

COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE - 2012

for the
Township of Frankford
County of Sussex



**The Land Conservancy
of New Jersey**
An accredited land trust



Compiled by

with



**Frankford Township
Agricultural Advisory
Committee**

December 2012

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FARMLAND PRESERVATION PLAN
UPDATE— 2012
for
Township of Frankford
County of Sussex

Prepared for:



Township of Frankford
Agricultural Advisory Committee

Prepared December 31, 2012 by:



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The original document was appropriately signed and sealed
in accordance with Chapter 41, Title 13 of the State Board of Professional Planners.

COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE—2012

for

Township of Frankford County of Sussex

Produced by:

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DECEMBER 2012

ACKNOWLEDGEMENTS

The Land Conservancy of New Jersey wishes to acknowledge the following individuals and organizations for their help in providing information, guidance, and materials for the *Township of Frankford Comprehensive Farmland Preservation Plan Update*. Their contributions have been instrumental in the creation of the Plan.¹

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Rutgers New Jersey Agricultural Experiment Station:
Michael Westendorf

U.S. Department of Agriculture Natural Resources Conservation Service:
Maria Collazo, Timothy Dunne, Dan Mull, Fred C. Schoenagel III

U.S. Department of Agriculture Farm Service Agency:
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EXECUTIVE SUMMARY



Set amid the fertile, rolling Kittatinny Valley, the Township of Frankford rises along the steep Kittatinny Ridge in Stokes State Forest at its western edge. To the north, south and east it borders prime agricultural areas in neighboring Wantage, Hampton and Lafayette Townships. While hay fields and woodlands may dominate the landscape, the Township is known for its Christmas tree farms. Other agri-tourism focused opportunities include roadside stands offering organic and natural farming produce, pick-your-own pumpkin fields and apple orchards, and equine establishments. Frankford's livestock includes, in addition to beef cattle, growing numbers of chickens, eggs, turkeys and goats and goats' milk products. Frankford is home to the New Jersey State Fair/Sussex County Horse and Farm Show, which is the site of a three-season Saturday farmers market in its Barn building, where Frankford farmers and farmers from neighboring communities may sell their products.

Traditionally an agricultural community, Frankford values its rural character and supports the industry of agriculture through agri-friendly municipal practices. The Township encourages regional, county, state and federal initiatives that promote agricultural viability and sustainability, including the opportunity to preserve farmland through the farmland preservation program.

In Frankford Township, a total of **1,121 acres** of farmland have been permanently protected, primarily through the County farmland preservation program, but also with the help of nonprofit organizations. Looking to the future, Frankford is enrolling in the State Agriculture Development Committee (SADC) Planning Incentive Grant (PIG) program for farmland preservation. Participation in the PIG program will allow the Township to leverage municipal funds from its Open Space Fund with funding from the state and county to increase the number of farms protected in the community.

The Township's Agricultural Advisory Committee projects a ten year goal of preserving an additional:

75 acres in Year 1
350 acres by Year 5, and
700 acres by Year 10 for a total of
1,821 acres of preserved farmland in Frankford Township

This *2012 Comprehensive Farmland Preservation Plan Update* underscores the Township's program on farmland preservation. It identifies four Project Areas (Kittatinny Valley West, Papakating Creek Valley, Agricultural Heartlands and Agricultural Uplands) that are the basis for farmland preservation in Frankford Township.

CHAPTER 1: AGRICULTURAL LAND BASE



Location and Size of Agricultural Land Base

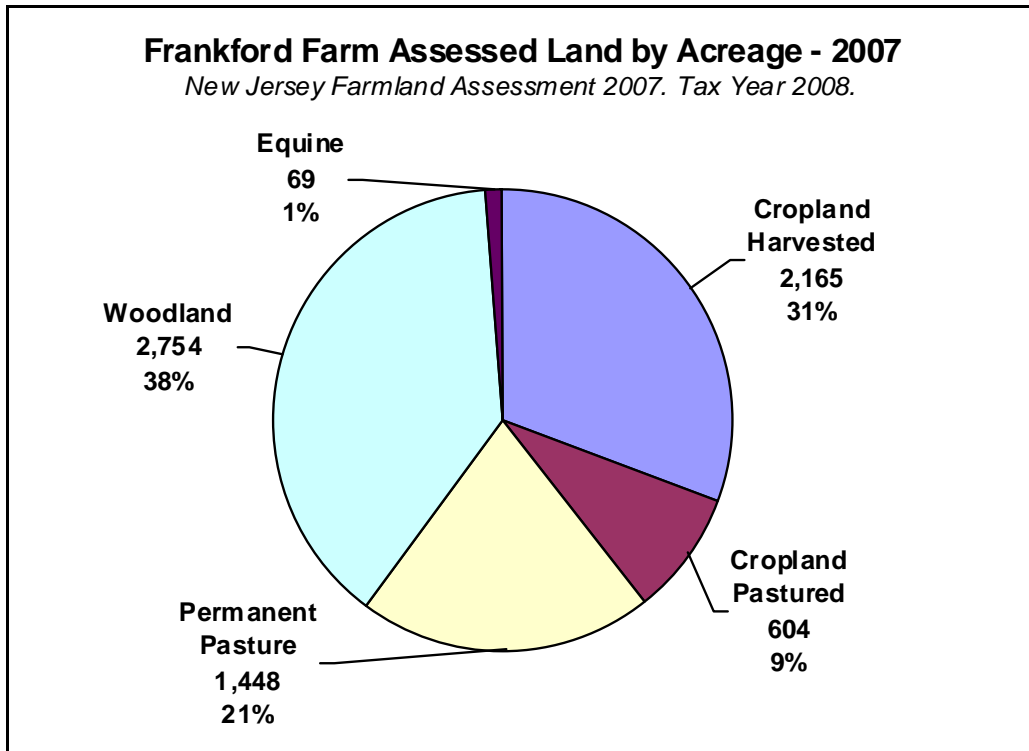
Frankford Township is 34.8 square miles of rolling hills sprinkled with farmlands, woodlands, lakes and residential areas. Located in Sussex County, in northwestern New Jersey, it is bordered by the rural communities of Sandyston, Hampton, Lafayette and Wantage Townships. It is an important community in the agricultural landscape of New Jersey, ranking 22nd out of all New Jersey municipalities on the New Jersey Department of Agriculture’s 2006/2007 list of “Highest Municipal Concentration of Agricultural Land” in active agricultural use under the farmland assessment program. In 2007, the Township also ranked fourth in Sussex County in total acres reported under farmland assessment, with 7% of the County’s farm-assessed land. Of its 22,602 acres, 7,335 acres, or 33%, qualified under farmland assessment (see *Farmland Map* in the Maps section of this Plan).

Farmland assessment reporting includes both lands devoted to agricultural or horticultural use and lands where the use is categorized as non-agricultural, such as farmhouses and outbuildings. Agricultural/horticultural use includes cropland, pasture, woodland and equine operations. The phrase “farm assessed” refers only to land devoted to agricultural or horticultural use, excluding non-agricultural use, and the phrase “active agriculture,” when used in reference to farmland assessment data, refers to harvested cropland, pastured cropland or permanent pasture, excluding woodland or equine operations.

Of the 7,335 acres reported under farmland assessment for 2007, 7,080 acres were devoted to agricultural or horticultural use, with 4,257 acres (60%) of active agricultural use (cropland and pasture), 2,754 acres (39%) of woodland and 69 acres of equine use. Another 255 acres were reported as non-agricultural land, such as land with farmhouses or other structures. (*New Jersey Farmland Assessment*)¹

Agricultural Landscape

Frankford Township lies within the Ridge and Valley Physiographic Province, which covers the northwestern 15% of the state and is one of the four physiographic provinces that occur in New Jersey. It is underlain by faulted and folded sedimentary layers of sandstone, shale and limestone formed from deposits in former seas and floodplains. These originally flat layers, ranging from 550 to 350 million years old, were tilted through compression into northeast-southwest trending sandstone ridges and fertile shale and



limestone valleys. Frankford Township lies predominantly within the broad Kittatinny Valley, with a portion of the Kittatinny Ridge marking its western boundary.

The Kittatinny Valley's bedrock is primarily composed of Martinsburg formation, a combination of metamorphic and sedimentary slate and shale, with pockets of cretaceous limestone. (*Sussex County Open Space and Recreation Plan (OSRP)*) The Valley's gently undulating topography was created largely by the actions of groundwater and surface water slowly dissolving and eroding the sedimentary shale and limestone that underlie much of the region. (*Geologic Features Map, 2000 Master Plan*) The Kittatinny Valley supports the largest concentration of agricultural operations in Sussex County, including hay and livestock farms and nursery operations in the rolling hills of Frankford Township. (*2008 Sussex County Comprehensive Farmland Preservation Plan (SCCFPP)*)².

The lowest elevations in Frankford Township are found along the C.R. 565/Papakating Creek/Paulins Kill corridor, at around 400 to 500 feet above sea level, descending from a ridgeline on the Township's eastern border. From here westward, the terrain undulates, with each new ridgeline slightly higher than the last, until the level rises again to about 900-1,000 feet around Culver Lake and Lake Owassa, then swiftly reaching height of land along Kittatinny Ridge, with its highest point being 1,653 feet at Sunrise Mountain in Stokes State Forest. Slopes greater than 15 to 25% can be found in small concentrations scattered throughout the town but particularly along the Kittatinny Ridge. (*2009 Frankford Township Open Space and Recreation Plan Update (FTOSRPU)*)³

Between 2004 and 2007, Frankford Township lost a third of its farmland assessed acres, compared with 5% for the county as a whole. Notably, pastured cropland increased by 26%

while both harvested cropland and permanent pasture declined. Pastured cropland is land that has been allowed to go fallow or contains cover crops, used for crop rotation. Since very few cover crops were reported in Frankford for 2007 (see *Chapter 2* of this Plan), this increase in pastured cropland most likely reflects an increase in land allowed to go fallow. “*There is a general concern among farmers that an increasing amount of formerly productive farmland is being abandoned....Land left fallow and unmanaged promotes the spread of invasive plant species and often serves as habitat for wildlife that damages crops in nearby fields.*” (SCCFPP)

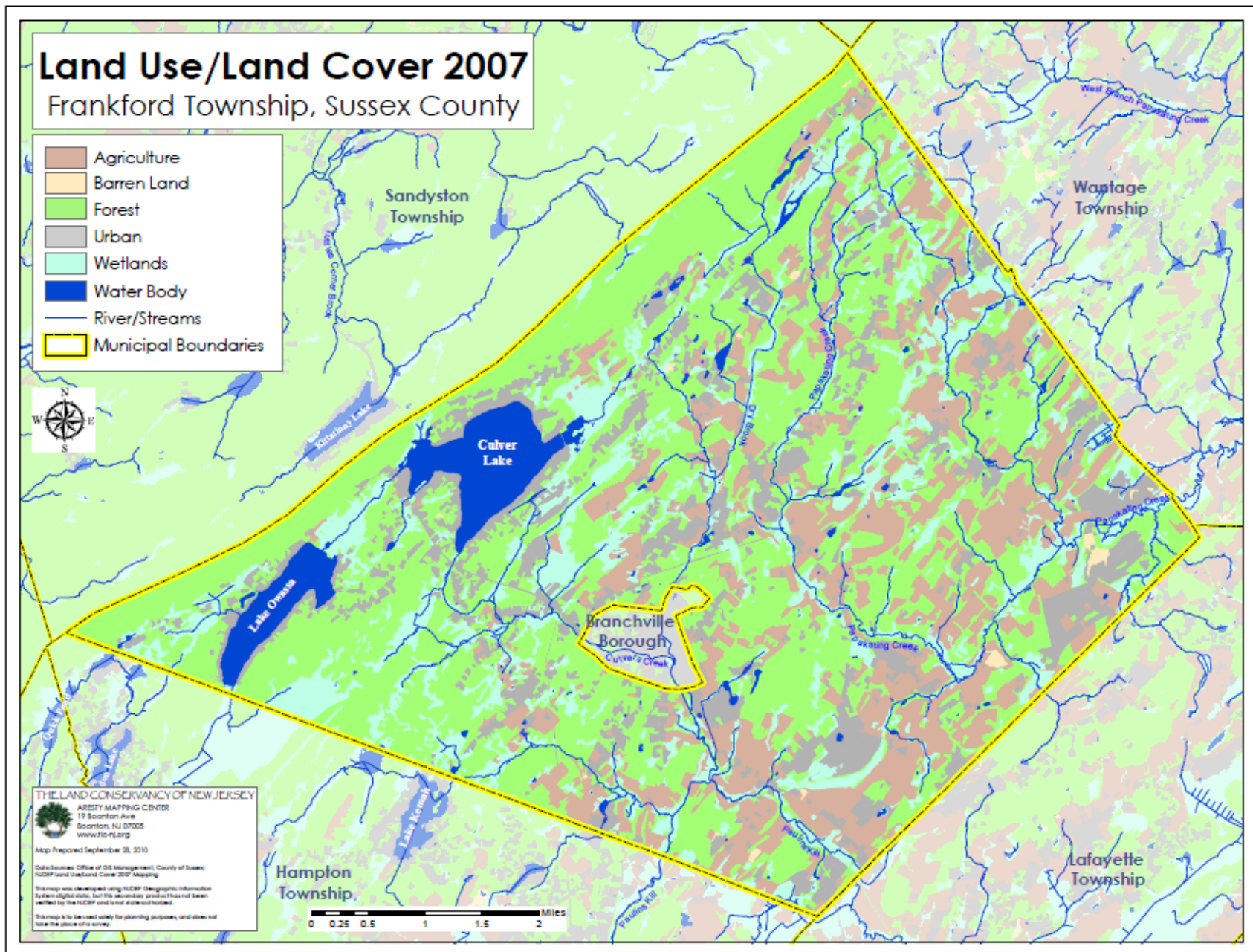
Comparison of Farm Assessed Acres – Frankford Township – 2004 vs. 2007							
	Cropland Harvested	Cropland Pastured	Permanent Pasture	Active Ag	Woodland	Equine	Total
2004	3,987	479	2,088	6,554	3,753	30	10,337
2007	2,165	604	1,488	4,257	2,754	69	7,080
% Change	-46%	26%	-29%	-35%	-27%	130%	-32%

Source: NJ Farmland Assessment

According to the New Jersey Department of Environmental Protection (NJDEP) 2007 Land Use/Land Cover data, forested land represents the largest proportion of Frankford Township land use, at 45%, followed by agricultural land at 20%. Much of Frankford’s 10,190 forested acres are in parkland such as Stokes State Forest, and 3,753 acres are reported under farmland assessment. The 4,495 acres of agricultural land reported by the NJDEP tracks closely to the 4,257 acres of active agricultural land reported under farmland assessment. The proportion of agricultural land in Frankford (20%) is almost double that for the entire County (11%), while the proportion of urban land (16%) and wetlands (14%) in the Township are the same as county wide. (see *2007 Land Use/Land Cover* chart and *2007 Land Use/Land Cover by Acres* map below).

2007 Land Use/Land Cover By Acres				
	Frankford Township	% of Total	Sussex County	% of Total
Agricultural Land	4,495	20%	37,067	11%
Barren	61	0%	2,097	1%
Forested	10,190	45%	190,063	55%
Urban	3,623	16%	53,330	16%
Water	1,025	5%	13,188	4%
Wetlands	3,208	14%	46,734	14%
Total	22,602		342,479	

Source: NJDEP 2007 Land Use/Land Cover



Between 1995 and 2007, Frankford Township lost 11% of its agricultural land versus 14% for the County, and 2% of its forest, versus 3% for the County. Drawing from formerly forested or agricultural land, urban land use increased by 28%, or 799 acres, in Frankford, slightly ahead of the County increase of 26% (see *Land Use in Acres* chart below).

Land Use in Acres								
Land Use Type	Frankford Township				Sussex County			
	1995	2007	Net Change		1995	2007	Net Change	
			Acres	%			Acres	%
Agriculture	5,077	4,495	-582	-11%	43,199	37,067	-6,132	-14%
Barren Land	82	61	-22	-26%	2,197	2,097	-100	-5%
Forest	10,377	10,190	-187	-2%	195,023	190,063	-4,961	-3%
Urban Land	2,824	3,623	799	28%	42,463	53,330	10,867	26%
Water	1,020	1,025	4	0%	12,681	13,188	507	4%
Wetlands	3,222	3,208	-13	0%	47,883	46,734	-1,149	-2%
<i>Source: NJDEP Land Use/Land Cover⁴</i>								

Distribution of Soils and Their Characteristics

Soil types are determined by the parent bedrock material from which they were formed, the drainage characteristics they exhibit, and the steepness of the slopes on which they are found. Soil types are grouped into larger categories called soil series, which are based on the parent materials, chemical compositions, and profiles of their member soil types. Soil series are often grouped into broader categories, called soil associations or complexes, that occur in regularly repeating patterns. (*Natural Resources Conservation Service (NRCS) Web Soil Survey*)⁵

The Natural Resources Conservation Service (NRCS) classifies certain soils as prime farmland soils, or soils of statewide or unique importance, based on their potential for agricultural productivity.

The following chart identifies the major soils in Frankford Township, grouped by the NRCS classifications for agricultural soils.

Soils of Frankford Township		
Soil Abbr	Name	Acres
HdxAb	Hazen-Hoosic complex, 0 to 3 percent slopes, very stony	1,021
HdxBb	Hazen-Hoosic complex, 3 to 8 percent slopes, very stony	2,859
All areas are prime farmland Total		3,880
CatbA	Catden mucky peat, 0 to 2 percent slopes	363
Farmland of unique importance Total		363
AhbBc	Alden silt loam, 0 to 8 percent slopes, extremely stony	160

Soils of Frankford Township		
Soil Abbr	Name	Acres
AruCh	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	459
ArvD	Arnot-Lordstown-Rock outcrop complex, 15 to 35 percent slopes	410
ArvE	Arnot-Lordstown-Rock outcrop complex, 35 to 60 percent slopes	529
FrdAb	Fredon-Halsey complex, 0 to 3 percent slopes, very stony	1,284
HopEb	Hoosic-Otisville complex, 25 to 60 percent slopes, very stony	1,651
NauBh	Nassau-Manlius complex, 0 to 8 percent slopes, very rocky	931
NauDh	Nassau-Manlius complex, 15 to 35 percent slopes, very rocky	2,640
NauCh	Nassau-Manlius complex, 8 to 15 percent slopes, very rocky	1,917
NavE	Nassau-Rock outcrop complex, 35 to 60 percent slopes	1,049
PHG	Pits, sand and gravel	45
RnfD	Rock outcrop-Farmington-Galway complex, 15 to 35 percent slopes	216
RnfC	Rock outcrop-Farmington-Galway complex, 8 to 15 percent slopes	96
SwfBc	Swartswood loam, 0 to 8 percent slopes, extremely stony	18
SwfDc	Swartswood loam, 15 to 35 percent slopes, extremely stony	21
SwfCc	Swartswood loam, 8 to 15 percent slopes, extremely stony	7
UdaB	Udorthents, 0 to 8 percent slopes, smoothed	67
USHAZB	Urban land-Hazen-Hoosic complex, 0 to 8 percent slopes	74
USNAMC	Urban land-Nassau-Manlius complex, 0 to 15 percent slopes	11
VepBc	Venango silt loam, 0 to 8 percent slopes, extremely stony	12
VepCc	Venango silt loam, 8 to 15 percent slopes, extremely stony	2
WusBc	Wurtsboro-Swartswood complex, 0 to 8 percent slopes, extremely stony	2,932
WusDc	Wurtsboro-Swartswood complex, 15 to 35 percent slopes, extremely stony	821
WusCc	Wurtsboro-Swartswood complex, 8 to 15 percent slopes, extremely stony	2,166
WATER	Water	841
	Not prime farmland Total	18,359
	Grand Total	22,602

Source: Natural Resource Conservation Service Soil Survey 2008

Geographic locations of the agricultural soils within the Township can be seen on the *Agricultural Soil Categories Map* in the Maps section of this Plan. Prime farmland soils and soils of unique importance make up 19% of the Township's soils, but less than half of these farmland soils are in active agricultural use as identified by the 2007 NJDEP Land Use/Land Cover data. *LU/LC active agriculture* is a more inclusive category than the *LU/LC agricultural land* category referenced earlier in this chapter. *LU/LC active agriculture* encompasses the following Land Cover types: Agricultural Wetlands, Cropland and Pastureland, Former Agricultural Wetland, Orchards/Vineyards/Nurseries and Other Agriculture. As can be seen in the chart below, a comparison of the soils data and the NJDEP *LU/LC* data shows that prime farmland soils represent 35% of overall *LU/LC*-identified active agricultural land, with the other 65% made up of soils that are not considered prime farmland.

