5.00 AC.
10	8	Q0113	16 Hammer Road	31.59 AC.

Block	Lot	Qual	Property Location	Acreage
11	4	Q0120	301 Locktown Serg. Road	73.12 AC.
11	5	Q0121	91 Pine Hill Road	13.16 AC.
11	5.01	Q0121	87 Pine Hill Road	3.60 AC.
11	5.03	Q0121	89 Pine Hill Road	15.00 AC.
11	6	Q0122	83 Pine Hill Road	12.00 AC.
11	8	Q1242	71 Pine Hill Road	8.70 AC.
11	10	Q1245	67 Pine Hill Road	7.79 AC.
11	15	Q1241	128 Upper Creek Road	7.03 AC.
12	1	Q0130	195 Ferry Road	4.10 AC.
12	1.01	Q0130	165 Locktown Flemington	8.69 AC.
12	1.02	Q0130	191 Ferry Road	3.01 AC.
12	2	Q0131	189 Ferry Road	28.06 AC.
12	6	Q0134	133 Ferry Road	23.13 AC.
12	6.01	Q0134	129 Ferry Road	21.23 AC.
12	7	Q0136	115 Ferry Road	10.63 AC.
12	7.01	Q0136	4 Meszaros Road	6.09 AC.
12	8	Q0135	12 Meszaros Road	18.08 AC.
12	8.04	Q0139	30 Meszaros Road	5.97 AC.
12	10	Q0140	120 Locktown Serg. Road	14.55 AC.
12	10.01	Q0140	116 Locktown Serg. Road	3.65 AC.
12	12.01	Q0143	150 Locktown Serg. Road	9.37 AC.
12	23	Q1218	210 Locktown Serg. Road	30.08 AC.
12	24	Q0145	230 Locktown Serg. Road	12.10 AC.
12	24.02	Q0146	220 Locktown Serg. Road	40.07 AC.
12	26	Q0147	270 Locktown Serg. Road	7.56 AC.
12	30	Q0052	193 Locktown Flemington	16.72 AC.
12	31	Q0052	191 Locktown Flemington	110.60 AC.
12	33.01	Q0057	173 Locktown Flemington	10.74 AC.
12	33.02	Q0150	175 Locktown Flemington	6.96 AC.
12	33.03	Q0151	183 Locktown Flemington	9.93 AC.
13	1.03	Q0160	201 Locktown Serg. Road	29.67 AC.
13	3	Q0160	195 Locktown Serg. Road	12.40 AC.
13	4	Q0161	151 Locktown Serg. Road	24.28 AC.
13	4.02	Q0177	177 Locktown Serg. Road	6.57 AC.
13	6	Q0162	131 Locktown Serg. Road	6.70 AC.
13	7.02	Q0163	99 Locktown Serg. Road	5.03 AC.
13	7.03	Q0163	95 Locktown Serg. Road	21.20 AC.
13	8	Q0177	161 Locktown Serg. Road	42.00 AC.

Block	Lot	Qual	Property Location	Acreage
13	13	Q0181	6 Pavilica Road	12.26 AC.
13	16	Q0164	73 Locktown Serg. Rd	49.98 AC.
13	17	Q0165	18 Pavilica Road	23.01 AC.
13	19.05	Q0166	30 Pavilica Road	6.31 AC.
13	22.03	Q0172	62 Pine Hill Road	10.52 AC.
13	22.05	Q0173	70 Pine Hill Road	9.00 AC.
13	22.07	Q1253	78 Pine Hill Road	8.44 AC.
13	23	Q1242	80 Pine Hill Road	5.70 AC.
13	24	Q0174	94 Pine Hill Road	34.01 AC.
13	24.01	Q1238	86 Pine Hill Road	8.69 AC.
13	25	Q0121	88 Pine Hill Road	6.53 AC.
14	2	Q0190	709 County Road 579	6.74 AC.
14	4	Q0189	10 Biser Road	5.41 AC.
14	5	Q0192	22 Biser Road	15.83 AC.
14	5.01	Q1205	28 Biser Road	12.44 AC.
14	5.02	Q0191	16 Biser Road	11.00 AC.
14	6	Q0194	36 Biser Rd	50.02 AC.
14	7	Q0195	50 Biser Road	6.00 AC.
14	7.01	Q0196	52 Biser Road	25.77 AC.
14	10.01	Q0197	84 Biser Road	22.74 AC.
14	10.02	Q0198	82 Biser Road	5.26 AC.
14	11	Q0199	90 Biser Road	8.76 AC.
14	11.01	Q0180	88 Biser Road	5.00 AC.
14	21	Q0202	174 Ferry Road	13.60 AC.
14	22	Q0203	147 Locktown Flemington	58.32 AC.
14	25	Q0204	131 Locktown Flemington	50.60 AC.
14	25.01	Q0205	123 Locktown Flemington	9.00 AC.
14	25.04	Q0207	127 Locktown Flemington	5.02 AC.
14	26	Q0213	735 County Road 579	13.42 AC.
14	26.02	Q0208	749 County Road 579	5.21 AC.
14	26.1	Q0214	107 Locktown Flemington	14.87 AC.
14	26.13	Q0220	18 Biser Road	16.66 AC.
17	15	Q0240	430 Sergeantsville Road	53.90 AC.
17	17	Q0267	452 Sergeantsville Road	16.78 AC.
17	20	Q0242	500 Sergeantsville Road	52.78 AC.
17	23	Q0243	548 Sergeantsville Road	54.08 AC.
17	23.01	Q0243	Sergeantsville Road	3.24 AC.
17	23.02	Q0243	Sergeantsville Road	3.11 AC.

Block	Lot	Qual	Property Location	Acreage
17	24	Q0244	552 Sergeantsville Road	19.66 AC.
17	25	Q0245	560 Sergeantsville Road	22.00 AC.
17	26	Q0246	572 Sergeantsville Road	15.84 AC.
17	26.01	Q0247	570 Sergeantsville Road	8.62 AC.
17	28	Q0248	20 Ferry Road	8.90 AC.
17	30	Q0248	20 Ferry Road	1.73 AC.
17	31	Q0248	40 Ferry Road	16.30 AC.
17	32	Q1244	50 Ferry Road	9.83 AC.
17	33	Q0249	100 Ferry Road	26.90 AC.
17	35.01	Q0250	112 Ferry Road	8.90 AC.
17	35.02	Q0250	110 Ferry Road	6.93 AC.
17	35.03	Q0251	118 Ferry Road	14.00 AC.
17	35.04	Q0250	114 Ferry Road	5.88 AC.
17	36	Q0253	130 Ferry Road	25.08 AC.
17	38	Q0255	81 Biser Road	12.00 AC.
17	40	Q0257	73 Biser Road	53.70 AC.
17	42	Q0258	59 Biser Road	4.34 AC.
17	42.01	Q0258	61 Biser Road	5.97 AC.
17	43	Q0259	55 Biser Road	8.91 AC.
17	43.04	Q0261	35 Biser Road	9.71 AC.
17	43.05	Q0262	39 Biser Road	9.00 AC.
17	44	Q0263	31 Biser Road	7.06 AC.
17	45.01	Q0264	17 Biser Road	54.54 AC.
17	47	Q0265	11 Biser Road	10.50 AC.
18	22.01	Q0288	42 Upper Creek Rd	6.44 AC.
18	22.02	Q0288	44 Upper Creek Road	10.11 AC.
18	24	Q0281	56 Upper Creek Road	30.71 AC.
18	24.01	Q0289	68 Upper Creek Road	28.43 AC.
18	24.04	Q0291	72 Upper Creek Road	11.35 AC.
18	24.05	Q0295	62 Upper Creek Road	11.35 AC.
18	25.01	Q1221	104 Upper Creek Road	3.28 AC.
18	25.02	Q1221	102 Upper Creek Road	8.43 AC.
18	25.03	Q0280	74 Upper Creek Road	8.39 AC.
19	1	Q0341	Sawmill Road	39.99 AC.
19	2	Q0341	Sawmill Road	12.70 AC.
19	3	Q0341	33 Featherbed Lane	28.61 AC.
19	3.03	Q0338	43 Featherbed Lane	44.59 AC.
19	3.04	Q0313	75 Upper Creek Road	10.57 AC.

Block	Lot	Qual	Property Location	Acreage
19	4	Q0314	73 Upper Creek Road	15.46 AC.
19	4.01	Q0314	Upper Creek Road	6.03 AC.
19	5	Q0338	69 Upper Creek Road	78.01 AC.
19	7	Q0316	53 Upper Creek Road	12.94 AC.
19	7.01	Q0315	45 Upper Creek Road	14.92 AC.
19	7.02	Q0317	57 Upper Creek Road	8.46 AC.
19	7.03	Q0318	47 Upper Creek Road	12.83 AC.
19	7.05	Q0316	55 Upper Creek Road	13.21 AC.
19	8	Q0319	41 Upper Creek Road	12.85 AC.
19	8.03	Q0321	35 Upper Creek Road	7.77 AC.
19	8.05	Q0321	33 Upper Creek Road	50.98 AC.
19	9	Q0322	23 Upper Creek Road	43.47 AC.
19	10	Q0323	9 Upper Creek Road	20.77 AC.
19	12	Q0323	16 Sanford Road	15.20 AC.
19	13	Q0324	22 Sanford Road	13.89 AC.
19	15	Q0325	28 Sanford Road	5.87 AC.
19	15.01	Q0351	32 Sanford Rd	33.43 AC.
19	17	Q0326	34 Sanford Road	9.76 AC.
19	19	Q0327	50 Sanford Road	34.27 AC.
19	21	Q0328	60 Sanford Road	89.67 AC.
19	25	Q0330	84 Sanford Road	5.21 AC.
19	25.01	Q0331	80 Sanford Road	5.27 AC.
19	25.03	Q0349	82 Sanford Rd	19.26 AC.
19	25.04	Q0349	78 Sanford Rd	19.61 AC.
19	27	Q0333	224 Kingwood Stockton Rd	12.00 AC.
19	27.01	Q0334	248 Kingwood Stockton Rd	6.80 AC.
19	28	Q0336	5 Hewitt Road	7.67 AC.
19	30	Q0347	15 Hewitt Road	8.12 AC.
19	30.01	Q1202	11 Hewitt Road	5.22 AC.
19	31	Q0341	23 Hewitt Road	16.76 AC.
19	33	Q0340	16 Hewitt Road	62.88 AC.
19	36	Q0341	25 Hewitt Road	17.25 AC.
19	37	Q0348	35 Hewitt Road	65.32 AC.
19	38	Q0342	32 Hewitt Road	15.93 AC.
19	50	Q1240	45 Hewitt Road	9.00 AC.
19	50.01	Q1240	51 Hewitt Road	4.01 AC.
19	51	Q1240	43 Hewitt Road	17.45 AC.
20	2	Q0360	91 Ferry Road	32.04 AC.