LU/LC Agricultural Land in Each Soil Category				
<i>Source: NRCS Soil Data Mart; 2007 NJDEP Land Use/Land Cover data</i>				
Soil Classification	Total Acres	LU/LC Active Ag Acres	Ag As % of Soil Class	Soil Class As % of Ag Acres
Prime Farmland Soil	3,880	1,655	43%	35%
Soils with Statewide Importance	0	-	0%	0%
Soils with Unique Importance	363	-	0%	0%
Not Prime Farmland	18,359	3,064	17%	65%
Total	22,602	4,719	21%	

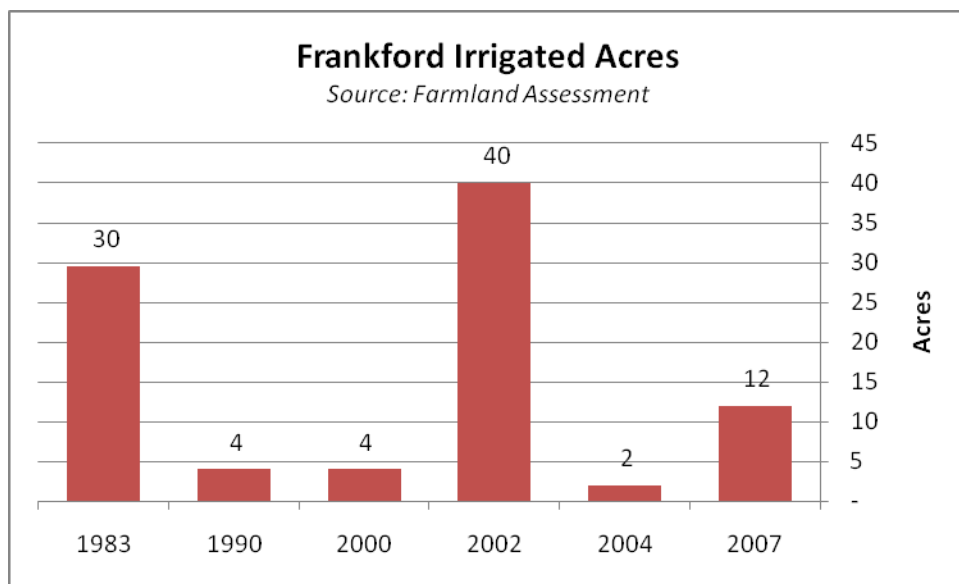
- *Prime farmland soils*, as defined by the United States Department of Agriculture (USDA), rest on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. They have the quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime soils flood infrequently and are not excessively erodible or saturated with water for a long period of time. There are 3,880 acres of prime farmland soils in Frankford Township. Accounting for 17% of the total soils in the Township, these soils located in the eastern portion of the Township, along Papakating Creek, the Paulins Kill and their tributaries (including Dry Brook and Culvers Creek), and have been classified as belonging to the *Hazen-Hoosic Complex* (Hdx), which can be used for alfalfa hay, corn, grass (legume), wheat, soybeans and oats. 43% of these soils are in agricultural use.
- *Farmland soils of statewide importance* produce high crop yields when treated and managed according to acceptable farming methods. However, their yields are rarely as high as those of prime soils. There are no soils of statewide importance in Frankford Township.
- *Unique soils* exhibit specific qualities that may be favorable to the production of specialized crops. There are 363 acres of soils with unique importance in Frankford Township, representing 2% of the total soils. No soils of unique importance are in agricultural use. These soils have been identified as belonging to the *Catden series* (Catb) and are located mostly in Bear Swamp Wildlife Management Area and along tributaries or outlet streams associated with Lake Owassa and Culver Lake in the southwestern portion of the Township.

The following major soil series, although not identified as farmland soil, may also play a role in Frankford Township's active agriculture:

- Nassau-Manlius (Nau), which is often very rocky but capable of growing corn, oats and wheat with more moderate yields than the Hazen-Hoosix complex that has been identified as prime farmland soil – 10,046 acres, or 44% of the Township's total acreage.⁶

Irrigated Land & Water Sources

Irrigation has not been a significant water use in Frankford Township, according to farmland assessment data. Due to the nature of farming in Frankford and demand for water for other uses, this is unlikely to change. The year of greatest use was 2002, a drought year, with field crops being the primary beneficiary (24 acres), followed by ornamentals (14 acres). In 2007, irrigation was predominantly used for ornamentals (10 acres). Use in other years has been extremely low. (See *chart* below.) (*NJ Farmland Assessment*) Due to the small size of many Frankford farms and the fact that they draw their water supply from their own on-property wells, this may be an underreported category on farmland assessment forms. Farmers may get adequate water for their small-scale irrigation needs from their own water supplies. (*Steve Komar*)⁷



Groundwater provides the supply of water for irrigation in Frankford Township. Groundwater sources are generally preferred to surface waters because they contain less sediment and particulates that may clog irrigation pipes and damage crops. Groundwater aquifers are defined as geologic formations containing enough saturated permeable material to yield sufficient quantities of water to wells and springs. Aquifers and their recharge areas are essential to our water supply. Aquifer yields in Frankford Township rank in the middle to low end, ranging from B to D rankings on a scale of A to E, with A ranked aquifers providing the highest yield. Some of Frankford Township's higher yielding aquifers are located in prime agricultural areas, such as in the vicinity of Papakating Creek as it travels alongside C.R. 565. These higher yielding aquifers, because of their porosity, are more easily affected by drought and more susceptible to contamination by pollutants. (*FTOSRPU*)

Farmland Trends & Statistics

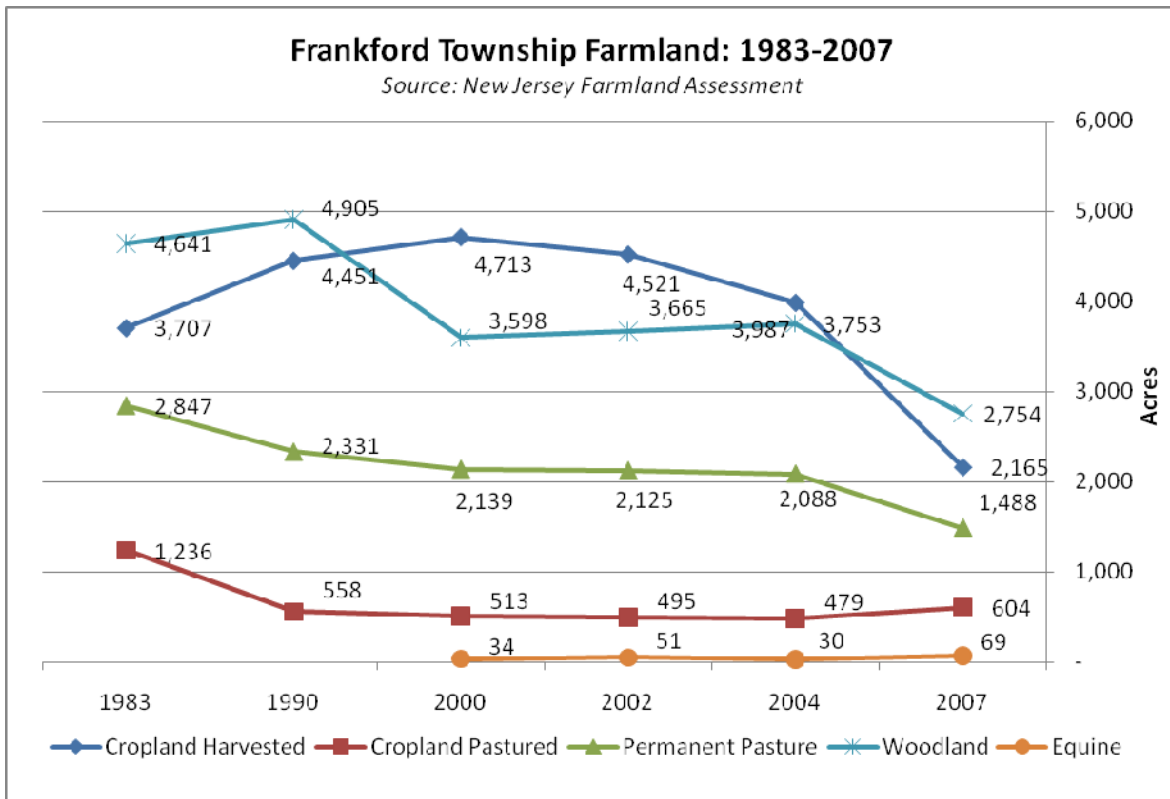
The overall size of the total farmland-assessed agricultural land base in Frankford Township, including active agricultural, woodland and equine uses, declined from 1983

(12,430 acres) to 2007 (7,080 acres) by 43%. (see *Farmland* chart below). The overall Sussex County agricultural land base declined 17% in the same time period, from 120,847 to 100,489 acres. Land devoted to active agriculture has declined 45% while woodland declined 41%. The equine category, added in 2000, has dipped and risen, with a high of 69 acres in 2007.

Harvested cropland, the largest category of active agricultural land in Frankford, has declined 42% between 1983 and 2007, from 3,707 to 2,165 acres. Permanent pasture declined from 2,847 to 1,488, or 48%. Pastured cropland declined significantly between 1983 and 1990, but has risen between 2004 and 2007, reflecting an overall loss of 48%. Overall, land in active agricultural use has declined 45% versus 31% for Sussex County.

Woodland has declined 41%, from 4,641 acres in 1983 to 2,754 acres in 2007. Within this category, unattached woodland acres have risen slightly while attached woodland acres have declined. Equine use has risen from 34 acres in 2000 to 69 acres in 2007.

Comparison of the 1995 and 2007 Land Use/Land Cover data above shows that much of the lost agricultural land in Frankford, and county wide, has been replaced by urban land, or development.



The trend towards smaller farm sizes has been prominent throughout New Jersey and Sussex County over the past thirty years. County wide there has been a 73% increase in number of farms between 1982 and 2007, but an 11% decrease in overall farm acres. The average size of a farm has declined from 119 to 62 acres. The definition of a farm used for

the purposes of calculating farm size is not the individual parcels tracked in farmland assessment but a farm operation, which is composed of the total land area of the reporting farm and may include land rented from others. (*NJDA Sussex County Agricultural Profile⁸ and 2007 Census of Agriculture⁹*) The 2007 Census of Agriculture indicates that for ZIP codes 07822 and 07826, which include most of Frankford as well Branchville and a portion of Sandyston Township, 118 of 164 farm operations were less than 50 acres and 46 were 50-999 acres. The ZIP code tabulations also indicated that of these 164 operations, 141 were operated by full owners, 16 by part owners, and 7 by tenant farmers, who rented the land from others or worked for shares. For 75 of the operators, farming was their primary occupation and 147 of the operators had their residences on the operation. (*2007 Census of Agriculture Quick Stats*)¹⁰

In 2007, Frankford had the highest number of farms in farmland assessment in Sussex County. Its 235 approved farmland assessment forms represented 10% of the county total of 2,411; however, it ranked fourth in the County for acres of land in farmland assessment (7,335) due to comparatively smaller farm sizes. The average farm size for Frankford was 31 acres, versus 43 acres for the County, or about 28% smaller. On a farm parcel basis, according to 2010 tax records, the majority of parcels were less than 50 acres. There were 412 farm parcels totaling 11,258 acres, with an average size per parcel of 27 acres and a median size of 13 acres. The following chart shows the breakdown of farm parcel sizes in Frankford based on 2010 tax records:

Farm Parcels in Frankford Township - 2010	
Size	# of Farms
Under 1 acre	8
1-9 acres	155
10-49 acres	181
50-179 acres	66
180+ acres	2
<i>Sources: NJ Association of County Tax Boards/GIS Parcel Data</i>	

-
- ¹ New Jersey Farmland Assessment. Municipal and County Summaries. Various years.
- ² Comprehensive Farmland Preservation Plan for the County of Sussex. Compiled by Morris Land Conservancy with Sussex County Agriculture Development Board. May 2008.
- ³ Township of Frankford Open Space and Recreation Plan Update. April 2009.
- ⁴ New Jersey Department of Environmental Protection. Land Use/Land Cover Data 1995/97 and 2007.
- ⁵ United States Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/>. Accessed August 2010.
- ⁶ USDA/NRCS Soil Survey of Sussex County, New Jersey. 2009. http://soils.usda.gov/survey/online_surveys/new_jersey/NJ037/Sussex_NJ.pdf. Accessed April 2011.
- ⁷ Personal communication with Steve Komar, County Agricultural Agent, Rutgers Cooperative Extension. December 2010.
- ⁸ New Jersey Department of Agriculture, State Agriculture Development Committee, 2007 Sussex County Agricultural Profile.
- ⁹ United States Department of Agriculture, National Agricultural Statistics Service. 2007 Census of Agriculture – County Data. New Jersey. County Summary Highlights. <http://www.agcensus.usda.gov> Accessed August 2010.
- ¹⁰ United States Department of Agriculture, National Agricultural Statistics Service. 2007 Census of Agriculture. Quick Stats. <http://quickstats.nass.usda.gov>. Accessed August 2010.

CHAPTER 2: AGRICULTURAL INDUSTRY



Agricultural History - Overview

Frankford Township is located within the Kittatinny Valley and along the Kittatinny Ridge in Sussex County. Capitalizing on the Valley's rich soils, Frankford is an active farming community where residents place high value on their agricultural lands and rural character. The nature of farming in recent years has evolved. The number of large dairy farm operations has been declining county-wide since 1971, a trend that has been attributed to higher input costs, lower milk prices and unfavorable weather conditions. The trend is to more, smaller farms, and to increased diversity in farming operations, including increases in home gardening and equine operations. Although large dairy farms have virtually disappeared, agriculture remains a major land use. Livestock and grain production predominate, but other uses include Christmas tree farms, nurseries and greenhouses, small fruit and vegetable operations, and a growing number of acres devoted to equine operations. Frankford is home to the annual New Jersey State Fair, Sussex Farm & Horse Show at the Sussex County Fairgrounds. (*Frankford Township Open Space and Recreation Plan Update*¹)

Trends in Market Value and Production

The Census of Agriculture classifies agricultural activities in two categories: "crops, including nursery and greenhouse" and "livestock, poultry and their products." Sales figures and crop production figures are not available at the municipal level but can be analyzed at the County level. In addition, municipal and County data on acres devoted to crops and inventories of livestock are available through the farmland assessment reports gathered by the State from the tax assessors in each municipality.

Trends in Market Value of Agricultural Products Sold

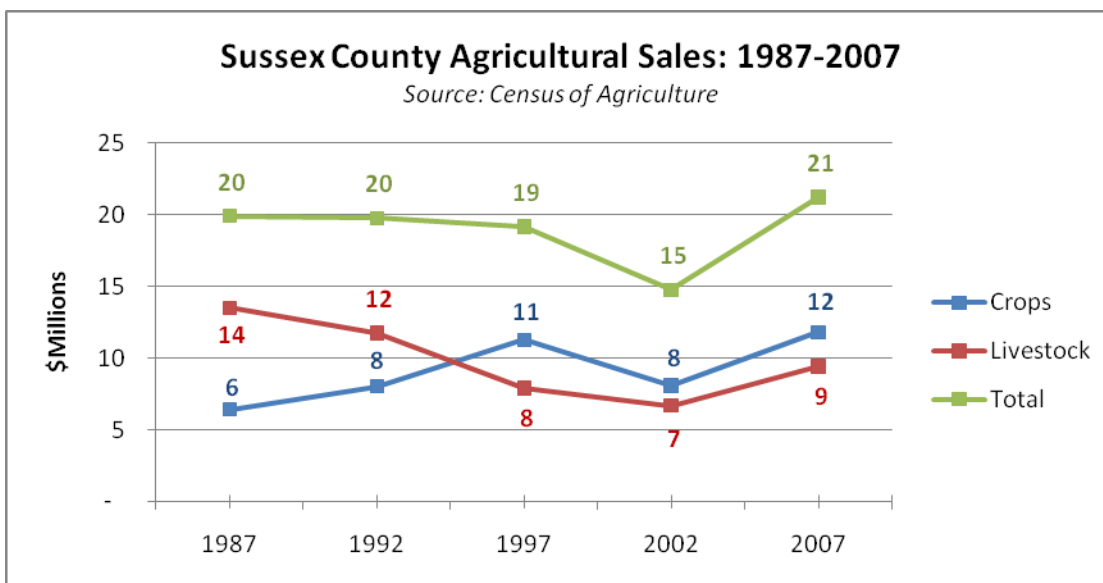
While the market value of agricultural products sold has increased slightly County wide since 1987ⁱ, the average per farm has trended downward. (See *Market Value Trends* chart below) This correlates with the statistics from *Chapter 1*, which show the number of farms increasing but the size of farms decreasing in Sussex County as a whole. More dollars are spread among more farms with fewer dollars per farm. However, many farmers own or lease multiple properties, often in multiple municipalities. This is the case for a number of Frankford farms (*Sam Castimore*).

ⁱ 2002, a year of several drought, was an exception

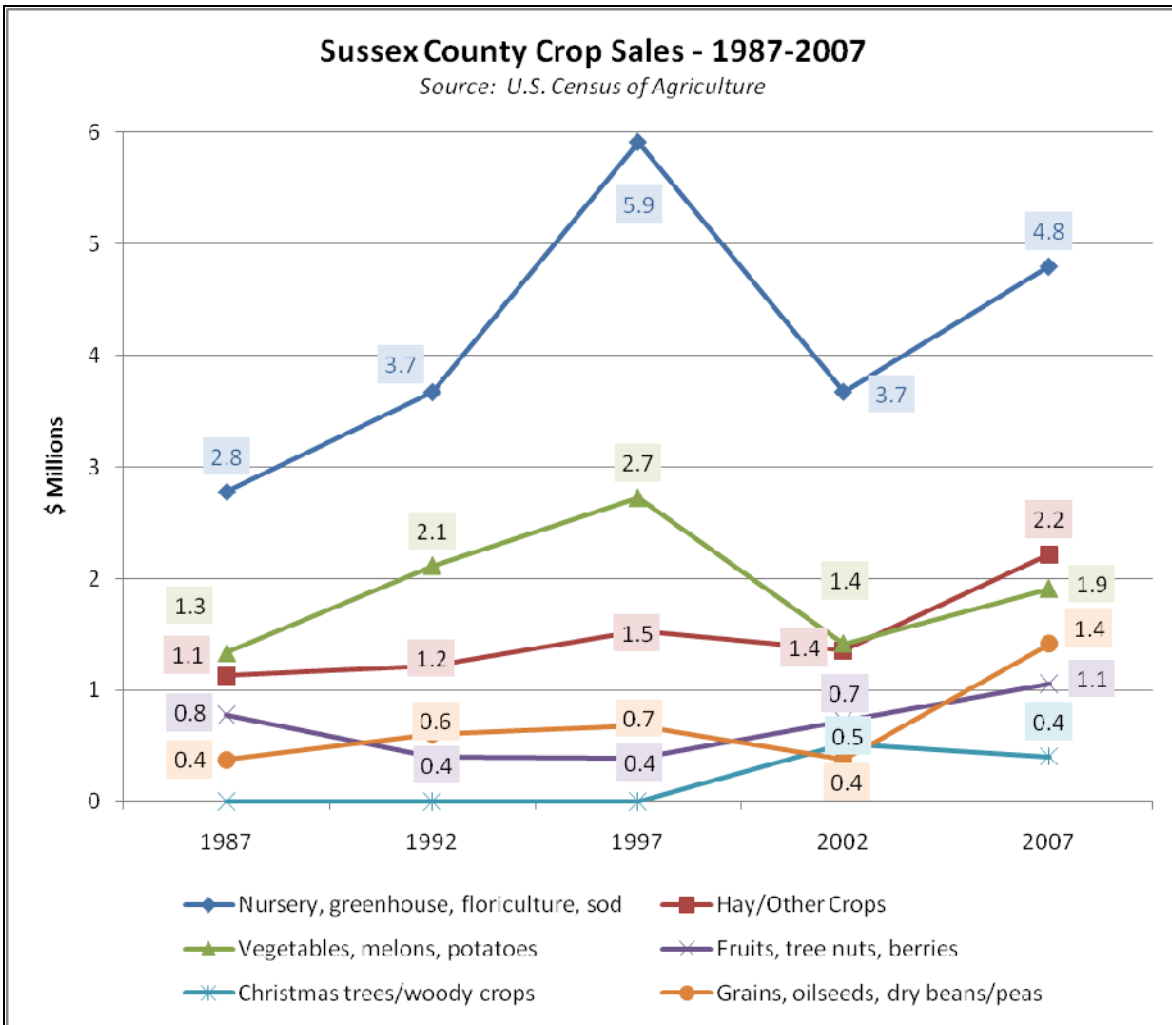
Market Value Trends in Sussex County					
	2007	2002	1997	1992	1987
Value of Products Sold (\$1,000)	\$21,242	\$14,756	\$19,780	\$19,763	\$19,922
Average Per Farm	\$20,040	\$14,340	\$21,500	\$24,984	\$25,673
Number of Farms	1,060	1,029	920	791	776
Average Size of Farm	63	73	83	95	101
<i>Source: US Census of Agriculture</i>					

A review of farmland assessment figures shows that the trend in Frankford may be different than the County trend. While the number of approved farmland assessment forms in the County has declined only slightly, from 2,522 in 2000 to 2,411 in 2007, the number of forms in Frankford dropped by almost a third between 2004 and 2007, from 336 to 235. Only a portion of this loss relates to land in active agricultural use; a significant portion is the result of losses in woodland acres. The decrease in farmland assessment forms, combined with a 45% loss in active agricultural acreage, from 7,789 to 4,257, not only indicates the number of farms is decreasing in Frankford but the total dollars generated from agricultural products is most likely decreasing as well.