Block	Lot	Qual	Property Location	Acreage
20	2.03	Q0363	57 Ferry Road	1.92 AC.
20	2.04	Q0362	53 Ferry Road	5.91 AC.
20	2.05	Q0364	59 Ferry Rd	5.61 AC.
20	2.06	Q0363	57A Ferry Road	6.03 AC.
20	3	Q0365	10 Locktown Serg. Road	9.50 AC.
20	4	Q1203	64 Locktown Serg. Road	46.00 AC.
20	4.02	Q0366	40 Locktown Serg. Road	18.00 AC.
20	6	Q0367	80 Locktown Serg. Road	9.31 AC.
20	6.04	Q0367	Locktown Serg. Road	10.83 AC.
20	7	Q0367	86 Locktown Serg. Road	6.00 AC.
21	2	Q0379	41 Locktown Serg. Road	40.72 AC.
21	3	Q0381	21 Reading Road	12.05 AC.
21	3.03	Q0381	17 Reading Road	46.86 AC.
21	4	Q1251	7 Reading Road	5.03 AC.
21	4.02	Q1500	13 Reading Rd	9.50 AC.
21	6	Q0286	688 Rosemont Ringoes Road	14.00 AC.
21	11.01	Q1249	26 Pine Hill Road	5.36 AC.
21	12	Q1230	43 Pavilica Road	18.54 AC.
21	12.01	Q1243	55 Pavilica Road	12.58 AC.
21	12.03	Q0381	29 Pavilica Road	9.04 AC.
21	12.04	Q0405	33 Pavilica Road	5.39 AC.
21	12.05	Q0405	35 Pavilica Road	6.49 AC.
21	18.02	Q0389	21 Pavilica Road	8.44 AC.
22	1	Q0380	32 Reading Road	73.59 AC.
22	1.01	Q0380	36 Reading Road	2.18 AC.
22	1.03	Q0380	Reading Road	3.26 AC.
22	1.04	Q0380	Reading Road	3.09 AC.
22	2	Q0248	11 Locktown Serg. Road	3.08 AC.
22	3	Q0248	29 Ferry Road	13.33 AC.
22	5	Q0400	718 Sergeantsville Rd	20.04 AC.
22	17	Q0401	612 Rosemont Ringoes Road	19.12 AC.
22	27	Q1233	664 Rosemont Ringoes Road	1.79 AC.
22	27.01	Q1233	662 Rosemont Ringoes Road	9.40 AC.
25	8	Q0431	81 Sandbrook Hqts Road	55.58 AC.
25	10	Q0432	59 Sandbrook Hqts Road	54.35 AC.
25	13	Q0433	51 Lambert Road	116.82 AC.
25	16	Q0434	43 Lambert Road	9.89 AC.
25	16.02	Q0435	37 Lambert Road	29.36 AC.

Block	Lot	Qual	Property Location	Acreage
25	16.05	Q0437	33 Lambert Road	1.67 AC.
25	16.06	Q0437	21 Lambert Road	20.92 AC.
25	18	Q0438	11 Lambert Road	5.11 AC.
25	18.02	Q0439	19 Lambert Road	20.42 AC.
25	18.06	Q0438	15 Lambert Road	6.32 AC.
25	18.09	Q0440	22 Lower Ferry Road	6.00 AC.
25	18.1	Q0440	26 Lower Ferry Road	2.00 AC.
25	23	Q0439	591 Sergeantsville Road	27.37 AC.
25	23.02	Q0441	30 Lower Ferry Road	5.13 AC.
25	34	Q0443	585 Sergeantsville Road	7.20 AC.
25	35	Q0444	571 Sergeantsville Road	5.09 AC.
25	38	Q0446	51 Sandbrook Hqts Road	21.05 AC.
25	39	Q0445	53 Sandbrook Hqts Road	28.53 AC.
25	42	Q0447	539 Sergeantsville Road	8.50 AC.
25	44	Q0448	521 Sergeantsville Road	17.10 AC.
25	52.02	Q0449	489 Sergeantsville Road	6.30 AC.
25	52.03	Q0449	475 Sergeantsville Road	5.09 AC.
26	2.04	Q0472	57 Sutton Farm Road	16.45 AC.
26	2.05	Q0471	55 Sutton Farm Road	21.88 AC.
26	2.3	Q0463	58 Britton Road	11.76 AC.
26	2.31	Q0474	31 Sutton Farm Rd	15.62 AC.
26	19	Q0466	40 Britton Road	47.97 AC.
26	20	Q0462	50 Britton Road	12.00 AC.
26	25	Q0467	82 Britton Road	8.21 AC.
26	25.01	Q0467	84 Britton Road	9.06 AC.
26	25.02	Q0467	88 Britton Road	11.19 AC.
26	31	Q0468	407 Sergeantsville Road	5.41 AC.
26	31.01	Q0476	415 Sergeantsville Road	15.01 AC.
26.01	1	Q0460	305 Sergeantsville Road	17.50 AC.
26.01	36	Q0469	331 Sergeantsville Road	5.86 AC.
26.01	38	Q0470	311 Sergeantsville Road	10.77 AC.
27	7	Q0480	457 County Road 579	11.00 AC.
27	8	Q0481	445 County Road 579	75.48 AC.
27	8.01	Q0479	16 Yard Rd	17.00 AC.
27	8.02	Q0483	20 Yard Road	36.98 AC.
27	8.03	Q0478	429 County Road 579	6.31 AC.
27	8.05	Q0484	451 County Road 579	24.00 AC.
27	9	Q0485	415 County Road 579	16.02 AC.

Block	Lot	Qual	Property Location	Acreage
27	11	Q0483	28 Yard Road	30.66 AC.
27	12	Q0486	38 Yard Road	29.63 AC.
27	15	Q0462	21 Britton Road	8.00 AC.
27	16	Q0487	48 Yard Road	48.00 AC.
27	17	Q0488	54 Yard Road	6.40 AC.
27	18	Q0841	58 Yard Road	17.00 AC.
27	19	Q0490	70 Yard Road	39.48 AC.
27	20	Q0491	88 Yard Road	44.06 AC.
27	20.01	Q0489	78 Yard Road	9.76 AC.
27	21	Q0493	106 Yard Road	35.15 AC.
27	21.02	Q1254	104 Yard Road	3.206 ACRES
27	21.03	Q1254	102 Yard Road	5.237 AC
27	32	Q0467	81 Britton Road	16.00 AC.
27	35.03	Q1247	61 Britton Road	7.88 AC.
27	35.04	Q1215	65 Britton Road	6.00 AC.
27	37	Q0462	45 Britton Road	41.57 AC.
27	38	Q0497	15 Britton Road	20.25 AC.
28	11	Q0518	34 Strimples Mill Road	27.00 AC.
28	12	Q0518	60 Strimples Mill Road	2.50 AC.
28	15.02	Q0518	Strimples Mill Road	6.45 AC.
28	16	Q0518	108 Federal Twist Road	5.62 AC.
28	16.01	Q0518	70 Strimples Mill Road	26.78 AC.
28	17	Q0517	118 Federal Twist Road	6.65 AC.
28	19	Q0518	Federal Twist Road	4.00 AC.
28	20.01	Q1228	22 Strimples Mill Road	9.00 AC.
29	4	Q0540	8 Stompf Tavern Road	20.00 AC.
30	2	Q0552	155 Kingwood Stockton Rd	5.00 AC.
30	2.04	Q0553	151 Kingwood Stockton Rd	51.27 AC.
30	3	Q0553	123 Kingwood Stockton Rd	105.56 AC.
30	3.01	Q0554	127 Kingwood Stockton Rd	11.94 AC.
30	3.02	Q0555	131 Kingwood Stockton Rd	11.38 AC.
30	6	Q0556	24 Raven Rock Road	70.41 AC.
30	17	Q0553	64 Raven Rock Road	18.71 AC.
30	17.02	Q0553	56 Raven Rock Road	62.44 AC.
30	19	Q0557	102 Raven Rock Road	9.25 AC.
30	19.04	Q0557	104 Raven Rock Road	14.82 AC.
30	34	Q0561	81 Strimples Mill Road	33.86 AC.
30	36	Q0565	55 Strimples Mill Road	49.68 AC.

Block	Lot	Qual	Property Location	Acreage
30	38	Q0553	49 Strimples Mill Road	89.98 AC.
30	41	Q0519	25 Strimples Mill Road	13.80 AC.
30	44	Q0563	77 Strimples Mill Road	22.01 AC.
31	2	Q0580	722 Rosemont Ringoes Road	91.16 AC.
31	3	Q0581	740 Rosemont Ringoes Road	72.02 AC.
31	4	Q0582	760 Rosemont Ringoes Road	84.00 AC.
31	5	Q0583	780 Rosemont Ringoes Road	63.14 AC.
31	9	Q0586	160 Kingwood Stockton Rd	97.90 AC.
31	9.01	Q1224	180 Kingwood Stockton Rd	104.28 AC.
31	9.02	Q1232	162 Kingwood Stockton Rd	5.21 AC.
31	10	Q0328	59 Sanford Road	46.36 AC.
32	6.01	Q0611	139 Lower Creek Road	4.00 AC.
32	13	Q0615	56 Kingwood Stockton Rd	69.55 AC.
32	14	Q0616	66 Kingwood Stockton Rd	8.82 AC.
32	29	Q0617	805 Rosemont Ringoes Road	30.75 AC.
32	30	Q0617	771 Rosemont Ringoes Road	72.23 AC.
32	31	Q0618	759 Rosemont Ringoes Road	17.52 AC.
32	32	Q0619	745 Rosemont Ringoes Road	2.00 AC.
32	32.01	Q0619	Rosemont Ringoes Road	64.27 AC.
32	33	Q0625	733 Rosemont Ringoes Road	50.72 AC.
32	33.01	Q0621	723 Rosemont Ringoes Road	9.23 AC.
33	2	Q0610	25 Covered Bridge Road	64.48 AC.
33	4	Q0640	119 Worman Road	37.24 AC.
33	4.01	Q0641	111 Worman Rd	44.29 AC.
33	4.02	Q0639	7 Covered Bridge Road	24.42 AC.
33	7	Q0630	87 Worman Road	13.28 AC.
33	8.01	Q0644	79 Worman Road	16.32 AC.
33	9	Q0644	67 Worman Road	11.70 AC.
33	9.01	Q0645	49 Worman Road	8.43 AC.
33	9.03	Q0644	Worman Road	12.07 AC.
33	11	Q0955	45 Worman Road	.40 AC.
33	16	Q0612	106 Lower Creek Road	8.62 AC.
33	16.02	Q0612	Lower Creek Road	3.31 AC.
33	17	Q0643	128 Lower Creek Road	17.38 AC.
33	17.03	Q0611	140 Lower Creek Road	15.01 AC.
33	18	Q0649	148 Lower Creek Road	9.00 AC.
33	19	Q0650	156 Lower Creek Road	31.80 AC.
34	8	Q0402	629 Rosemont Ringoes Road	18.14 AC.