A breakdown by Census category shows the value of livestock sold dropped from 1987 through 1997 while value of crops sold increased. Both dipped in 2002 and rose again in 2007. The value of crops sold has reached a 20-year high, while the value of livestock sold is lower than in 1987. (See *Sussex County Agricultural Sales* chart below) While statistics are not available to determine the market value trend in Frankford, a review of livestock inventories shows a decrease in inventories of beef and dairy cattle since 1983 (see *Production Trends* later in this *Chapter*), which tracks with lower overall County sales. Acreages devoted to field crops, nursery and vegetables also have declined, thus Frankford may not be a major contributor to the increased value for the County in this category.



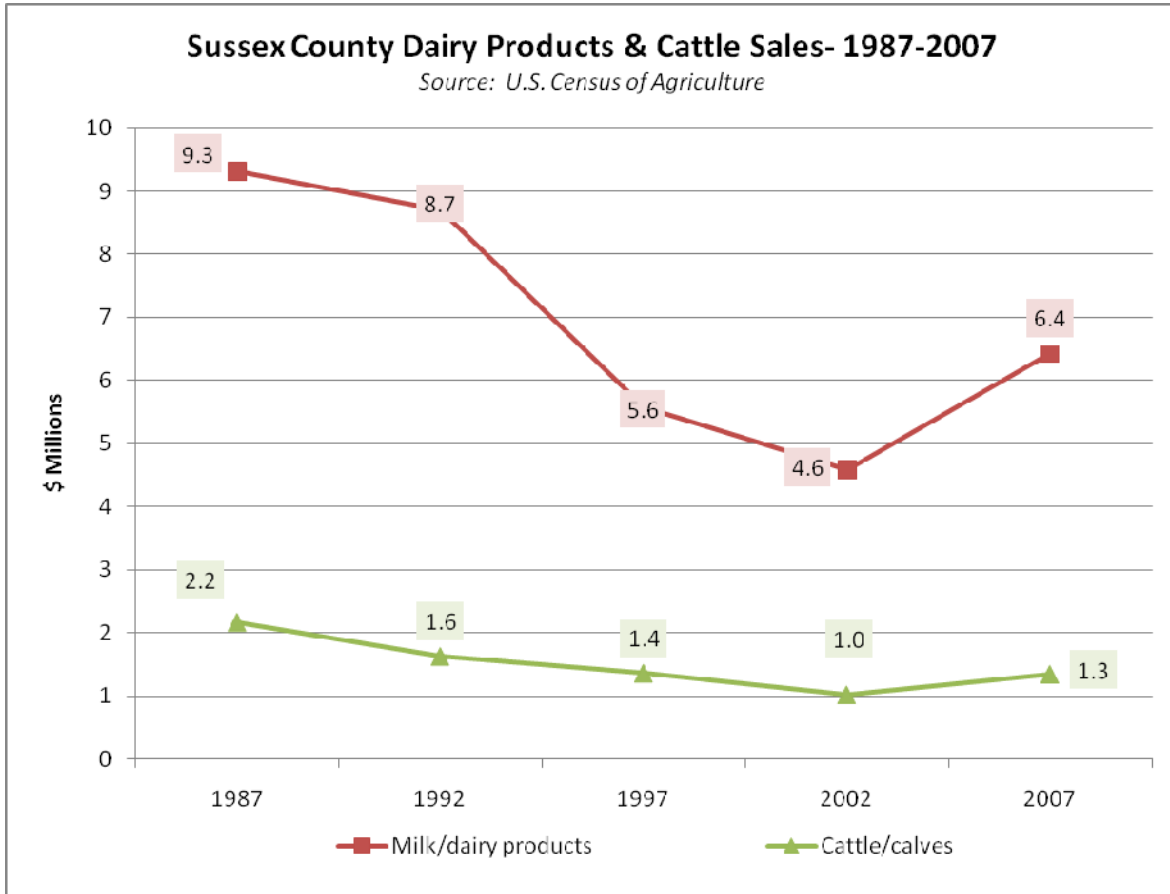
The following chart shows a breakdown of crop sales by category: Sussex County ranked first in New Jersey in value of sales for cut Christmas trees and woody crops, and Frankford Township led the County in acres devoted to Christmas tree operations in 2007 and 2002 and ranked third behind the leader, Wantage, in acres devoted to field crops, with the most significant acreage devoted to hay. In 2007, Sussex County ranked second in the state in value of sales for hay and other crops and eleventh for grains, oilseeds, dry beans and peas. Frankford farmers, similar to other County farmers, should have benefited from a recent significant increase in prices for grain crops. Prices for the Township’s leading field crops, hay and corn for grain saw rises of 13% and 183% respectively between 2005 and 2007. (NJAES)²



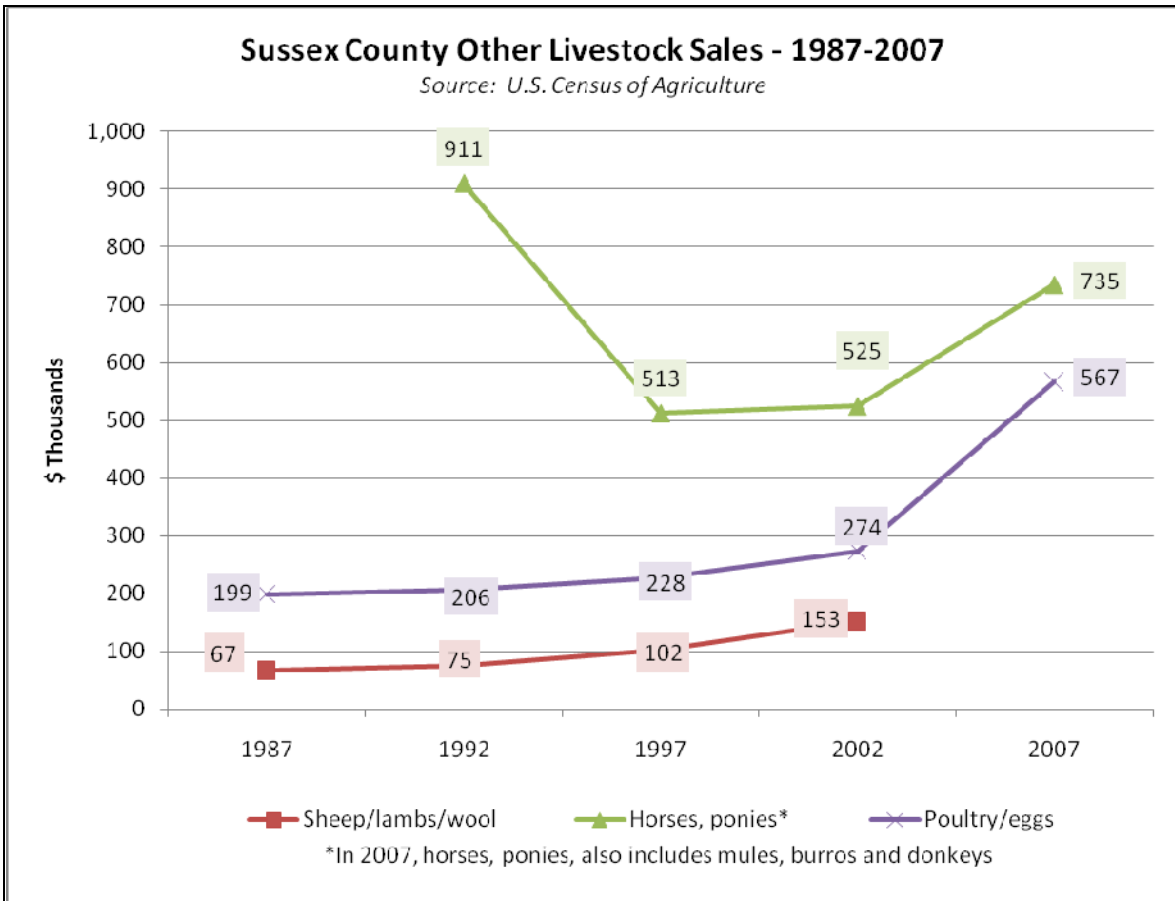
The following charts show a breakdown of livestock sales by category: Sussex County ranked fourth in the state for value of cattle and calves and third in head of cattle and calves. It ranked third in value for milk and other dairy products from cows and second in milk production in 2007 according to the US Census. Frankford was third in the County in inventory of beef cattle, but had less than 100 head of dairy cattle. Wantage was the leader in this category, with 1,686 head of mature dairy cattle and 1,199 head of young dairy

cattle. With so few dairy cattle, there were few Frankford farmers in a position to benefit from the rebound in the value of milk and dairy products sold.

Sales of other livestock products generally followed an upward trend in Sussex County. Frankford ranks second in inventory of goats (a category for which County sales figures are not available) and egg chickens, and first in inventory of meat chickens in 2007. It ranks third for sheep and fourth for equine. In Sussex County, both equine and poultry rose significantly in market value from 2002 to 2007. The County ranked seventh in the state in value of poultry and eggs sold. Figures for sheep were not available.



A newly tracked category for the 2007 Census was a breakdown between vegetables harvested for processing and those harvested for fresh market. In Sussex County, 111 farms harvested vegetable crops from 689 acres; only two of these farms harvested for processing and the remaining 109 harvested for fresh market, which tracks with the tendency for smaller farms and underscores the importance of supporting agri-tourism and farm markets on a County and municipal basis. The County ranked thirteenth in the state in acres of vegetable crops harvested. By comparison, the number one County, Salem, harvested 11,786 acres spread among 101 farms, with 31 large farms harvesting for processing and the majority of the farms harvesting for both processing and fresh markets.



Sales of organic agriculture and products sold directly to individuals are also tracked by the Census of Agriculture. 41% more farms in Sussex County reported sales directly to individuals in 2007 than in 1997, and the value of products sold increased by 98% (see *Sussex County Direct and Organic Market Trends* below). This outpaces a 6% increase statewide in farms, from 1,832 to 1,931, and 64% increase in values, from \$18.4 million to \$30.1 million. Statistics for organic agriculture were only available in 2002 and 2007. While farms increased by 70%, reported value decreased by 54% in Sussex County. County growth in this sector trails the statewide trend of a 279% increase in the number of farms, from 53 to 201, and a 1,814% increase in value, from \$222,000 to \$4,250,000.

Sussex County Direct and Organic Market Trends				
(Value in \$1,000s)				
	<i>Direct to Individuals</i>		<i>Organically Produced</i>	
	Farms	Value	Farms	Value
2007	242	\$1,530	17	\$45
2002	234	\$919	10	\$97
1997	172	\$774	N/A	N/A
% Change	41%	98%	70%	-54%

Source: US Census of Agriculture

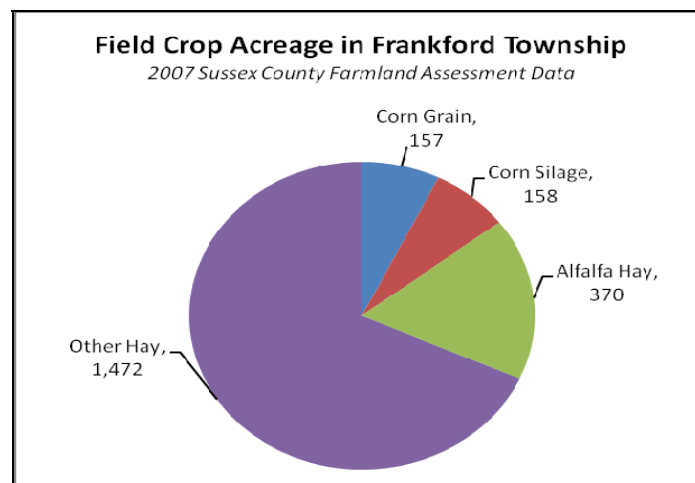
Trends in Production

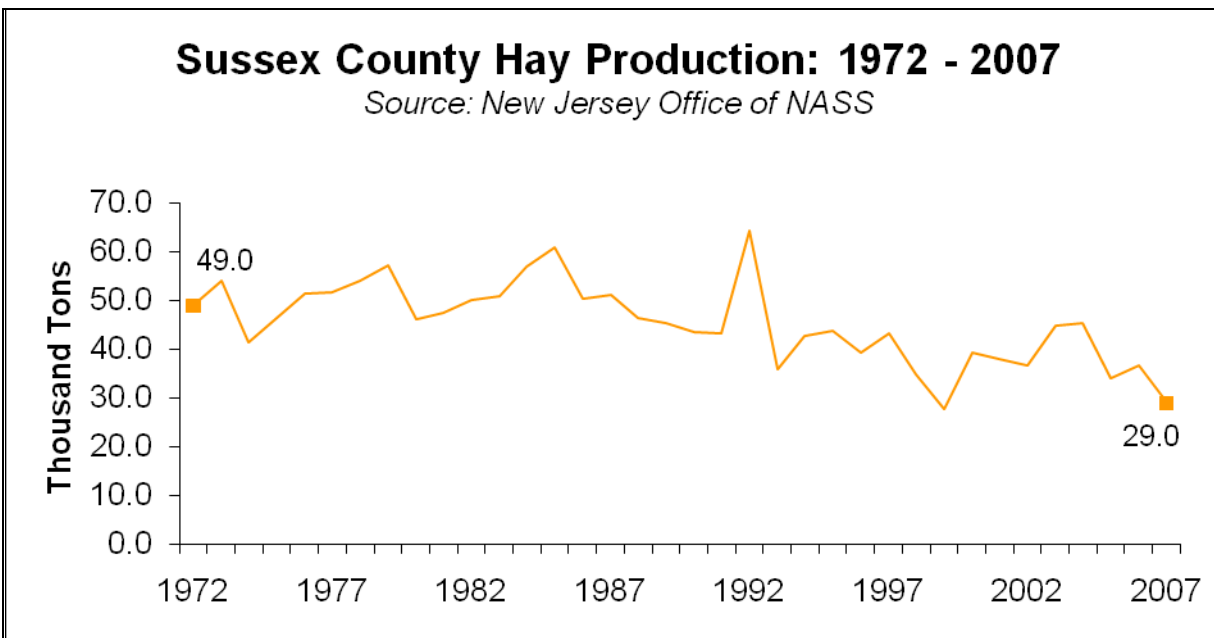
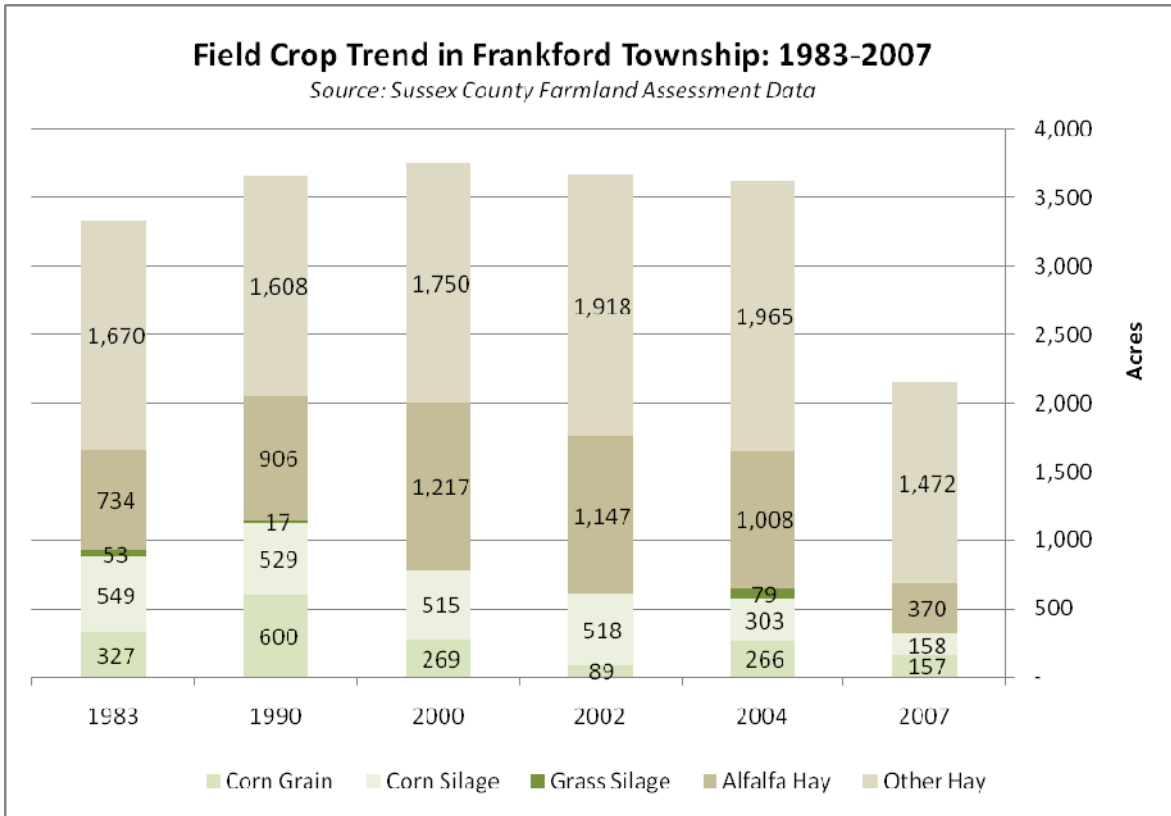
Field Crops