Block	Lot	Qual	Property Location	Acreage
34	9	Q0660	788 Sergeantsville Road	10.98 AC.
34	10	Q0661	800 Sergeantsville Road	26.28 AC.
34	14	Q0662	838 Sergeantsville Road	21.62 AC.
34	14.02	Q0666	832 Sergeantsville Road	7.57 AC.
34	15.04	Q0685	Sergeantsville Road	.06 AC.
34	19	Q1226	60 Covered Bridge Road	8.03 AC.
34	21	Q0286	695 Rosemont Ringoes Road	41.55 AC.
34	24.01	Q0665	639 Rosemont Ringoes Road	13.87 AC.
34	25	Q0610	679 Rosemont Ringoes Road	174.58 AC.
38	3.02	Q0691	30 Rittenhouse Road	1.60 AC.
38	3.04	Q0691	32 Rittenhouse Road	3.40 AC.
38	8	Q0681	79 Sandy Ridge Road	42.34 AC.
38	10.01	Q0682	63 Sandy Ridge Road	10.24 AC.
38	11	Q0683	57 Sandy Ridge Road	6.60 AC.
38	11.01	Q0683	59 Sandy Ridge Road	3.00 AC.
38	12	Q0684	51 Sandy Ridge Road	7.00 AC.
38	19	Q0685	843 Sergeantsville Road	15.98 AC.
38	19.01	Q0685	15 Cemetery Road	76.55 AC.
38	20	Q0686	9 Cemetery Road	14.86 AC.
38	22	Q0687	835 Sergeantsville Road	140.73 AC.
38	23.01	Q0689	811 Sergeantsville Road	11.00 AC.
38	26	Q0693	34 Rittenhouse Rd	6.70 AC.
38	26.02	Q0688	807 Sergeantsville Road	18.08 AC.
38	26.04	Q0692	36 Rittenhouse Road	6.70 AC.
38	26.05	Q0692	38 Rittenhouse Road	2.00 AC.
38.01	1	Q0660	790 Sergeantsville Road	.84 AC.
39	1	Q0710	443 Rosemont Ringoes Road	45.68 AC.
39	3	Q0711	433-439 Rosemont Ringoes	74.46 AC.
39	3.01	Q0711	Sandy Ridge Road	3.48 AC.
39	3.02	Q0711	Sandy Ridge Road	3.50 AC.
39	4	Q0712	401 Rosemont Ringoes Road	45.50 AC.
39	9	Q0714	139 Sandy Ridge Road	9.51 AC.
39	13	Q0715	79 Rittenhouse Road	12.37 AC.
39	16	Q0716	61 Rittenhouse Road	5.91 AC.
39	17	Q0714	139 Sandy Ridge Road	3.14 AC.
39	19	Q0717	33 Rittenhouse Road	96.17 AC.
39	28	Q0714	59 Rittenhouse Road	2.05 AC.
40	2	Q0744	15 Zentek Road	24.46 AC.

Block	Lot	Qual	Property Location	Acreage
40	2.03	Q0744	23 Zentek Road	2.02 AC.
40	4	Q0754	7 Zentek Road	3.00 AC.
40	7	Q0754	416 Rosemont Ringoes Road	11.20 AC.
41	1.01	Q0750	27 Sandbrook Hqts Road	20.82 AC.
41	1.1	Q0750	Sandbrook Hqts Road	32.77 AC.
41	13.01	Q0752	340 Rosemont Ringoes Road	6.95 AC.
41	13.02	Q0750	342 Rosemont Ringoes Rd	6.72 AC.
41	14	Q0754	6 Zentek Road	9.99 AC.
41	15	Q0754	14 Zentek Road	3.25 AC.
41	15.02	Q0744	26 Zentek Road	11.49 AC.
41	15.05	Q0744	32 Zentek Road	9.03 AC.
42	1	Q0760	279 Lambertville Hqts Rd	4.02 AC.
42	3.01	Q0761	269 Lambertville Hdqtrs	5.07 AC.
42	5.06	Q0762	45 Buchanan Road	2.56 AC.
42	5.07	Q0762	43 Buchanan Road	3.71 AC.
43	8	Q0780	281 Rosemont Ringoes Road	5.16 AC.
43	8.02	Q0760	Wagner Road	34.48 AC.
43	8.03	Q0791	Rosemont Ringoes Road	33.65 AC.
43	11	Q0783	47 Bowne Station Road	29.43 AC.
43	11.01	Q0784	11 Bowne Station Road	9.40 AC.
43	11.02	Q0760	26 Wagner Road	95.15 AC.
43	11.18	Q0792	43 Bowne Station Road	5.00 AC.
43	12.05	Q0787	27 Bowne Station Road	6.70 AC.
43	13	Q0788	5 Bowne Station Road	11.35 AC.
43	13.01	Q0788	244 Lambertville Hqts Rd	5.61 AC.
43	18	Q0790	268 Lambertville Hqts Rd	14.70 AC.
43	18.02	Q0790	270 Lambertville Hqts Rd	8.66 AC.
43	19	Q0760	280 Lambertville Hqts Rd	77.50 AC.
43	20	Q0791	351 Rosemont Ringoes Road	63.37 AC.
43	21	Q0791	321 Rosemont Ringoes Road	27.52 AC.
44	1	Q0820	325 County Road 579	149.64 AC.
44	2	Q0821	301 County Road 579	11.00 AC.
44	3	Q0822	28 Dunkard Church Road	99.36 AC.
44	4	Q0823	38 Dunkard Church Road	19.49 AC.
44	4.03	Q0824	34 Dunkard Church Road	11.64 AC.
44	4.04	Q0825	33 Yard Road	22.24 AC.
44	4.05	Q0826	27 Yard Road	18.58 AC.
44	4.06	Q0827	42 Dunkard Church Road	6.63 AC.

Block	Lot	Qual	Property Location	Acreage
44	4.07	Q0828	40 Dunkard Church Road	15.74 AC.
44	6	Q0829	50 Dunkard Church Road	34.89 AC.
44	6.02	Q0830	58 Dunkard Church Road	39.02 AC.
44	6.03	Q0831	60 Dunkard Church Road	38.77 AC.
44	8	Q1235	70 Dunkard Church Road	11.75 AC.
44	9.02	Q0833	88 Dunkard Church Road	9.75 AC.
44	9.03	Q0834	100 Dunkard Church Rd	40.27 AC.
44	10	Q0835	76 Dunkard Church Road	1.52 AC.
44	11.01	Q0836	128 Dunkard Church Road	5.57 AC.
44	11.02	Q0837	124 Dunkard Church Road	13.33 AC.
44	11.03	Q0838	120 Dunkard Church Road	17.40 AC.
44	11.05	Q0845	116 Dunkard Church Road	11.44 AC.
44	12	Q0840	46 Sandbrook Hqts Road	43.14 AC.
44	14	Q0501	56 Sandbrook Hqts Road	10.00 AC.
44	14.01	Q0502	99 Yard Road	9.70 AC.
44	14.02	Q0495	97 Yard Road	18.36 AC.
44	15	Q0492	83 Yard Road	34.32 AC.
44	19	Q0843	67 Yard Road	14.35 AC.
44	20	Q0841	55 Yard Road	15.00 AC.
44	21	Q0488	53 Yard Road	12.60 AC.
44	24	Q0487	47 Yard Road	12.00 AC.
44	26	Q0842	35 Yard Road	19.06 AC.
44	26.03	Q1231	5 Svoboda Road	7.10 AC.
44	27	Q0844	7 Svoboda Road	49.00 AC.
44	27.01	Q0846	102 Dunkard Church Rd	61.22 AC.
45	2	Q0835	75 Dunkard Church Road	5.72 AC.
45	3	Q0860	23 Haines Road	33.18 AC.
45	4.01	Q0862	212 Rosemont Ringoes Road	8.32 AC.
45	6	Q0863	230 Rosemont Ringoes Road	113.72 AC.
45	8	Q0864	14 Sandbrook Hqts Road	30.10 AC.
45	9.03	Q0865	28 Sandbrook Hqts Road	6.34 AC.
45	9.04	Q1219	135 Dunkard Church Road	8.12 AC.
45	11.01	Q0866	83 Dunkard Church Road	12.59 AC.
46	1	Q0880	85 Federal Twist Road	180.23 AC.
49	1	Q0881	15 Federal Twist Road	61.00 AC.
51	1.04	Q0921	49 Kingwood Stockton Rd	6.88 AC.
51	4.01	Q0922	39 Kingwood Stockton Rd	12.09 AC.
51	4.02	Q0921	43 Kingwood Stockton Rd	6.34 AC.

Block	Lot	Qual	Property Location	Acreage
51	5	Q0923	19 Kingwood Stockton Rd	9.11 AC.
51	5.01	Q0924	1976 Daniel Bray Hwy	17.85 AC.
51	5.02	Q0925	29 Kingwood Stockton Rd	15.23 AC.
51	5.03	Q0926	33 Kingwood Stockton Rd	107.11 AC.
51	5.04	Q0919	35 Kingwood Stockton Rd	26.03 AC.
51	5.05	Q0920	21 Kingwood Stockton Rd	15.28 AC.
51	9	Q0927	1996-2004 Daniel Bray Hwy	202.42 AC.
51	9.05	Q0928	23 Raven Rock Road	73.46 AC.
51	9.08	Q0929	53 Raven Rock Road	9.13 AC.
51	9.1	Q0930	69 Raven Rock Road	15.20 AC.
51	11	Q0931	95 Raven Rock Road	33.94 AC.
51	11.06	Q0940	2060 Daniel Bray Hwy	22.25 AC.
51	12	Q0934	2088 Daniel Bray Hwy	38.50 AC.
51	16	Q0934	2111 Daniel Bray Hwy	17.99 AC.
51	17	Q0934	12 Federal Twist Road	12.00 AC.
51	17.02	Q0937	22 Federal Twist Road	6.28 AC.
51	17.03	Q0938	30 Federal Twist Road	3.30 AC.
51	17.04	Q0938	26 Federal Twist Road	4.30 AC.
51	17.05	Q0939	18 Federal Twist Road	6.27 AC.
51	20	Q0559	119 Raven Rock Road	78.30 AC.
53	1.02	Q0950	108 Worman Road	5.83 AC.
53	1.03	Q1236	112 Worman Road	6.00 AC.
53	2	Q0952	892 Sergeantsville Road	5.28 AC.
53	2.02	Q0952	898 Sergeantsville Road	3.73 AC.
53	2.03	Q0952	Sergeantsville Road	5.95 AC.
53	3	Q0953	906 Sergeantsville Road	46.02 AC.
53	4	Q0954	934 Sergeantsville Road	59.68 AC.
53	4.01	Q0954	Sergeantsville Road	3.73 AC.
53	5	Q0955	960 Sergeantsville Road	92.51 AC.
53	6	Q0955	970 Sergeantsville Road	99.60 AC.
53	9.01	Q0645	50 Worman Road	1.84 AC.
53	10	Q0644	80 Worman Road	1.30 AC.
53	10.01	Q0644	74 Worman Road	.21 AC.
53	13	Q0960	94 Worman Rd	9.50 AC.
54	6	Q0970	899 Sergeantsville Road	6.04 AC.
55	1	Q0980	132 Sandy Ridge Mt Airy	24.00 AC.
55	2	Q0981	30 Sandy Ridge Road	30.08 AC.
55	2.02	Q0984	118 Sandy Ridge Mt Airy	21.64 AC.