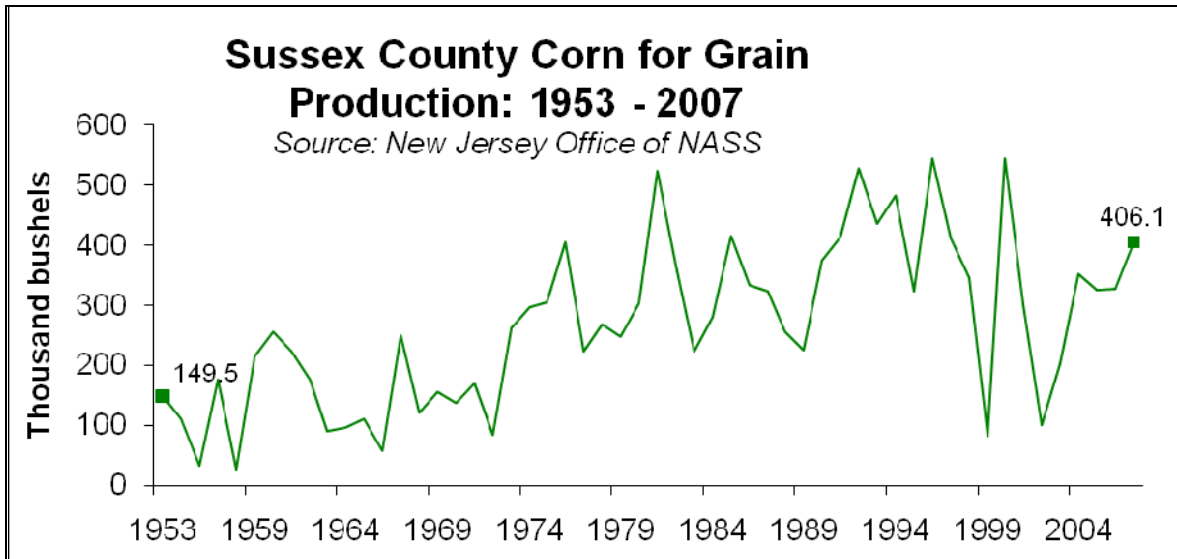
Hay is the primary field crop in Frankford Township, with corn a distant second, little acreage is devoted to other field crops. (*Field Crop Acreage* chart below) (*NJDA Farmland Assessment data*)³ Trends in the acreage of land planted for these field crops are dictated by short-term and long-term market fluctuations (*Field Crop Trend* chart below). Short-term trends include seasonal weather conditions and prices of inputs, such as fertilizers and fuel. Sussex County's field crop production (and Frankford Township's by inclusion) was significantly affected by severe drought conditions during 2002, causing low outputs of corn and hay (*Hay, Corn for Grain Production* charts below). (NJ NASS)⁴

Harvested acreage for corn and hay are declining in Sussex County, yet production in bushels reached a four-year high for corn for grain, rising from 204,000 in 2003 to 406,100 in 2007, with a yield per acre that increased from 85 to 131. Sussex County ranked eighth in New Jersey for corn for grain production. Hay, by far the larger Frankford crop, fell from a yield of 2.1 tons per acre in 2003 and 2004 to 1.8 tons in 2006 and 1.6 tons per acre in 2005 and 2007. Sussex County ranks second in the state, after Hunterdon County, for hay production. (NASS) In Frankford, acres devoted alfalfa hay rose to 1,217 acres in 2000 but dropped dramatically in 2007 to 370 acres, a 50% decline from 1983. Other hay, the leading field crop category, has remained a more constant crop, with 1,472 acres in 2007 reflecting a drop of 12% from 1983. Frankford ranks third in the County for acres devoted to hay, behind neighboring Wantage and Lafayette Townships. (*Farmland Assessment*)

Long-term trends include availability of support services, land prices, and local demand for certain crops. With local support services in shorter supply, the value of and demand for developable farmland having risen in recent years, and the dairy industry declining in the Township and County, long-term trends for field crops can be problematic. For example, the decline in cattle inventory in Frankford since 1983 signaled a parallel decline of more than 71% in the production of low-value, land-intensive corn for silage grown by those farms as feed for their stock. (*Farmland Assessment*)







Nursery and Other Crops

Frankford leads the County in number of acres devoted to nursery products, with 334 acres compared to 261 in neighboring Wantage. Its star product is Christmas trees, which account for 249 acres. Overall nursery is up 6% from 1983, with Christmas trees up by 21%. The leader in vegetable crops is pumpkins with 35 acres in 2007, up from 1 in 1983. Conversely, sweet corn has declined from 66 acres in 1990 to just 1 in 2007. With 53 acres devoted to vegetables, Frankford ranks at the midpoint in Sussex County, with Fredon Township leading the way at 195 acres. The main fruit crop in Frankford is apples, up 50% from 1983 and accounting for 18 of the 21 fruit acres. Berries and cover crops are not significant, with just 1 acre devoted to cover crops and 3 to berries in 2007. (See *Nursery and Other Crops* chart below)

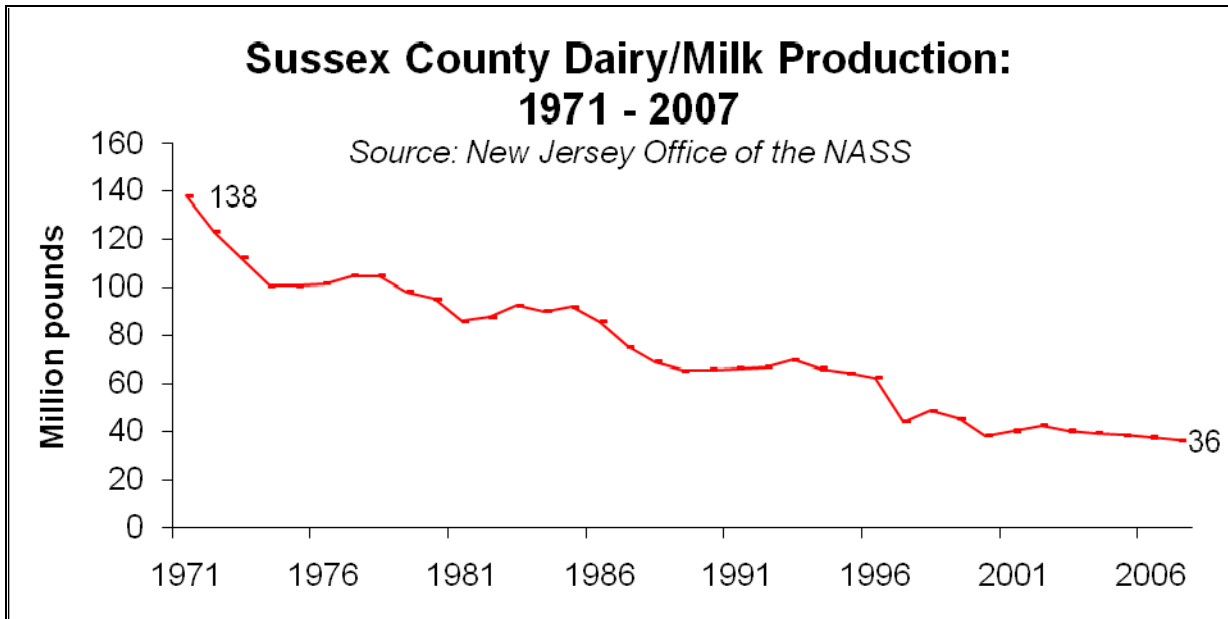
Nursery and Other Crops – Selected Data by Acres							
	1983	1990	2000	2002	2004	2007	% Change
Christmas Trees	205	341	288	241	240	249	21%
Trees/Shrubs	69	73	139	145	94	70	1%
Total Nursery	316	445	451	399	354	334	6%
Pumpkins	1	3	26	53	18	35	6900%
Sweet corn	54	66	27	39	6	1	-98%
Total Vegetables	64	106	92	125	54	53	-17%
Apples	12	20	11	11	17	18	50%
Total Fruit	15	24	12	22	19	21	40%

Source: NJ Farmland Assessment Data

Livestock

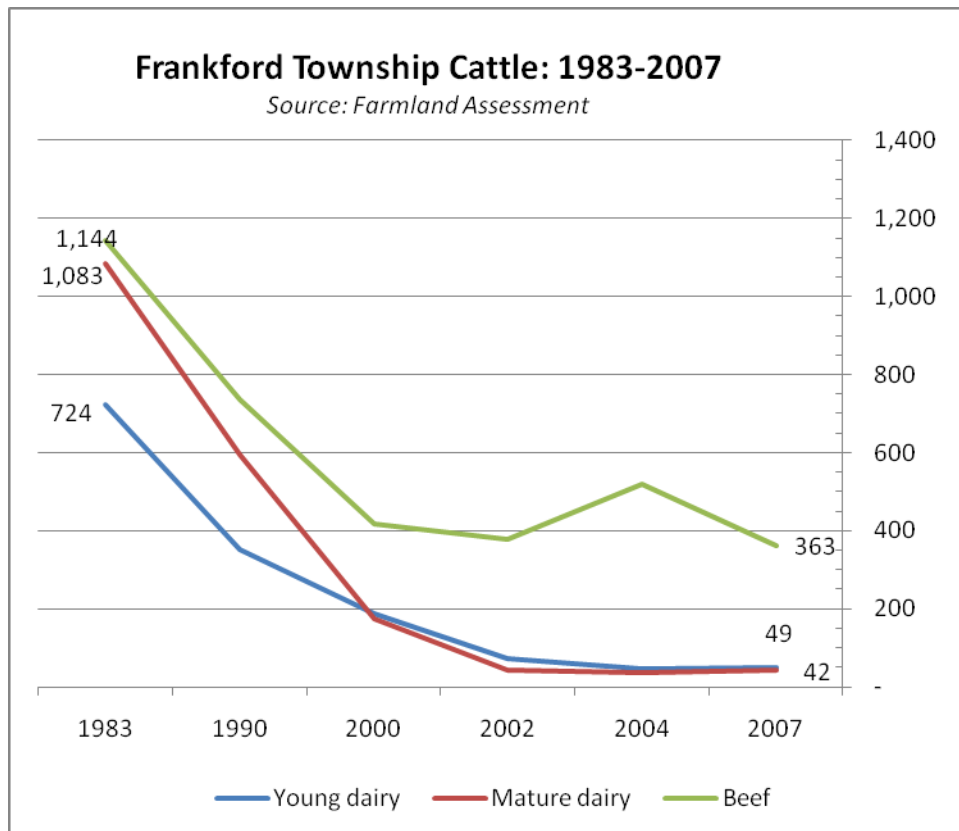
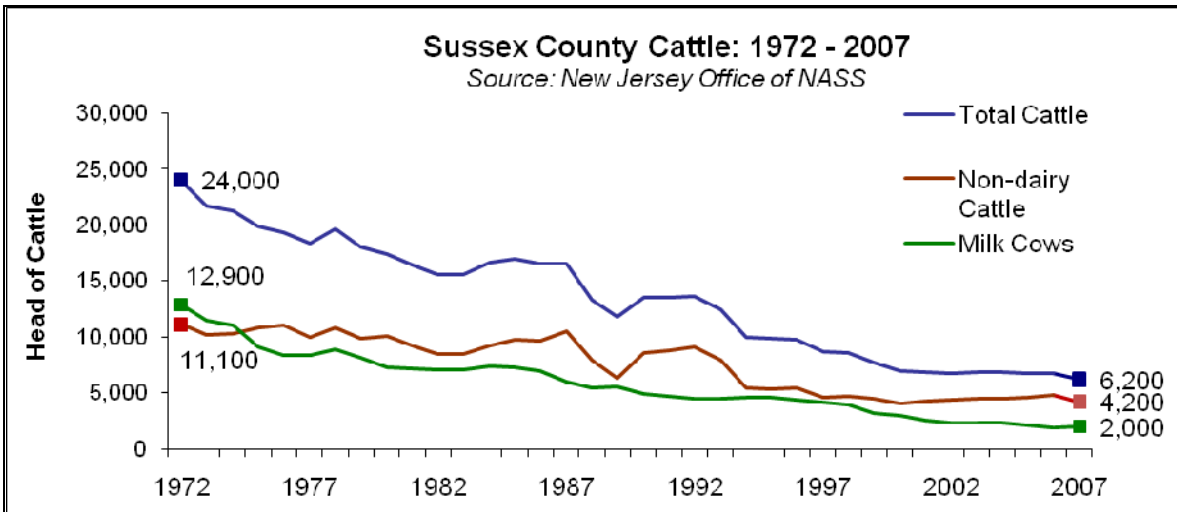
The dairy and livestock industries in Frankford Township and Sussex County have experienced significant declines since the 1970s, although Sussex County still ranks third in the State for number of milk cows at 2,000 head in 2007, and second in terms of milk production at 36.1 million pounds (see *Milk Production* chart below). Decreasing demand for their products and other unfavorable market conditions has caused dairy farmers to

virtually disappear in Frankford Township. A combination of high input costs, historically low milk prices, and weather related losses in 2005 created a scenario that the New Jersey Department of Agriculture likened to “a perfect storm.” (2006 Annual Report of the NJDA)⁵ Although milk prices rebounded somewhat in 2007, this was offset by record-high feed, fuel and fertilizer costs. (2009 Economic Development Strategies)⁶ Among the most significant input costs faced by New Jersey’s dairy farmers are high land prices and property taxes. Dairy farms require more extensive plots of land than most agricultural operations, and rising land prices and property taxes have made other uses of dairy land (such as growing field crops) more economically attractive to many farmers.

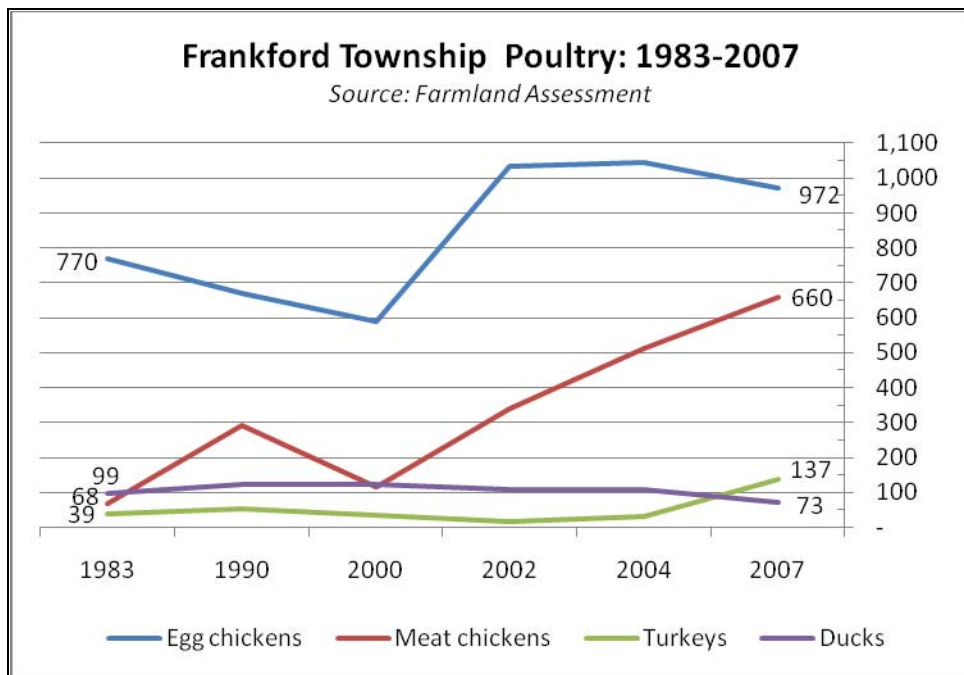
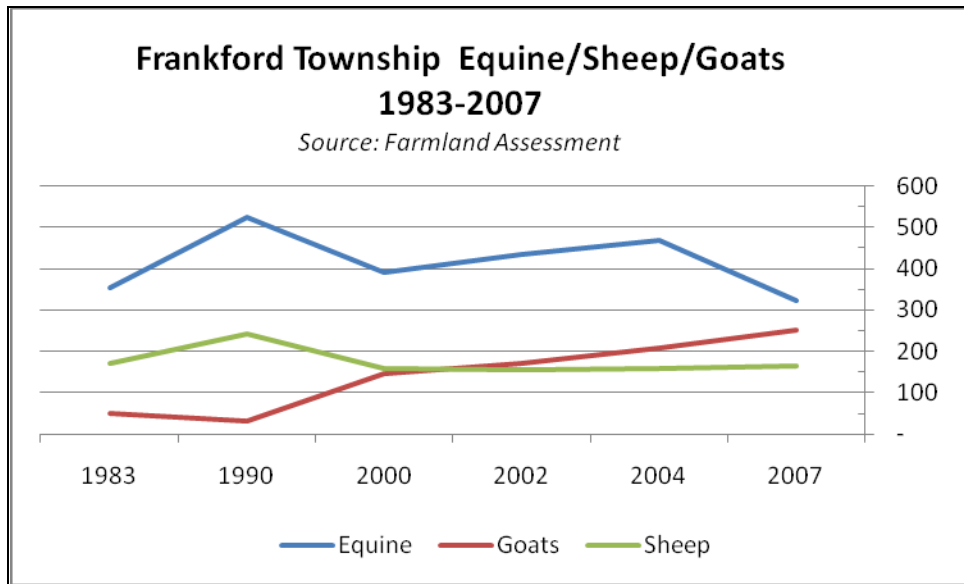


Erosion of the local supporting infrastructure has impacted dairy producers as well. After the demand from New York and Philadelphia for New Jersey dairy products dropped during the 1960s, many dairy support businesses relocated or closed, which forces dairy producers to ship their products over considerable distances to be processed. This shipping, along with the spike in fuel prices for 2008, cost dairy farmers additional monies, cutting into their profit margins. Additionally, the shortage of large animal veterinarians in the region has made keeping livestock less feasible.

The expenses incurred by dairy farmers due to poor market conditions and inadequate support services have influenced the agriculture decisions for those that wish to remain in agriculture. Thus, many have transitioned their operations towards less infrastructure-intensive practices, such as field crop production or nursery operations. Many former dairy farmers have decided to discontinue farming, opting instead to sell their farms. This breakdown in the overall support structure presents significant risks to the future success of the dairy farms in and around Frankford Township (see Dairy Cattle chart below).



Cattle was the largest category of livestock in 1983, with 1,144 head of beef cattle, 1,083 head of mature dairy cattle and 724 head of young dairy cattle. In 2007, beef cattle had dropped to 363 head, while total dairy cattle numbered 91. Over that same time period, equine inventory rose through 2002, only to drop in 2007 below 1983 levels, a decline of 8% from 353 to 323. Sheep basically held steady, while goats and turkeys have been on the rise. Inventories of egg chickens and meat chickens also rose from 1983 to 2007. Swine, ducks and beehives have declined in inventory. (See charts below) The biggest rises have been in goats, meat chickens and turkeys. (*Farmland Assessment*)



Agricultural Support Services and Related Industries

Agricultural support businesses are scarce in Sussex County, according to the *2008 Sussex County Comprehensive Farmland Preservation Plan*. Sussex Borough in neighboring Wantage has a small concentration of agriculture-oriented businesses, as does Newton to the south. However, farmers primarily rely on out-of-state and mail order businesses for their supplies. Processing facilities are limited within Sussex County as well.

Hackettstown, in Warren County, contains another notable concentration of agricultural support firms, including the largest agricultural auction house in New Jersey – the Livestock Cooperative Auction – where local farmers can sell or trade their products, as well as general farm supply stores such as Tickner’s. (2008 Warren County Comprehensive Farmland Preservation Plan)

Some farmers have found that reliance upon out-of-state suppliers and non-local processing facilities impose transportation costs that cut deeply into their operations profitability, though mail order is often an option that minimizes transportation costs. Local farmers generally are adept at minimizing the need for many outside repair services by addressing a variety of mechanical problems themselves. Also, farmers tend to specialize in certain types of agricultural repair, supplementing their incomes by offering their services to other farmers.

Veterinarians in Frankford include the Animal Hospital of Sussex County, which works with large animals including horses, llamas, cows and pigs, and Sam Castimore who works with horses.

Sussex County farmers benefit from a variety of non-business support services that work to maintain agricultural viability in the County, such as the Sussex County Agriculture Development Board, Sussex County Board of Agriculture, Sussex County Office of Conservation and Farmland Preservation, New Jersey Farm Bureau, Rutgers Cooperative Extension, 4-H, Future Farmers of American, Sussex County Soil Conservation District, Natural Resources Conservation Service and the Sussex County Farm and Horse Show/New Jersey State Fair, which is located in Frankford. Chapter 8 discusses these organizations in more detail. Agri-tourism is a growing business in Sussex County, and provides support to many of the growing initiatives discussed earlier, such as organic production, direct to individual sales and harvesting for fresh market rather than for processing.

Despite the loss of many support businesses from the region, local farmers still benefit from the wide range of these services throughout Sussex County, northern New Jersey, and eastern Pennsylvania. The Rutgers Cooperative Extension of Salem County has compiled a comprehensive listing of all the agriculture-related businesses, organizations, and markets in the State of New Jersey called the *Green Pages*. (*Green Pages*)⁷ The agricultural businesses listed in these Green Pages that are located in, or around, Sussex County are provided on the following pages.

Agricultural Businesses Servicing Sussex County and Frankford Township

*Sources: Rutgers Cooperative Extension of Salem County, Sussex County CFPP, New Jersey
(<http://salem.rutgers.edu/greenpages/service.pdf>)*

Animal Removal

Day & Nite Animal Recovery Svc
Bartley Rd.
Long Valley, NJ 07853
(908) 876-3341

Certified Public Accountants

New Jersey Society of Certified Public
Accountants
425 Eagle Rock Avenue
Roseland, NJ 07068-1723
Phone: (973) 226-4494
Fax: (973) 226-7425

Construction

Barn Works
Phone: (973) 300-5146
Description: Serve Northern and Central
New Jersey.

Morton Buildings, Inc.
PO Box 126
Phillipsburg, NJ 08865-0126
Phone: (908) 454-7905
Website: <http://www.mortonbuildings.com>

Parker Landscaping Construction Inc.
Califon, NJ
Phone: (973) 638-3483
Phone: (908) 832-9007

Tim Terry
Washington, NJ 07882
Phone: (908) 689-6934

Crop Insurance Agents

GS Newton Associates
7 Maple Ave.
Flemington, NJ 08822
Phone: (908) 788-9080

Equipment (New, Used, Parts, Service)

4-T's Farm
1 Stone Sign Post Road
Flemington, NJ 08822
Phone: (908) 782-0688
Fax: (908) 782-2913
Description: Horse Trailers, (Aluminum,

Power Fence Systems, Inc
3490 Route 22 West
Somerville, NJ 08876
Phone: (908) 823-0393
Fax: (908) 823-3378

Warren County Service Center, Inc.
228 Route 94
Columbia, NJ 07832
Phone: (908) 362-6916

D&R Equipment Inc.
Rt. 579
Ringoos, NJ 08551
Phone: (908) 782-5082
Description: Used equipment, tractors.

Feed

Agway Feed Mill
1127 S. Main St.
Phillipsburg, NJ 08865
Phone: (908) 454-1127

Agway-Belle Mead Farmers Co-Op Assn.
100 Township Line Road
Hillsborough, NJ 08844-3857
Phone: (908) 359-5173

Bergen County Garden Center
West Railroad Ave.
Hillsdale, NJ 07642
Phone: (201) 664-5150

Brodhecker Farm
2 Branchville-Lawson Rd
Newton, NJ 07860
Phone: 973-383-3592⁸

Coebler's Mill
3 Washington Ave.
High Bridge, NJ 08829-2108
Phone: (908) 638-5577

Country Feed & Grain
400 Union Ave
Haskell, NJ 07420
Phone: (973) 835-0201

Country Road Feed Store
580 Lafayette Rd
Sparta, NJ 07871
Phone: (973) 383-3334

Dover Pet Shop
112 E. Blackwell St.
Dover, NJ 07801-4102
Phone: (973) 361-2322

Falkena Hardware Inc.
20 Manchester Ave.
Haledon, NJ 07508-2610
Phone: (973) 427-1653

Farmside Supplies Inc.
15 Loomis Ave.
Sussex, NJ 07461-2213
Phone: (973) 875-3777

Harmony Dale Farms
166 Brainards Rd
Phillipsburg, NJ 08865
Phone: (908) 859-2616
Phone: (908) 859-4275

Hoffmans Supply
35E Mill Road
Long Valley, NJ 07853-3193
Phone: (908) 876-3111

J & G Discount Pet Foods
4 E Clinton Street
Newton, NJ 07860
Phone: (973) 579-3411

K & D's Feed and Tack Emporium
324 State Route 24
Chester, NJ 07930-2631
Phone: (609) 654-4312

Mike's Feed Farm
140 Furler Street
Totowa, NJ 07512
Phone: (973) 256-8081

Mikes Feed Farm
90 Hamburg Tpke
Riverdale, NJ 07457-1156
Phone: (973) 839-7747

Neshanic Station Farm Home & Garden
Center
101 Fairview Drive
Neshanic Station, NJ 08853
Phone: (908) 369-5131

New Village Farms
11 Stewartsville Road
Stewartsville, NJ 08886
Phone: (908) 859-3381

Nischwitz & Company Oil & Feed
223 Front St.
South Plainfield, NJ 07080
Phone: (908) 756-0947

Northern Valley Feed & Turf
207 Closter Dock Rd.
Closter, NJ 07624
Phone: (201) 768-5445

P.O. Box 456
Branchville, NJ 07826
Phone: (973) 948-3400
Fax: (973) 948-2072

North Warren Farm & Home Supply
Blairstown, NJ 07825
Phone: (908) 362-6117

Outlaw Outfitters
530 US Highway 206 S
Newton, NJ 07860-6003
Phone: (973) 300-5939

Penwell Mills Feed
448 Penwell Rd
Port Murray, NJ 07865
Phone: (908) 689-3725

Pequannock Feed & Pet Supply
85 Marshall Hill Road
West Milford, NJ 07480
Phone: (973) 728-5151

Pro Plan Pet Foods
4E Clinton St.
Newton, NJ 07860-1802
Phone: (973) 579-3411

R Industries Incorporated
109 Stanton Rd
Flemington, NJ 08822
Phone: (908) 236-2861

Ralph's Feed
52 8th Ave
Paterson, NJ 07524
Phone: (973) 278-0205

Roddy MacR Feed
109 Stanton Rd
Flemington, NJ 08822
Phone: (908) 236-2861

Roy Company Inc

Crop Production Services

127 Perryville Rd.
Pittstown, NJ 08867
Phone: (908) 735-5545
Fax: (908) 735-6231
E-mail: cpsjutland@agriumretail.com
Website:
www.cropproductionservices.com

Faesy & Besthoff Incorporated
143 River Rd
Edgewater, NJ 07020
Phone: (201) 945-6200
Description: Pesticides

Growmark FS, Inc
PO Box 116
Bloomsbury, NJ 08804
Phone: (908) 479-4500 or (800) 248-4649

Financial Services

First Pioneer Farm Credit, ACA
North Jersey Division
9 County Road 618
Lebanon, NJ 08833-3028
Phone: (908) 782-5011
NJ: 1-800-787-FARM (3276)
Fax: 908-782-5229
Website: www.firstpioneer.com

FSA: Warren-Morris-Sussex Counties
Hackettstown Commerce Park
101 Bilby Road, Bldg. 1-H
Hackettstown, NJ 07840
Phone: (908) 852-2576
Fax: (908) 852-4666

U.S. Small Business Administration
Phone: (973) 645-2434
Website: www.sba.gov

Wachovia
2W. Washington Avenue
Washington, NJ 07882
Phone: (908) 689-0661
Website: www.wachovia.com

Hoof Trimmers and Farriers

Bedminster Forge
Box 348
Bedminster, Somerset County, NJ 07921
Phone: (908) 879-5627
Bpethick@aol.com

International Consulting Services
Certified Journeyman Farrier
AFA Examiner, Judge, Clinician
Steve Bostwick
Serving: NJ, PA
Phone: (908) 537-7596

Troy Brighton
Phone: (908) 303-7625

Harvey Clark
Augusta, NJ 07822
(973) 948-6140

Doug Craig
Chester, NJ
Phone: (908) 879-2793

Melissa Dodd
Serving: Sussex Co. NJ
Phone: (973) 209-2830

Fairweather Forge
37 Cromwell Drive
Mendham, Morris County, NJ 07945
Phone: (908) 619-6798
Boxer1203@aol.com

Carl Felts
Boonton Twp. NJ
Phone: (973) 263-1094

Horseshoes Are Us
Westfield, Union County, NJ 07090
Phone: (908) 654-9057
benquesada@hotmail.com

Michael McClain
Serving: NJ
Phone: (973) 887-1962

Richard Moglia
Home Phone: (201) 866-2393
Cell: (201) 988-2964

Bob Pethick
Bedminster Forge
Bedminster, NJ
Serving Northern NJ.
Phone: (908) 879-5627

J.D. Vanderhoof
Boonton Twp, NJ
Phone: (973) 335-9788

V & G Equine Services
162 Mudtown Road
Wantage, Sussex County, NJ 07461
Phone: (973) 702-1176
Fax: (973) 702-1485

Vcuppari@aol.com
Matt Watson
Millburn, New Jersey
Phone: (973) 467-3946

Livestock Artificial Insemination
Acorn Embryos-Semex U.S.A.
Jon E. Higgins VMD
Phone: (908) 359-3846

Bovine Breeders Service
Alta Genetics U.S.A. Inc.
Walter Haves – Technician/Dealer
41 Havens Road
Sussex, NJ 07461
Phone: (973) 875-4641

Livestock Haulers
Sussex County
Ackerman & Son Livestock Hauling
Phone: (973) 383-4240

Poultry
Kuhl Corporation
Kuhl Road
P.O. Box 26
Flemington, NJ 08822-0026
Phone: (201) 782-5696

Seed Suppliers
Alliance Seed Incorporated
6 Mathews Drive
Flemington, NJ 08822
Phone: (908) 237-1361

Belle Mead Co-Op
100 Township Line Road
Belle Mead, NJ 08844
Phone: (908) 359-5173

Best Buys Direct, Inc.
1044 Route 23 North
Wayne, NJ 07470

Erosion Control Technologies, Inc
P.O. Box 5383
North Branch, NJ 08876
Phone: (908) 707-0800
Phone: (800) 245-0551
Fax: (908) 707-1445

Farmer's Brokerage & Supply,
Greenway Seed Company
4-21 Banta Place
Fair Lawn, NJ 07410
Phone: (201) 791-1122

Penwell Mills, LLC
448 Penwell Road
Port Murray, NJ 07865
Phone: (908) 689-3725
Phone: (800) 273-5201

The Terre Company of NJ, Inc.
P.O. Box 1000
206 Deawanna Ave.
Clifton, NJ 07014-1000
Phone: (973) 473-3393

Sheep Shearers

Christian Bench
Annandale, NJ
Phone: (908) 730-7189

Rebecca Gunther
Hillsborough, NJ
Phone: (908) 369-4088
Description: Only small local flocks.

Jeremy Mills
Westfield, NJ
Phone: (908) 232-1776

Custom Slaughter Houses

Louie Chiu Slaughterhouse
40 Montana Road
New Village, NJ 08886
Phone: (908) 859-6635
Buyer: No
Description: Slaughters beef. No sheep or goats.

Halal Fresh Meat, Inc.
Karim Elmoheli
Buyer: Yes
Phone: (973) 817-7172

Halal Packing, Inc.
Mehmet or Ali
368 Swartwood Road
Newton, NJ 07860
Phone: (973) 383-4291
Buyer: Yes

V. Roche & Son
9 High Street
Whitehouse Station, NJ 08889
Phone: (908) 534-2006
Fax: (908) 534-8498

Dealaman Enterprises, Inc.
George and Bruce Dealaman
218 Mt. View Road
Warren, NJ 07059
Phone: (908) 755-1780
Fax: (908) 647-5735
Buyer: Yes

Whippany Meatpacking, Inc.
Ali Kucukkarca
66 North Jefferson Road
Whippany, NJ 07981
Phone: (201) 386-9120
Buyer: Yes

Starter Plant Sources

Cross Country Greenhouses
P.O. Box 170
199 Kingwood-Locktown Rd
Rosemont, NJ 08556
Phone: (908) 996-4646
Fax: (908) 996-4638
Email: www.chileplants.com

Bergen County Garden Center
West Railroad Ave.
Hillsdale, NJ 07642
Phone: (201) 664-5150
Buyer: Yes

Large Animal Veterinarians

Animal Hospital of Sussex County
169 Route 206
Augusta, NJ 07822
Phone: (973) 579-1155⁹

Brockbrader, Nordstrom & Ellis
Tranquility Large Animal Vet
Andover, NJ
Phone: (908) 852-1300

Sam Castimore, DVM
Animal General Hospital
112 US-206,
Augusta, NJ 07822
Phone: (973) 579-1224

Cokesbury Equine
Andie Butler, D.V.M
177 Old Cokebury Rd.
Lebanon, NJ 08833
Phone: (908) 236-8097

Frey
Alpha Veterinary Care
Alpha, NJ 08865
Phone: (908) 454-8384

Dr. Grodkiewicz
Washington Animal Hospital
Washington, NJ 07882
Phone: (908) 689-3267

Higgins Acorn Embryo, Jon
8 Ludlow Ave.
Belle Mead, NJ 08502
Phone: (908) 359-3846
Fax: (630) 604-3846
E-mail: jonh@acornemb.com

Dr. Howard
Howard Veterinary Services
Mendham, NJ
Phone: (973) 543-6665

Dr. Reynolds
Pittstown, NJ 08867
Phone: (908) 735-9332

Dr. Roeing
Glen Manor Veterinary Hospital
Glen Gardner, NJ 08826
Phone: (908) 537-7663

Dr. Smith
Spring Mills Veterinary Hospital
Milford, NJ
Phone: (908) 995-4959

Dr. Wasser
Brass Castle Animal Hospital
Washington, NJ
Phone: (908) 689-0773

Dr. Wessel & Zaccheo
Warren Animal Hospital
Phillipsburg, NJ
Phone: (908) 859-0702

Aerial Applications
Emergi-Clean Inc
P.O. Box 2136
Linden, NJ 07036
Phone: (908) 587-0980

Frankford Farmers Participating in Direct Sales or Agri-tourism

AJA Stables
18 Linn Smith Road
Augusta, NJ 07822
973-875-5655
Available: Boarding, training, horseback riding lessons
9:00am – 4:00pm

AM-JAC Tree Farm
26 Plains Road
Augusta, NJ 07822

973-948-4222

Cut your own Norway and blue spruce, or Douglas fir
Open weekends in December, 9:00am – 4:30pm

Anderson Farms

20 Davis Road

Branchville NJ 07826

973-875-4384

Available: cherry, plum and heirloom tomatoes; pumpkins and gourds; flowers; herbs; jams
Seasonal farmstand

Augusta Hill Farm

47 Augusta Hill Road

Augusta, NJ 07822

973-948-6012

Available: Wholesale/retail, annuals, perennials, hanging baskets, herbs & veggies;
Year Round, Monday-Saturday 8:00AM-5:00PM

Carriage House Tree Farm

39 Newton Avenue

Branchville, NJ 07826

973-948-5102

Available: Blue spruce, Douglas fir
November 27 – December 12, weekends, 9:00am – 5:00pm

Carousel Farms

8 Linn Smith Road

Augusta, NJ 07822

973-875-9898

Available: boarding, training, sales and riding lessons
Open year round, 7 days a week; 8:00am – 9:00pm

Country Heritage Farm

129 Plains Road

Augusta, NJ 07822

973-875-5590

Available: honey; eggs; pumpkins; holiday gift shop
November and December, Friday-Sunday, 9:00am – 4:30pm

Culver Lake Nursery and Farm Market

2 Worthington Road

Branchville, NJ 07826

973-948-6332

Available: annuals, perennials, shrubs, trees, garden mums, herbs, Christmas trees, grave
blankets, wreaths, apples, pumpkins, ornamentals

Dana Ray Farm

349 Mattison Reservoir Avenue

Branchville, NJ 07826

973-948-0906

Available: organic produce, as well as eggs, free-range chickens, pasture poultry, pasture-raised pork, goats and goat milk soap; also CSA

7 Days a week, call for hours or appt.

Evergreen Acres

3 Gigi Lane

Branchville, NJ 07826

973-948-4306

Available: Fraser fir, balsam fir

December 4 – 19, weekends, 9:00am – 4:00pm

The Everlasting Garden

213 Wykertown Road

Branchville, NJ 07826

973-875-2175

Available: Fresh cut flowers and herbs; dried flowers and dry floral wreaths

Call for hours

Far View Farms

65 George Hill Road

Branchville, NJ 07826

973-875-6615

Available: Beef cows for sale year round; hay, May – October, firewood

Glenmalure Farm

Beemer Church Road

Branchville, NJ 07826

863-268-4389

Available: Grass-fed pork, lamb, beef; duck; pasture-raised poultry

Fri-Sat, 10am-2pm or by appointment

Hillcrest Orchard & Dairy

2 Davis Road

Branchville, NJ 07826

973-714-9247

Pick your own apples and pumpkins

September – October, weekends

Holiday Tree Farm

44 Augusta Hill Road

Augusta, NJ 07822

973-948-7488

Available: Blue spruce, Douglas fir, concolor fir, canaan fir

November 26 – December 19, Friday – Sunday, 9:00am – 5:00pm

Little Farm

56 Haggerty Road

Branchville, NJ 07826

973-875-9691

Available: hay; straw; cornstalks,

Open year round

Mare's Nest Farm

62 Price Road

Augusta, NJ 07822

973-579-2413

Available: boarding, breeding, and training of horses by appointment.

Pochuck Valley Farms of Augusta

Route 206 South

Augusta, NJ 08722

973-948-6511

Open 7 days a week (in season) 9:00am – 6:00pm

Available: Dairy goats; handmade soap, free range chickens, pasture poultry, pasture raised pork

Open 7 days a week; call for hours or appointment

Rocky Point Christmas Tree Farm

260 Meyer Road

Frankford, NJ 07826

973-875-5349

Cut your own blue spruce or Douglas fir

Weekends in December 9:00am – 4:00pm

Roseline's Farm

553 Route 565

Augusta, NJ 07822

973-579-1238

Available: Asian vegetables; herbs; baked and canned goods

Friday-Sunday; July-October

Stonerow Tree Farm

242 Wykertown Road

Branchville, NJ 07826

973-875-3304

Available: Blue spruce, Douglas fir, concolor fir, canaan fir, holiday gift shop

December, Friday – Sunday, 9:00am – 4:00pm

Walnut Grove Farm

65 Augusta Hill Road

Augusta, NJ 07822

973-383-5029

Available: Organically raised Christmas trees; certified organic vegetables and garlic

November 25-December 11 10:00am – 4:00pm for Christmas trees; June – October,

Friday-Sunday, 10:00am -6:00pm for vegetables

Willow Brook Christmas Tree Farm

138 Wykertown Road

Branchville, NJ 07826

973-875-3304

Cut your own Douglas fir

November – December, weekends, 9:00am – 4:00pm; weekdays by appointment

Farmers Markets that may sell Frankford agricultural products

Sussex County Farmers Market at the Fairgrounds

37 Plains Road, Barn Building

Augusta, NJ 07822

Contact: Dave Klemm, President, SC Board of Agriculture, 129 Morris Turnpike, Newton, NJ 07960, www.daveklemm2@embarqmail.com

April – October, Saturdays, 9:00am – 2:00pm

Participating Frankford Farms: Dana Ray, Everlasting Garden, Glenmalure and Hidden Pastures,

Olde Lafayette Village Farmers Market

Route 15

Lafayette, NJ

973-383-8323

June 27 – October 31; Sundays, 10:30am – 3:00pm

¹ Open Space and Recreation Plan Update – 2009 for the Township of Frankford, County of Sussex. Compiled by The Land Conservancy of New Jersey with the Frankford Township Open Space Committee. April 2009.

² Rutgers New Jersey Agricultural Experiment Station. Evaluating Changes in the Eligibility Provisions for Farmland Assessment in New Jersey. October 8, 2008.
http://www.foodpolicy.rutgers.edu/docs/news/Farmland%20assessment%20report_2008.pdf. Accessed July 2009.

³ New Jersey Department of Agriculture, State Agriculture Development Committee. New Jersey Farmland Assessment. 1983 (tax year 1984), 1990 (tax year 1991), 2000 (tax year 2001) and 2006 (tax year 2007). Sussex County – Frankford Township.

⁴ New Jersey Office of the National Agriculture Statistics Service.
http://www.nass.usda.gov/Statistics_by_State/New_Jersey/index.asp. Accessed December 2007.

⁵ New Jersey Department of Agriculture. New Jersey Agriculture 2006 Annual Report.
www.state.nj.us/agriculture/pdf/06AnnualReport.pdf. Accessed July 2009.