Block	Lot	Qual	Property Location	Acreage
55	2.03	Q0981	34 Sandy Ridge Road	19.63 AC.
55	2.05	Q1239	110 Sandy Ridge Mt Airy	5.48 AC.
55	3	Q0987	65 Brookville Hollow Road	43.34 AC.
55	6	Q0988	9 Grafton Road	12.79 AC.
55	6.02	Q0988	907 Sergeantsville Road	2.28 AC.
55	7	Q0988	10 Sandy Ridge Road	5.24 AC.
55	8	Q0988	20 Sandy Ridge Road	54.56 AC.
56	1	Q1000	30 Grafton Road	1.94 AC.
56	15	Q1002	951 Sergeantsville Road	17.40 AC.
56	16	Q1003	945 Sergeantsville Road	18.88 AC.
56	17	Q1006	939 Sergeantsville Road	.27 AC.
56	17.01	Q1000	935 Sergeantsville Road	11.65 AC.
56	17.02	Q1006	Sergeantsville Road	7.73 AC.
56	18	Q1004	6 Grafton Road	4.31 AC.
56	18.04	Q1004	Grafton Road	6.20 AC.
56	19	Q1000	26 Grafton Road	36.09 AC.
56	20	Q1005	12 Grafton Road	25.04 AC.
57	2	Q1020	173 Lambertville Hqts Rd	13.39 AC.
57	2.01	Q1021	185 Lambertville Hqts Rd	4.39 AC.
57	2.02	Q1022	177 Lambertville Hqts Rd	11.00 AC.
57	2.03	Q1021	183 Lambertville Hqts Rd	3.24 AC.
57	2.04	Q1021	189 Lambertville Hqts Rd	3.21 AC.
57	8	Q1026	28 Buchanan Road	93.37 AC.
57	8.01	Q1027	32 Buchanan Road	18.18 AC.
57	9	Q1028	123 Sandy Ridge Mt Airy	104.49 AC.
57	9.01	Q1028	Sandy Ridge Road	3.12 AC.
57	10	Q1029	68 Sandy Ridge Road	2.17 AC.
57	11	Q1029	70 Sandy Ridge Road	9.91 AC.
57	13	Q1030	82 Sandy Ridge Road	63.80 AC.
57	14	Q1031	16 Buchanan Road	9.62 AC.
57	14.01	Q1031	Buchanan Road	9.04 AC.
57	14.02	Q1031	Buchanan Road	5.66 AC.
57	14.03	Q1031	Buchanan Road	6.13 AC.
57	14.04	Q1030	Buchanan Road	19.59 AC.
57	16	Q1026	143 Sandy Ridge Mt Airy	.71 AC.
58	1	Q1050	32 Bowne Station Road	49.51 AC.
58	2.01	Q1051	78 Bowne Station Road	88.57 AC.
58	4.01	Q1204	223 Sandy Ridge Mt Airy	34.47 AC.

Block	Lot	Qual	Property Location	Acreage
58	8.02	Q1055	205 Sandy Ridge Mt Airy	52.00 AC.
58	8.03	Q1066	211 Sandy Ridge Mt Airy	21.09 AC.
58	8.07	Q1066	207 Sandy Ridge Mt Airy	6.81 AC.
58	8.08	Q1067	191 Sandy Ridge Mt Airy	6.39 AC.
58	9	Q1057	185 Sandy Ridge Mt Airy	56.71 AC.
58	12	Q1059	160 Lambertville Hqts Rd	8.87 AC.
58	12.01	Q1023	174 Lambertville Hqts Rd	21.67 AC.
58	13	Q1060	180 Lambertville Hqts Rd	14.45 AC.
58	13.01	Q1061	190 Lambertville Hqts Rd	21.48 AC.
58	15	Q1223	8 Bowne Station Road	13.51 AC.
58	15.02	Q1064	200 Lambertville Hqts Rd	12.01 AC.
58	15.03	Q1065	14 Bowne Station Road	9.28 AC.
59	1	Q1080	12 Seabrook Road	91.20 AC.
59	3	Q1081	1700 Daniel Bray Hwy	158.71 AC.
59	4	Q1081	102 Seabrook Road	13.98 AC.
59	11	Q1248	1680 Daniel Bray Hwy	6.00 AC.
59	14	Q1081	8 Brookville Hollow Road	14.81 AC.
59	26	Q1212	24 Brookville Hollow Road	15.64 AC.
60	1	Q1115	164 Sandy Ridge Mt Airy	5.36 AC.
60	1.01	Q1101	139 Lambertville Hqts Rd	6.96 AC.
60	1.02	Q1025	142 Sandy Ridge Mt Airy	19.69 AC.
60	1.03	Q1101	Lambertville Hqtrs Rd	10.01 AC.
60	2	Q1100	127 Lambertville Hqts Rd	24.00 AC.
60	5	Q1107	79 Lambertville Hqts Rd	21.80 AC.
60	9	Q1103	9 Lambertville Hqts Rd	9.10 AC.
60	12	Q1107	9 Seabrook Road	120.91 AC.
60	14.01	Q1200	64 Brookville Hollow Road	5.05 AC.
60	15.02	Q1107	70 Brookville Hollow Road	32.67 AC.
60	17	Q1111	84 Brookville Hollow Road	12.93 AC.
60	17.01	Q1109	80 Brookville Hollow Road	9.50 AC.
60	17.05	Q1110	94 Brookville Hollow Road	10.03 AC.
60	17.06	Q1108	115 Lambertville Hqts Rd	10.24 AC.
60	17.07	Q1112	111 Lambertville Hqts Rd	9.64 AC.
61	2	Q1113	176 Sandy Ridge Mt Airy	8.67 AC.
61	2.01	Q1130	180 Sandy Ridge Mt Airy	5.52 AC.
61	3	Q1131	186 Sandy Ridge Mt Airy	78.25 AC.
61	7	Q1132	218 Sandy Ridge Mt Airy	27.80 AC.
61	8.04	Q1132	228 Sandy Ridge Mt Airy	16.84 AC.