⁶ New Jersey Department of Agriculture. 2009 Economic Development Strategies.
<http://www.state.nj.us/agriculture/conventions/2009/strategies.html>. Accessed August 2009.

⁷ Rutgers Cooperative Extension of Salem County. Green Pages: An Agricultural Resource Guide. Online at: <http://saalem.rutgers.edu/greenpages/index.html> . Accessed July 9, 2009.

⁸ Brodhecker Farm website: <http://brodheckerfarms.com/>. Accessed April 2011.

⁹ Animal Hospital of Sussex County website (<http://www.caringvets.com/>) and personal communication. April 20, 2011.

CHAPTER 3: LAND USE PLANNING CONTEXT



Land Use Patterns

Farms dotted the Sussex County landscape and the Frankford area as early as the beginning of the 18th century. Settlements such as Augusta and Branchville, Frankford Plains, Pellettown and Wykertown began as hubs or trading posts to support the agricultural community, with blacksmiths, carpenters, harness makers and coopers, wheelwrights and tinsmiths, mills, general stores, houses of worship and schools. But mining became a main focus of Sussex County's economy, spurred by the advent of the railroad in the mid-1800s. Agriculture replaced mining as the driving economic force in Sussex County during the late 1800s. The County's proximity to the growing markets of New York prompted demand for perishable agricultural goods, especially dairy products. The railroad hubs, such as Branchville, that once served the mining operations now served the New York markets, getting dairy products and other perishables to their destinations before they spoiled. The growth of the dairy market in Frankford and other Sussex County communities, spurred the growth of field crops as well, to support the dairy industry.

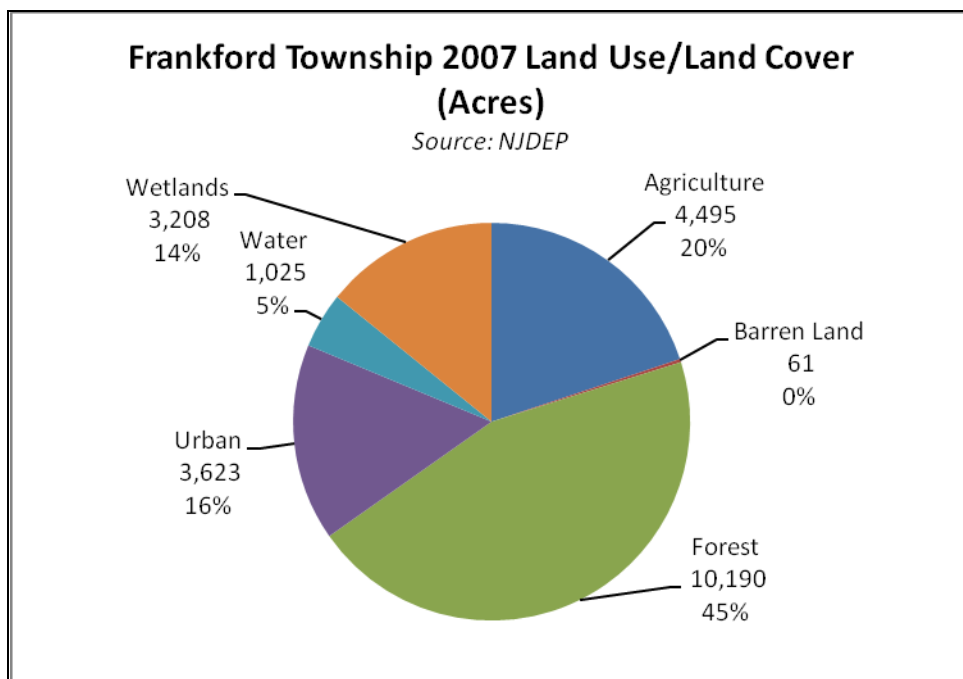
This agrarian, centers-based land use pattern, with development around transportation hubs, such as Branchville and Sussex and Newton and in the agricultural or natural areas surrounding them, continued to be the prevalent pattern through the mid-twentieth century. In Frankford, the lake communities that once served as vacation destinations increasingly became the focus of year-round homes, gaining in popularity between 1972 and 1984. In the latter part of the 20th century and early 21st century, large land areas were converted to residential development along the eastern border of Frankford, but other than the lake communities and these isolated developments, much of the residential character of Frankford is farms and single family homes lining stretches of relatively rural roads. Commercial development has been largely restricted to the Route 206 corridor, and large areas remain woodlands and fields. However, between 2004 and 2007, much of the land formerly in farmland assessment was lost to urbanization.

Despite this loss, much of Frankford remains either active agricultural lands, private woodlands, or public lands including a portion of Stokes State Forest, much of Bear Swamp Wildlife Management Area and a significant area of state and municipal owned land along route 206 and the Paulins Kill. The municipality leases a large tract of land from the State, known as Frankford Recreation Park, for the purposes of active and passive recreation; and a portion of this land continues to be farmed.

Frankford Township has expressed interest in creating a Town Center at the intersection of Routes 206 and 565, Ross' Corner. The Township had begun the application process for

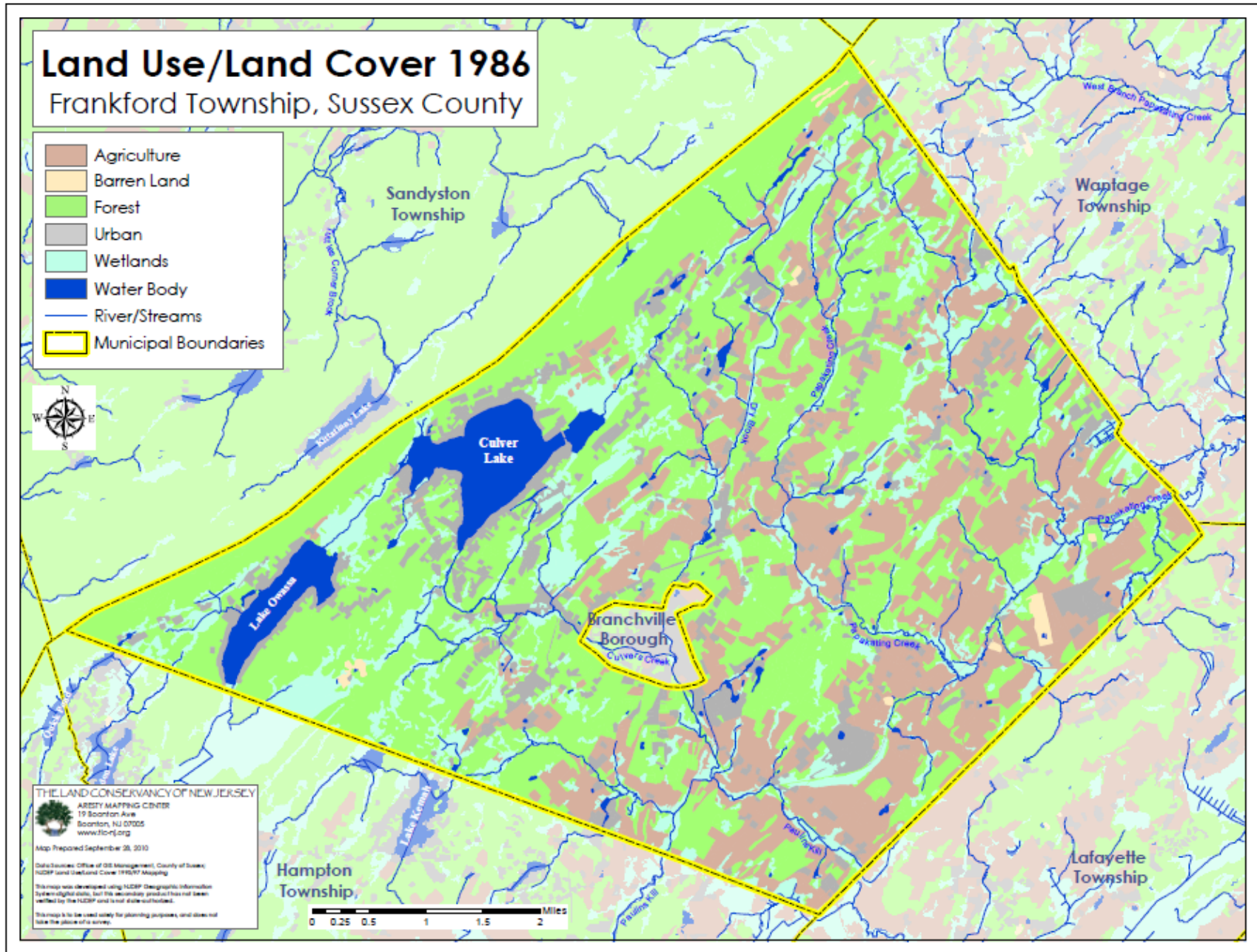
State Plan designation, but is now considering developing the Town Center outside of the State Plan process. Branchville, which is surrounded by Frankford, is a Designated Village in the 2007 Sussex County Strategic Growth Plan and the State Development and Redevelopment Plan (SDRP), with a proposed sewer service area that includes a small, adjacent portion of Frankford. Newton is identified as a Regional Center (SDRP).

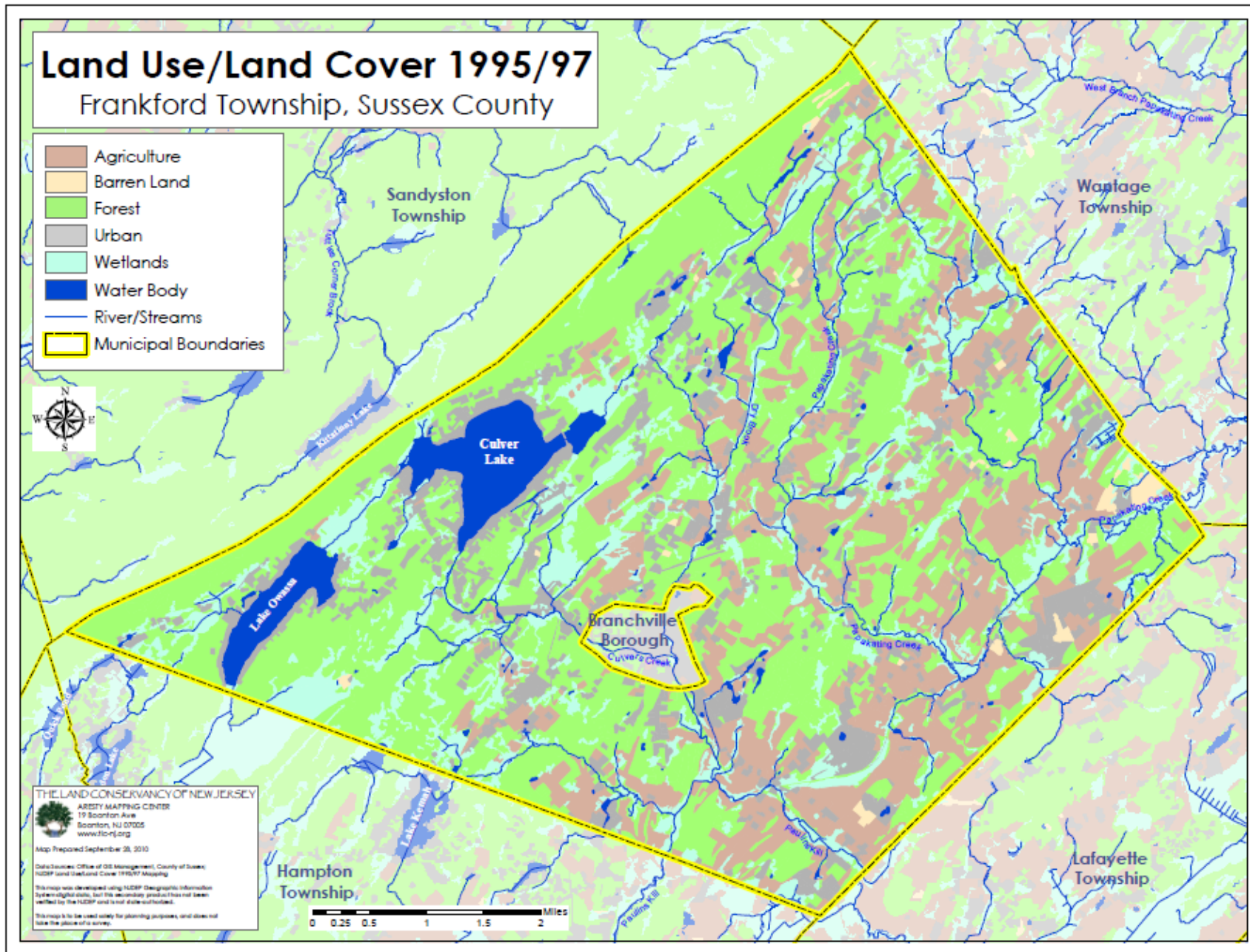
According to the 2007 Land Use/Land Cover data, a large portion of Frankford is forested (45%), with agricultural use second (20%), and urban land third at (16%). Wetlands cover 14% of the Township. Since 1986, the Township has lost 25% of its land used for agriculture and increased its urban land by 57%. On an acre for acre basis, the losses in agriculture (1,503), barren land (20) and wetlands (14) are offset by the gains in urban land (1,310) and forest (222 acres). (see Land Use/Land Cover charts and maps, below).

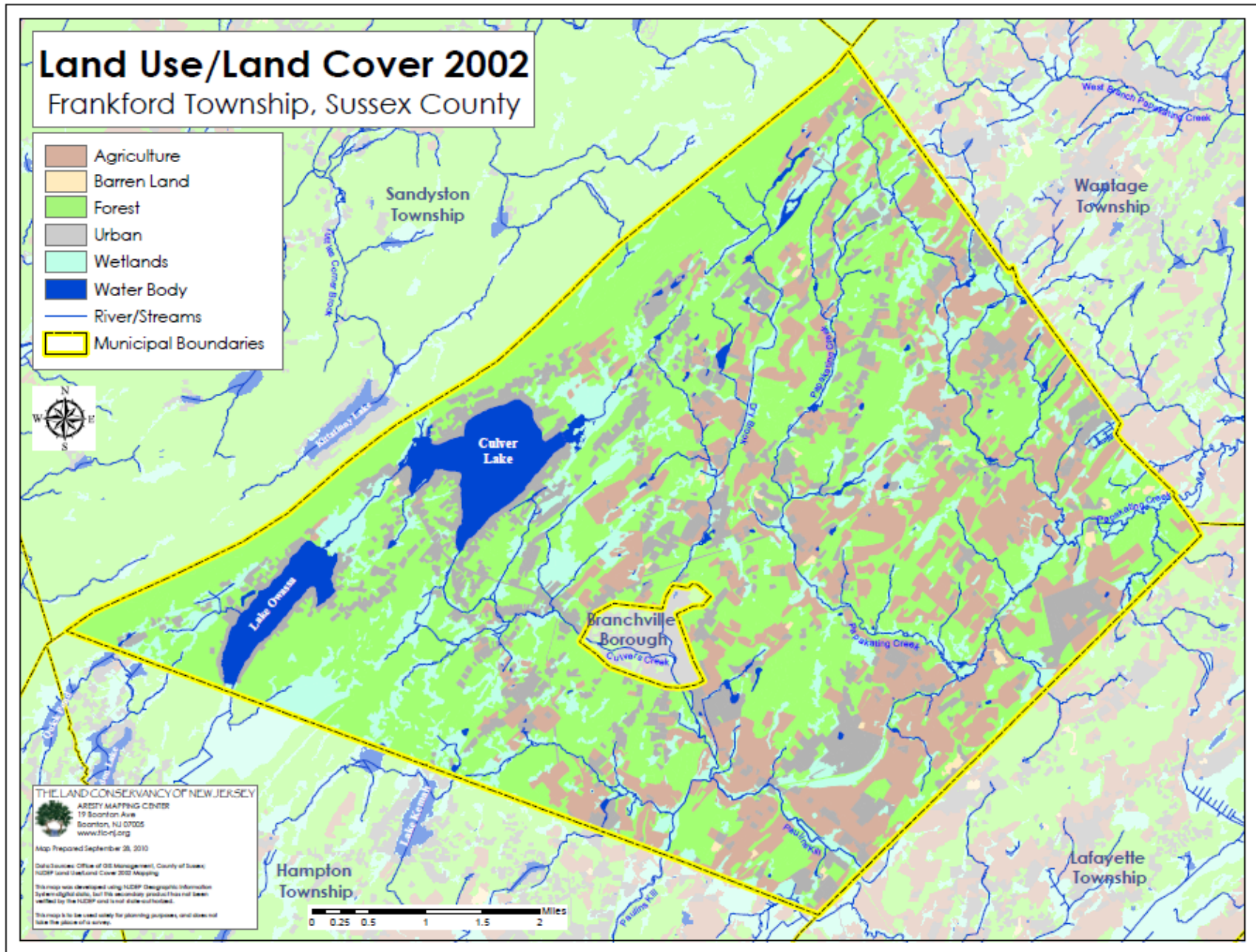


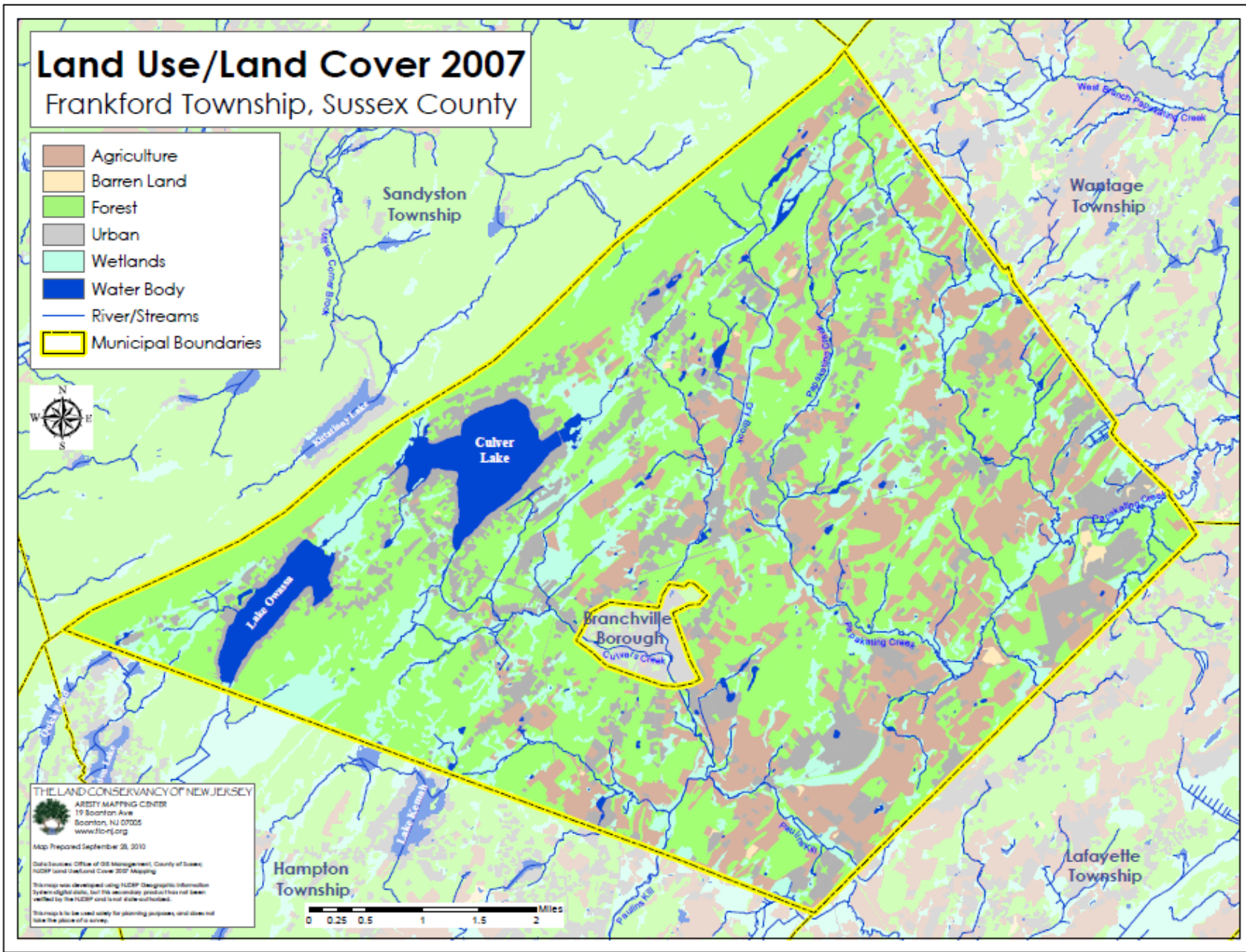
Land Use/Land Cover Trends in Frankford Township									
	1986		1995/97		2002		2007		'86-'07
	Acres	%	Acres	%	Acres	%	Acres	%	Change
Agriculture	5,998	27%	5,077	22%	4,554	20%	4,495	20%	-25%
Barren	80	0%	82	0%	79	0%	61	0%	-24%
Forest	9,968	44%	10,377	46%	10,591	47%	10,190	45%	2%
Urban	2,313	10%	2,824	12%	3,140	14%	3,623	16%	57%
Water	1,020	5%	1,020	5%	1,011	4%	1,025	5%	0%
Wetland	3,223	14%	3,222	14%	3,227	14%	3,208	14%	0%
	22,602		22,602		22,602		22,602		

Source: NJDEP Land Use/Land Cover Data









Development Pressure

In 2000, Frankford Township had a population of 5,420 residents living within its 34.8 square miles, giving it a density of 158.9 persons per square mile of land area, similar to neighboring Wantage (154.8), but higher than Lafayette (127.6) and Sandyston (42.8), which includes a large portion of Stokes State Forest, and lower than Hampton (200.7) to the south. (*U.S. Census*) In every census year from 1930 through 2000, Frankford’s population represented 4% of the County population, which totaled 144,166 in 2000. (*Sussex County Comprehensive Farmland Preservation Plan Update*)

The population history below shows that there was substantial, double-digit growth in every 10-year period through 1980, with the biggest increases occurring between 1950 and 1960 and between 1970 and 1980. The period 2000-2010 shows the lowest growth of any 10-year period.