Block	Lot	Qual	Property Location	Acreage
61	9	Q1134	61 Hamp Road	45.79 AC.
61	9.01	Q1134	51 Hamp Road	3.00 AC.
61	10	Q1135	45 Hamp Road	52.28 AC.
61	11	Q1136	25 Hamp Road	11.76 AC.
61	15	Q1100	126 Lambertville Hqts Rd	12.06 AC.
62	1	Q1149	4 Hamp Road	21.90 AC.
62	2	Q1151	30 Hamp Rd	21.56 AC.
62	2.01	Q1152	20 Hamp Road	7.53 AC.
62	2.02	Q1153	16 Hamp Road	10.02 AC.
62	3	Q1137	46 Hamp Road	37.21 AC.
62	4	Q1154	70 Hamp Road	70.74 AC.
62	4.03	Q1154	58 Hamp Road	3.36 AC.
62	4.04	Q1154	80 Hamp Road	6.56 AC.
62	6	Q1156	133 Seabrook Road	28.61 AC.
62	6.04	Q1161	72 Lambertville Hqts Rd	28.04 AC.
62	6.05	Q1162	70 Lambertville Hqts Rd	26.06 AC.
62	11	Q1155	60 Hamp Road	15.44 AC.
62	12	Q1158	40 Lambertville Hqts Rd	99.49 AC.
62	12.02	Q1158	Lambertville Hqts Rd	7.79 AC.
62	12.03	Q1158	Lambertville Hqts Rd	6.25 AC.
62	12.04	Q1158	Lambertville Hqts Rd	6.25 AC.
62	12.05	Q1158	Lambertville Hqts Rd	6.28 AC.

Appendix C | Ranking Criteria

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:

$$\begin{aligned}
 \% \text{ Prime soils} \times 30 &= \\
 \% \text{ Statewide soils} \times 20 &= \\
 \% \text{ Unique soils} \times (0 \text{ or } 25^*) &= \\
 \% \text{ Local Soils} \times 10 &=
 \end{aligned}$$

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:

Points Size of individual application

Awarded = $12 \times (2 \times \text{county average farm size})$

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:

- severability potential from the premises
- 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.

Criteria for Severable Exceptions

Points

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.

Criteria for Nonseverable Exceptions

Points

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

(End of Hunterdon County Criteria)

Appendix D | Right to Farm Ordinance

§ 230-15. A-1 and A-2 Zones, generally.

- A. Purpose. One of the purposes of the Municipal Land Use Law (N.J.S.A. 40:55D-2g) is "to provide sufficient space in appropriate locations for agricultural uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens."
- B. Agricultural designation. The land in the A-1 and A-2 Zones of Delaware Township has been explicitly targeted for preservation in the state, county, and Township master plans. A-1 and A-2-zoned land is designated as "Agricultural" in the State Development and Redevelopment Plan and is included in the "Agricultural Development Areas" identified by the County Agriculture Development Board. In addition, the A-1 and A-2 Zones are intended for future agricultural use in the Hunterdon County Master Plan.
- C. 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, N.J.S.A. 54:4-23.1 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:
 - (1) 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;
 - (2) Process and package the agricultural output of the farm;
 - (3) Provide for the operation of a farm market, including the construction of building and parking areas in conformance with municipal standards;
 - (4) Replenish soil nutrients;
 - (5) Control pests, predators and diseases of plants and animals;
 - (6) 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.
 - (7) 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 shows as an accessory to a principal farm use subject to a permit from the Township.
 - (8) House necessary farm labor on site, provided that any housing for such farm labor conforms to municipal standards.
 - (9) Operate large, slow-moving equipment over roads within the Township.

- (10) Run machinery and equipment as necessary for the operation of the farm.
- (11) Apply pesticides, and engage in activities that create odors, noises, dust, and fumes consistent with farming practices.
- (12) Conduct on-site disposal of organic agricultural wastes in accordance with agricultural management practices.

D. Trespass upon agricultural or horticultural lands. Any person who trespasses upon the agricultural or horticultural lands of another shall be prosecuted to the fullest extent of the law.

E. Nuisances caused by farming. It is hereby determined that whatever nuisance that may be caused to others by these uses and activities is more than offset by the benefits from farming to the neighborhood, community, and society in general by preservation of open space. The preservation and continuance of farming operations in Delaware Township and New Jersey is a source of agricultural products for this and future generations and saves a nonreplenishable resource, i.e., the land.

F. Deeds; notice of agricultural practices. 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."



Engineering
& Design

Colliers Engineering & Design is a trusted provider of multi-discipline engineering, design and consulting services providing customized solutions for public and private clients through a network of offices nationwide.

For a full listing of our office locations, please visit
colliersengineering.com

1 877 627 3772



*Civil/Site • Traffic/Transportation • Governmental • Survey/Geospatial
Infrastructure • Geotechnical/Environmental • Telecommunications • Utilities/Energy*

Accelerating success. A thin, light blue horizontal line with a small, stylized arrowhead pointing to the right, positioned to the right of the text.