Years	1930	1940	1950	1960	1970	1980	1990	2000	2010
Population	1,074	1,244	1,530	2,170	2,777	4,654	5,114	5,420	5,565
% Change		16%	23%	42%	28%	68%	10%	6%	3%
<i>Source: U.S. Census Bureau</i>									

Figures prepared in January 2004 by the Sussex County Planning Division for the *Strategic Growth Plan* projected a rise to 6,900 in 2020. (*Strategic Growth Plan*) In its *August 2007 Draft Transfer of Development Rights Element* for the *Master Plan*, the Township envisioned directing population growth to a proposed Town Center at Ross’ Corner and projected an increase in population between 2007-2017 of 1,260 residents in the Center and 485 outside the Center, equaling 1,745 new residents, or a total population in 2017 of 7,385. This represents a 30% increase over the 10-year period, which is significantly higher than the County Planning Division projections, resulting in higher overall population density, even though the number of subdivisions in the more rural areas of the Township would be reduced. (*Draft TDR Element*)

A comparison of development saturation in Sussex County for the years 1972/1984/1995/2001 shows the most significant change occurring between 1972 and 1984, which tracks with the population growth pattern. This development occurred predominantly around Culver Lake, Lake Owassa and in the vicinity of Branchville and the Route 206 corridor. Between 1984 and 2001 development density continued to increase in these areas and to fill in along already established roadways. (*Rutgers Center for Remote Sensing and Spatial Analysis*)⁷

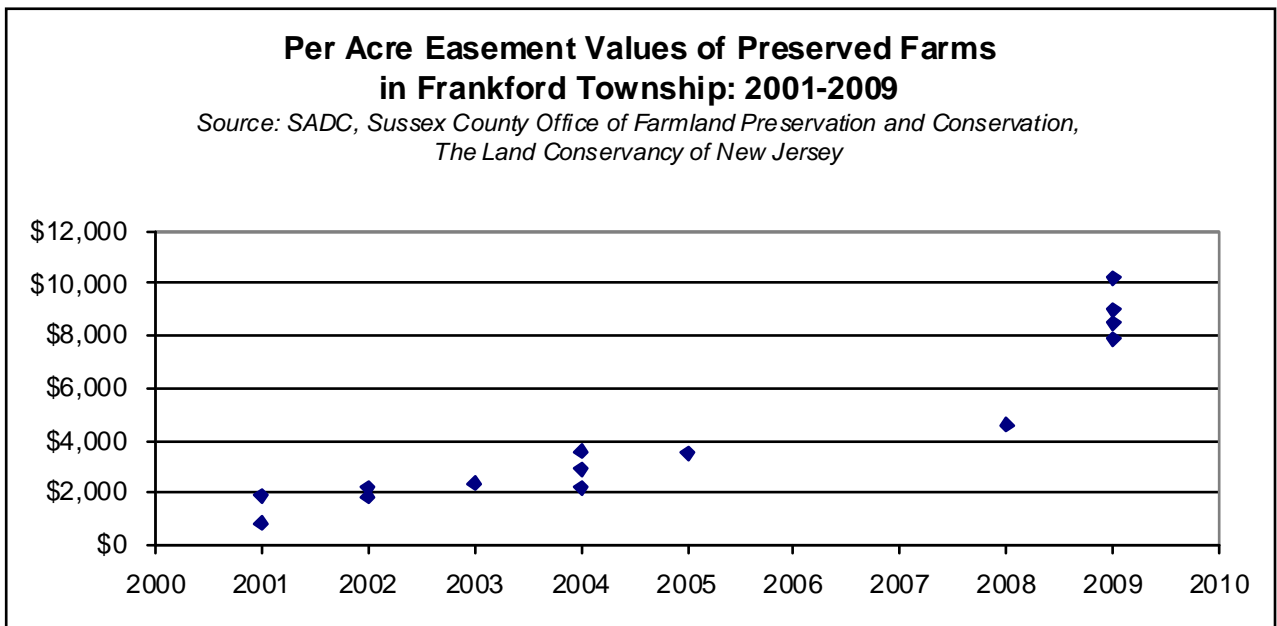
In the period between 1990 and 2009, growth slowed, as can be seen by the number of building permits authorized. In this time period, building permits in Frankford were exclusively for single family homes, and represented between 3% and 5% of total County permits, until 2007, when the number of permits in the County dropped from 603 to 360, while Frankford’s level remained stable. By 2009, when the total County permits dropped again to 182, Frankford’s 16 permits represented 9% of the County total. (see *Residential*

Building Permits chart below). (State of New Jersey Department of Labor and Workforce Development)² Mapping of the Township in 2010 shows that in addition to these patterns, there are a handful of cul-de-sac developments along the eastern edges of the Township bordering Wantage and Lafayette Townships (see *Farmland Map* in the Maps section).

Residential Building Permits 1990- June 2009												
Frankford Twp.	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	Total
Total	20	26	22	23	22	22	19	20	19	17	16	154
Single	20	26	22	23	22	22	19	20	19	17	16	154
Multi	0	0	0	0	0	0	0	0	0	0	0	0
Sussex County												
Total	687	719	808	679	587	612	668	603	360	302	182	4676
Single	599	719	621	667	547	558	666	551	324	196	163	4329
Multi	88	0	187	12	40	54	2	52	36	106	19	383

Source: State of New Jersey Department of Labor and Workforce Development web site. Data from U.S. Bureau of the Census

From the perspective of agricultural land values, there has been a general trend upward in the per-acre easement values paid to preserve farms. The average easement value for farmland preserved between 2001 and 2009 was \$3,580/acre, but the average easement value for the four parcels preserved in 2009 was \$8,500/acre (see *Per Acre Easement Values* chart below).



Public Infrastructure – Sewer and Water

The Township is largely unsewered, depending on septic systems and several private or County wastewater treatment systems discharging to ground or surface water. Two sewer service areas have been proposed. The first, which has an approved NJPEDES permit, is the Branchville Sussex County Municipal Utilities Authority Wastewater Facility in Frankford. It would serve Branchville Borough and three sites in Frankford Township: Frankford Township School and two commercial properties. This approved sewer service

area is delineated on the *Project Area* map in the *Maps* section. The second sewer service area would serve the proposed Town Center at Ross' Corner. The Town Center area is also delineated on the *Project Area* map.³ The Branchville sewer service area is adjacent to farms that are already preserved or pending. Much of the proposed Town Center and its sewer service area would occupy areas of tillable land containing prime agricultural soils. (see *farm Parcels that meet the SADC Minimum Eligibility Criteria for both Soils and Tillable Land Map* in the *Maps* section).

The Township depends on groundwater for its water supply. There are four public water supply wells: two located on the County-owned Homestead Complex, one near the Frankford Township School (all three in prime aquifer recharge areas) and one by Culvers Inlet. Private wells provide the rest of the Township's water supply. (2009 *Frankford Township Open Space & Recreation Master Plan Update*)

Land Use Planning Initiatives

Frankford Township and its farmers can look to extensive and sustained land use planning efforts undertaken by all levels of government to guide its land use planning decisions. These tools include the *2001 State Development and Redevelopment Plan* and the *2007 Sussex County Strategic Growth Plan*, as well as municipal tools such as the *Township Master Plan*, zoning regulations and other planning and resource documents, including this *Farmland Preservation Plan Update*.

State Development and Redevelopment Plan

The New Jersey State Planning Commission has drafted the *State Development and Redevelopment Plan* (SDRP) that outlines general policy objectives concerning land use and future development in the State. (2001 *NJ State Development and Redevelopment Plan*)⁴ The SDRP identifies five Planning Areas within the State where different sets of goals and guidelines are considered appropriate to determine development activities (see *NJ State Development and Redevelopment Plan* map below). These Planning Areas are labeled as Metropolitan, Suburban, Fringe, Rural and Environmentally Sensitive lands.

The SDRP also identifies Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted. Centers are categorized as Urban Centers, Regional Centers, Towns, Villages, and Hamlets corresponding to criteria including size, regional location, population, residential and employment densities, and available housing stock. The combination of Planning Areas and Designated Centers establishes a comprehensive framework for pursuing land use and development regulation throughout New Jersey.

Metropolitan Planning Areas (PAI) comprise the most intensely developed regions in the state. The goals in this planning area category revolve around revitalizing existing cities and towns by encouraging compact growth and redevelopment. The Metropolitan Planning Area is identified as the most appropriate location for future development in New Jersey.

Frankford Township does not contain land within the Metropolitan Planning Area. There is no Metropolitan Planning Area in Sussex County.

Suburban Planning Areas (PA2) are called upon to support most of the new development that will occur in New Jersey while maintaining the character of existing communities there. Growth in suburban town centers is especially encouraged in order to help protect and preserve the natural resources that exist in these areas. The Suburban Planning Area is meant to complement metropolitan areas, and is most commonly found outside heavily urban areas. Frankford Township does not contain land within the Suburban Planning Area. The only Suburban Planning Area in Sussex County is in Stanhope Borough in the southeastern corner of the County.

Fringe Planning Areas (PA3) serve as an appropriate interface between suburban and rural areas. They are not as developed as metropolitan and suburban areas, but support more development activity than nearby rural lands. Fringe Areas play the important role as a buffer between these largely incompatible land uses. Consequently, they are often the frontlines of urban sprawl, and must be carefully planned to ensure that development is appropriately restricted to existing urbanized areas. Neither Frankford Township nor Sussex County contain any land within the Fringe Planning Area.

Rural Planning Areas (PA4A) are suitable for the preservation of large contiguous areas of farmland. Sustaining the agricultural industry while confining development and redevelopment within existing towns are included among the policy objectives applicable to these areas. Lands within the Rural Planning Area in Frankford Township total approximately 16,404 acres (73%). Of these, 4,022 acres (25%) are identified as land in active agricultural use by the 2007 Land Use/Land Cover data and represent 85% of the lands in the Township identified being in active agricultural use.

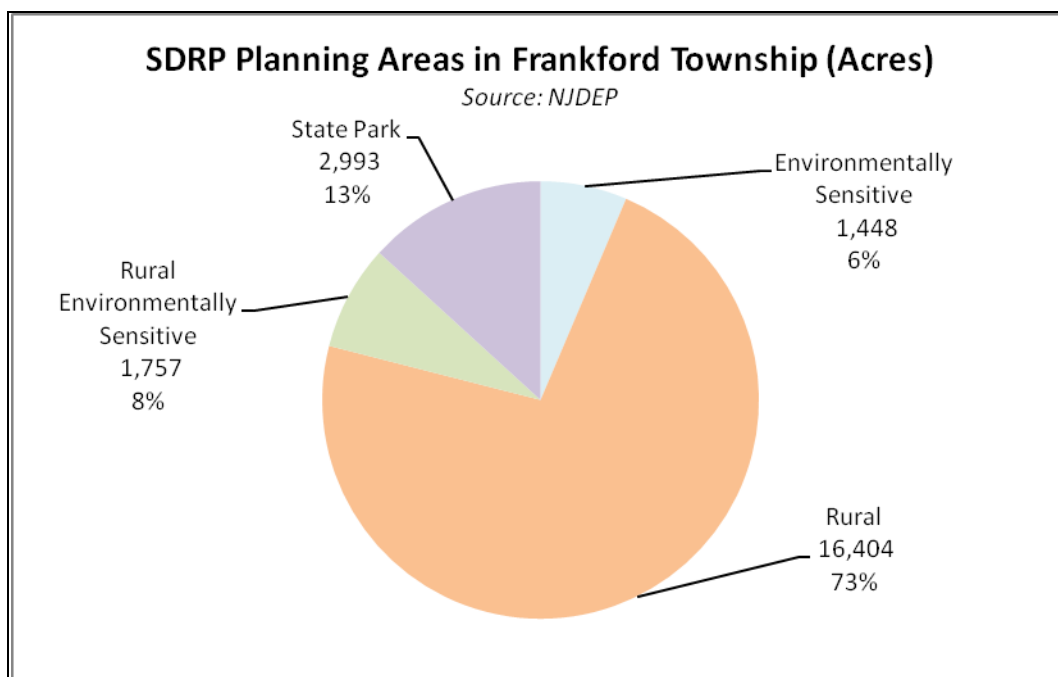
The *Rural-Environmentally Sensitive Planning Area (PA4B)* is a subset of the Rural Planning Area and separately identified on the Policy Map (see below). Lands in this Planning Area are suitable for agriculture but also contain environmentally sensitive features that must be taken into account, such as steep slopes or critical wildlife habitats. These areas number approximately 1,756 acres (8%) in Frankford Township and are located along the Hampton Township border, to the west of Branchville Borough and in a long swath that cuts across Rt. 519 in the northwest sector of the Township. Of these, 489 acres (28%) are identified as land in active agricultural use by the 2007 Land Use/Land Cover data, representing 10% of the Township's lands identified as being in active agricultural use.

Environmentally Sensitive Planning Areas (PA5) contain lands where natural resource preservation should be the primary planning consideration. Development should be minimized or constrained to existing centers while large contiguous natural areas should be preserved as open space. These lands occupy an area that straddles Rt. 206 and include much of the area in and around Bear Swamp Wildlife Management Area as well as lands between Culver Lake and Branchville. This Planning Area occupies approximately 1,448 acres (6%) of the Township. Of these, 64 acres (4%) are identified as land in active

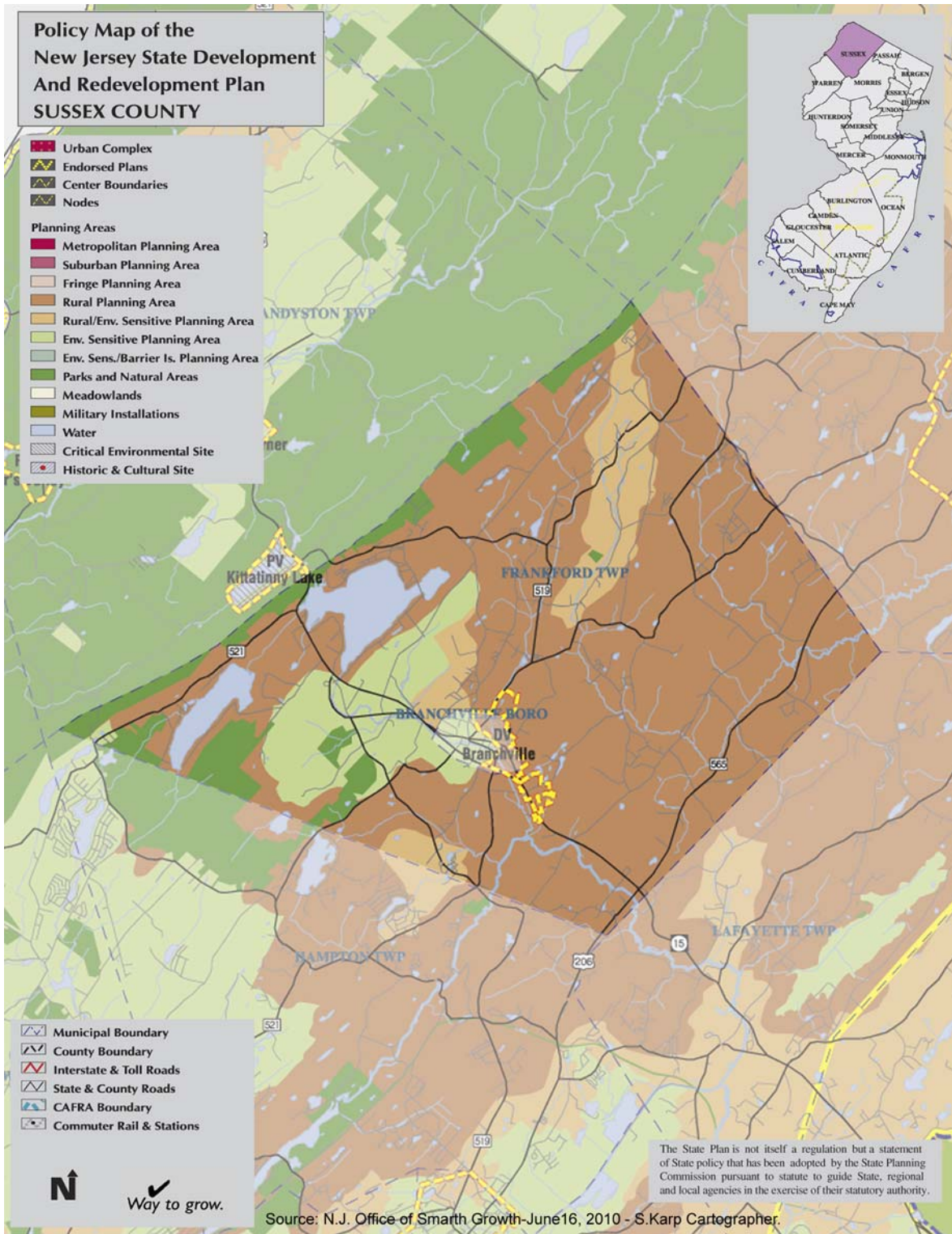
agricultural use by the 2007 Land Use/Land Cover data, representing just over 1% of all lands in the Township identified as being in active agricultural use

Centers are defined by the New Jersey State Planning Commission as “compact forms of development that, compared to sprawl development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services.” (*SDRP*) Centers become *proposed* and then *designated* after the municipalities or counties that encompass them submit development plans to the State Planning Commission, which are subsequently endorsed by the Office of Smart Growth. (*SDRP*) Branchville Borough, and the proposed sewer service area that extends into Frankford Township, has been identified by the State Plan as a Village Center, which is defined as “residential neighborhoods that have access to some local public and commercial facilities [and] occupying less than one square mile.” (*Sussex County Comprehensive Farmland Preservation Plan Update – May 2008*) As of June 16, 2010, the Office of Smart Growth reports Branchville as a partially expired Center in the endorsement process, with 61% of the original Center remaining. This is reflected on the Policy Map below. (*Office of Smart Growth*)

Frankford also contains a number of public lands, including Stokes State Forest and Bear Swamp Wildlife Management Area, portions of which are categorized on the State Plan Policy Map as Parks and Natural Areas. These lands total 2,993 acres (13%) of Frankford and contain 145 acres of land identified as land in active agricultural use by the 2007 Land Use/Land Cover data. (See *Planning Areas in Frankford Township* chart below).



The discussion above references the adopted *2001 State Development and Redevelopment Plan* (SDRP) and the official State Plan Policy Map from June 16, 2010 (see below).



Source: New Jersey State Planning Commission.

New Jersey State Development and Redevelopment Plan. March 2001 Policy Map Update: June 16, 2010.

Highlands Regional Master Plan

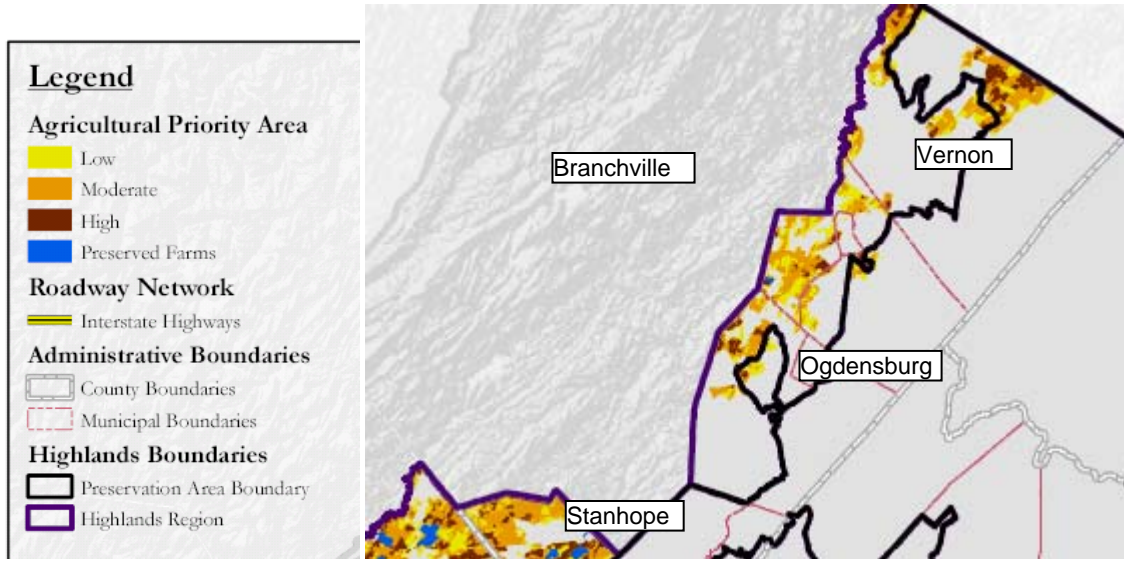
The State Plan supports the recognition of Special Resource Areas (SRA). SRAs are defined as having “*unique characteristics or resources of statewide importance which are essential to the sustained well being and function of its own region and other regions or systems—environmental, economic, and social—and to the quality of life for future generations.*” The Highlands Region is the first, and currently the only, SRA, although a petition has been presented for consideration of a Sourland Mountains SRA. To ensure the continued uniqueness of such areas, or regions, which straddle counties and municipalities, the State Planning Commission seeks to foster regional planning initiatives for these areas. Other areas that are similarly acknowledged as planning regions, established by statute, include the New Jersey Meadowlands and Pinelands (both overseen by commissions), and coastal areas of New Jersey (under the auspices of the Coastal Area Facilities Review Act. (*Office of Smart Growth*). Additionally, nine municipalities in Monmouth County began working in 2006 with the Office of Smart Growth, among other agencies, to establish a Bayshore Regional Strategic Plan for the Raritan Bay, and several counties are participating in a regional initiative called the Liberty Corridor, which focuses on economic development through transportation improvements and brownfield reuse, among other objectives.⁵

The New Jersey State Legislature enacted the Highlands Water Protection and Planning Act (HWPPA) on August 10, 2004. The Act identified areas within the Highlands Region as either Preservation or Planning Areas. In an effort to ensure the integrity of northern New Jersey’s drinking water resources, the HWPPA imposes strict land use controls within the Highlands Preservation Area, which encompasses large parts of the 88-municipality region. Lands within the Preservation Area are subject to heightened restrictions on development, water use and activities that affect water quality, or environmentally sensitive lands. The HWPPA expands mandatory buffers around the region’s streams and water bodies, sets limits on impervious coverage for individual properties and requires *Highlands Regional Master Plan* (RMP) conformance from Preservation Area municipalities, among other criteria. Lands in the Highlands Planning Area are not subject to the strict land use controls of the Preservation Area. However, municipalities can opt in to the stricter standards if they choose to, and are offered planning grants by the N.J. Highlands Council to help align Municipal Master Plans with the RMP. The Council passed the final RMP in July 2008, which was then ratified via a September 5, 2008 Executive Order by N.J. Governor Jon S. Corzine.

The Highlands region covers 13% of New Jersey’s land area. The Highlands area includes communities in eastern Sussex County, but stops short of Frankford and its neighbors. The portions of the Highlands closest to Frankford fall within the Highlands Region Planning Area, where conformance with the RMP is voluntary. However, much of the Highlands closest to Frankford are also classified predominantly by the RMP as Agricultural Resource Area (ARA). ARAs are defined as areas that contain contiguous farm belts and quality agricultural soils. Furthermore, within these ARAs are large sections defined as moderate to high Agricultural Priority Areas, based on their suitability to agricultural production and

other criteria such as development potential, local commitment, contiguity with other farm parcels, and size (see *Highlands Region Agricultural Priority Areas* map below). (*Highlands Regional Master Plan*)⁶ The impact for Frankford is twofold: the Township has the advantage of being in relative proximity to areas defined as high priority for agriculture, but it also incurs the pressures of being outside the Highlands region and thus potentially more easily accessible to developers.

Highlands Region Agricultural Priority Areas in Proximity to Frankford



Source: N.J. Highlands Council Regional Master Plan

Sussex County Strategic Growth Plan

The 2007 *Sussex County Strategic Growth Plan* was endorsed by the New Jersey State Planning Commission in May 2007. It recommends specific land use policies for the County to follow and establishes consistency between these policies and the more general policies outlined in the *State Development and Redevelopment Plan*. The *Strategic Growth Study* identifies six different Sussex County Landscapes in which the Plan's policies will be differentially applied: Rural/Agricultural, Highlands, Parks/Wildlife Areas, Lake Communities, Job Centers, and Town Centers. For instance, housing construction is actively encouraged in Town Centers, discouraged in the Highlands, and accepted in low density clusters within the Rural/Agricultural landscape. The following are the land use policies recommended by the Strategic Growth Plan for the Agricultural/Rural landscape, which is the predominant landscape identified for Frankford Township:

- Provide guidelines for municipal use in redirecting development from the environs to centers;
- Encourage the establishment and expansion of mass transit options, tied to existing and proposed centers;
- Continue the County contribution to the bi-state effort to reactivate the Lackawanna Cut-off and New Jersey efforts to extend and add passenger service to the New York, Susquehanna and Western railroad;
- Emphasize the multi-state importance of small scale aviation facilities;

- Continue to refine and focus the farmland preservation and open space programs in the County;
- Assist landowners and coordinate with the Natural Resources Conservation Service, the Resource Conservation and Development Program, County Board of Agriculture and County Agriculture Development Board to publicize the numerous agriculture support programs of the State;
- Avoid slopes in excess of twenty-five percent wherever possible and approach the disturbance of lesser slopes with care; and
- Determine density based upon both soil characteristics and available water supply as determined through on-site groundwater hydrology. The soils analysis (modified nitrate dilution model @ 5.2mg/l), suggests that an average acceptable density for residential construction is three acres per unit, and that 100,000 square feet of commercial space would require a land area of not less than 150 acres. (2007 *Sussex County Strategic Growth Study*)

Sussex County Open Space and Recreation Plan (2003)

The *Sussex County Open Space and Recreation Plan* is a guide for preserving open space and recreational lands in Sussex County. Its objective is to provide direction and resources to accomplish land conservation in a manner identified by Sussex County's residents and leaders. Among the goals of the SCOSRP is to preserve agricultural resources and farming communities and to preserve historic value and encourage cultural resource protection and historic sites that provide the basis upon which Sussex County has developed.

Municipal Planning

The Frankford Township *Master Plan* includes among its goals to:

- Maintain the rural character, and
- Preserve remaining farmland to enhance the rural character

The *2009 Open Space and Recreation Master Plan Update*, adopted as an element of the *Master Plan* identifies a need to coordinate open space and farmland preservation efforts to maximize farmland preservation and agricultural viability, noting that the Sussex County Farmland Preservation Plan has targeted lands in Frankford for their agricultural productivity and value.

Municipal Zoning

The majority of Frankford Township is zoned AR, Single-Family Residential, with a minimum lot size of 5 acres, as a method to maximize low density and thereby preserve the rural character of the Township. The other officially adopted zones in Frankford include three commercial zones and one light industrial zone. There has been discussion about creating an Agricultural/Park District and a Commercial/Recreation Resort District but neither is officially adopted in the municipal code. The commercial and light industrial zones are primarily along Routes 206 and 565 (see *Zoning Map*). The *Frankford Township Zoning Districts* chart below shows the minimum lot size and the number of acres and

parcels in each zone.

Frankford Township Zoning Districts by Lot Size, Acres and Parcels				
Zone	Min. Lot Size	Acres	Parcels	% of Land
AR Agricultural Residential	5 acres*	19,916	3,284	90.1
C-1 Commercial	40,000 sq ft*	112	48	0.5
C-2 Commercial	217,800 sq ft**	386	65	1.7
C-3 Commercial	40,000 sq ft	106	16	0.5
L-1 Light Industrial	130,680 sq ft	347	48	1.6
CED1	Not listed	2	2	0.0
CED2	Not listed	54	1	0.2
CRAR	CR: 100 acres	163	2	0.7
Mixed – ARC1		2.49	1	0.0
Mixed – C1AR		66	6	0.3
Mixed – C2AR		163	9	0.7
Mixed – C2LI		125	1	0.6
Mixed – C3AR		151	2	0.7
Mixed – L1AR		8	1	0.0
Mixed – L1C1		13	1	0.1
No Zone – Culver Lake		491		2.2
Total		22,105	3,489	
Sources: New Jersey Association of County Tax Boards; Frankford Municipal Code (Ordinance 2007-04); Frankford Township Zoning Map Dated June 5, 2008				
*may be reduced to 20,000 sq ft with service road				
**may be reduced to 130,680 sq ft with service road				

90% of the Township is identified as Agricultural Residential District (AR), the purpose of which is “to protect the rural character and conserve environmentally sensitive land or critical wildlife habitat, while permitting a harmoniously integrated residential development.” To this end, the Township offers three options in its AR zone:

- *Traditional Development Option (TDO)*: minimum lot size of 5 acres without environmental sensitive area calculations; example: 100 acre tract of land = 20 housing units.
- *Environmental Conservation Option (EPCO)*: same gross density of 1 unit per 5 acres as above, but a minimum lot size of 2% acres, with environmental sensitive area calculations (density adjustment factors) as provided in Section 30-616 of the code.
- *Open Space/Agricultural Preservation Option (Clustering/Lot Averaging) (Open Space)*:
 - gross density of 1 unit per 5 acres
 - minimum tract size of 40 acres;
 - minimum lot size: 1.5 acres; max. 2.5 acres; overall average of 2 acres per lot with environmental sensitive area calculations

- minimum of 45% of tract deed restricted as open space under a homeowner’s association or preserved farmland under the clustering option only
- preserved farmland under lot averaging option may have one or two of the permitted dwelling units consist of the main and farmland related tenant residences
- 80% of the lots must be adjacent to or directly across the street from open space; no portion of the open space may be isolated from or noncontiguous with the majority of the open space
- 25% of the open space must be nonenvironmentally sensitive area (clustering option)

Contiguous clustering, noncontiguous clustering and lot size averaging are planning tools municipalities can use to control density. Frankford Township offers both contiguous clustering and lot size averaging options.

In general, *lot size averaging* maintains the net allowable zoning density on a site, but does not enforce uniform lot size requirements or setbacks. This allows for some development lots to be very small in order to accommodate affordable housing units, neighborhood commercial stores, or “village” development densities, while other lots can be very large in order to encompass active farms or natural areas. Lot size averaging is a permissible option in Frankford’s AR district; however, the only permitted uses are single family residential.

Non-contiguous cluster zoning, in contrast to regular cluster zoning, permits the transfer of development density *between* parcels instead of only within parcels. First, a “sending” parcel (where the permitted development density is reduced) and a “receiving” parcel (where the permitted development density is increased) are designated. Then, the total development potential on both properties is calculated. In a case where two fifty-acre parcels are undergoing non-contiguous clustering under ten-acre zoning, there are five permitted units on each lot and ten permitted units overall. Finally, the overall development potential (10 units in this case) is applied to the receiving parcel while the sending parcel is permanently protected from future development. Non-contiguous clustering allows for development to be moved out of prime agricultural areas and concentrated into more appropriate and desirable locations. This is not currently an option in Frankford Township, although the Township has studied the possibility of introducing a Transfer of Development Rights program using its proposed Town Center area as a receiving zone.

Mandatory vs. Voluntary Options

The above tools are voluntary options that a town can use when determining maximum lot sizes and mandatory set asides for resource protection. If the Township turns to mandatory cluster provisions or a mandatory transfer of development rights (TDR) program, the Agricultural Advisory Committee will work the Planning Board to ensure agriculture resources and land are set aside in a manner to ensure viability of the farm in the future.

In addition to controlling density and offering options to preserve farmland and open space, Frankford’s zoning regulations makes other allowances for agricultural needs, such as:

- Right to Farm Ordinance (see *Chapter 8* for more details)
- Excluding farm vehicles being used for farming purposes from prohibition on littering while in use
- Excluding farms from the limitation of two accessory buildings on a lot in a residential district and from the prohibition on arch, hoop or clam shell storage structures if such structures qualify under the Farmland Assessment Act or Right to Farm Law
- Allowing for farm signs, directing that the area of farm sign shall not exceed twelve (12) square feet as measured within the perimeter of the entire display area of one (1) side of such sign
- Allowing for boarding stables in the AR district as long as such stable is part of a horse farm with a minimum lot size of 6 acres.
- Providing the following exceptions to the requirements for fences and walls: In districts or on properties primarily engaged in agricultural, horticultural or dairying functions, fences shall be permitted to be up to nine (9) feet in height with an additional one (1) foot allowance permitting up to three (3) strands of barbed wire for a total height of ten (10) feet.
- Stating that the express purpose of the zoning chapter and section is to promote farming and agricultural uses in Frankford Township in respect of the Township's rural and agricultural heritage. The provisions of this chapter and section shall, therefore, be liberally construed as applied to farming and agricultural uses, structures, buildings and standards. To the greatest practicable extent, the application of the standards and regulations of this chapter and section shall be reconciled with the Right to Farm Act, N.J.S.A. 4:1C-et seq. in such a way as to advance agricultural purposes and efforts without unnecessary or excessive zoning enforcement, provided, however, that the public health, safety and welfare shall not be thereby compromised.

Below is a list of Permitted, Condition and Accessory Uses by Zone as they may apply to agricultural purposes.

SCHEDULE A: PERMITTED (P), CONDITIONAL (C) AND ACCESSORY (A) USES AND STRUCTURES <i>Uses Related to Agricultural Land Use or Agri-Tourism</i> Township of Frankford, Sussex County, New Jersey							
USES	AR	C-1	C-2	C-3	**CR	LI	AP
Accessory uses; customary	A	A	A	A	A	A	A
Agriculture/Farm	P	P	P	P	P	P	P
Bed and Breakfast	C						
Boarding Stable	C						
Farmstand/Produce	A	P	P	A	P	A	A
Home Occupation	C	C	C	C	C		

**SCHEDULE A: PERMITTED (P), CONDITIONAL (C)
AND ACCESSORY (A) USES AND STRUCTURES**
Uses Related to Agricultural Land Use or Agri-Tourism
Township of Frankford, Sussex County, New Jersey

USES	AR	C-1	C-2	C-3	**CR	LI	AP
Home Professional Office	C	C	C	C			
Horse Shows/Farm Shows ¹	C						
Nursery (agricultural)	P	P	P	P			
Riding Academy/Stables	C				C		C
Veterinary Hospital		P	P	P			

Source: Frankford Township Online Code. Accessed December 2010.

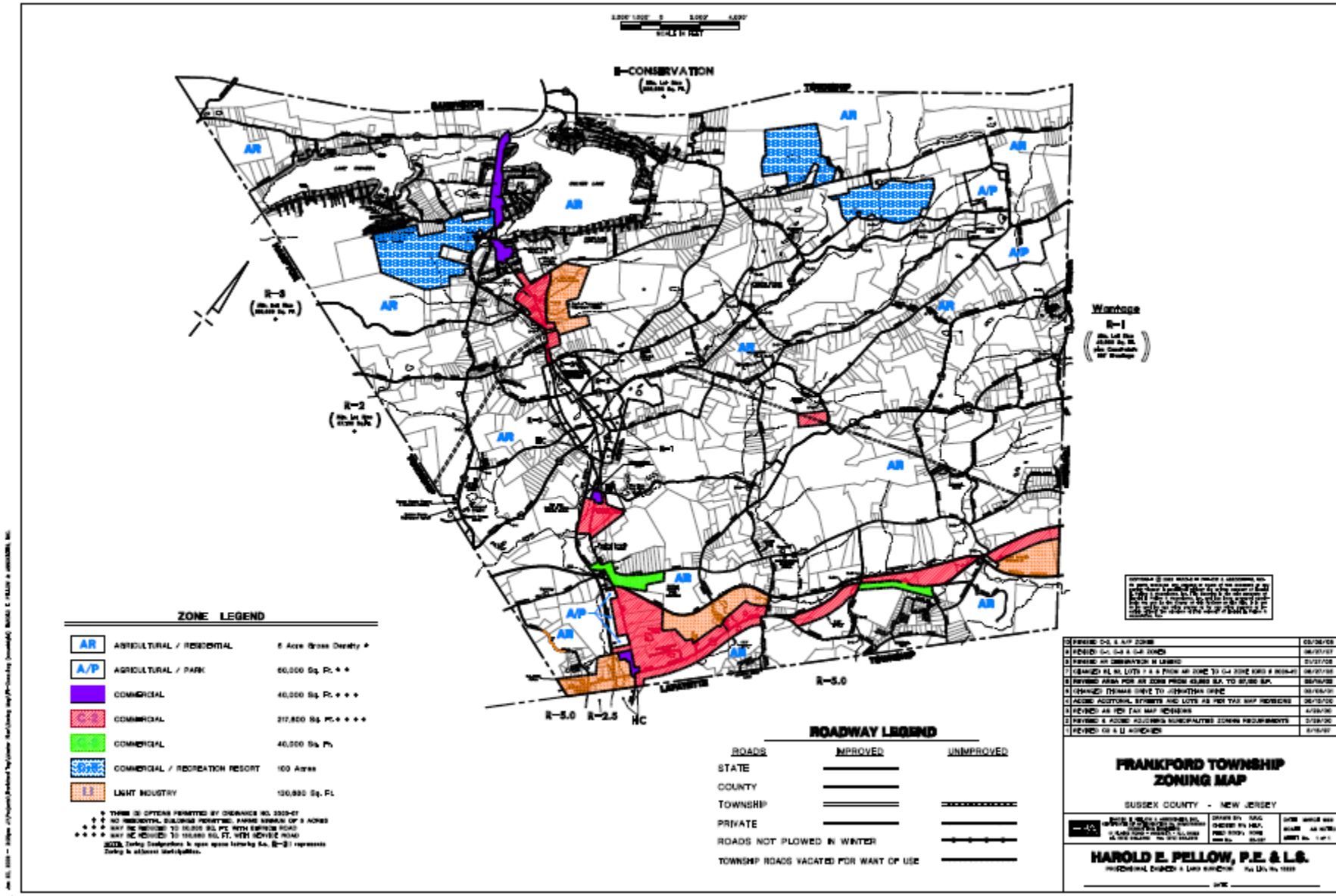
***All uses permitted in the AR zone are likewise permitted in the CR zone.*

Transfer of Development Rights

Transfer of Development Rights (TDR) is a growth management tool that allocates development rights from one location (the preservation or “sending” area) to another (the development or “receiving” area). These development rights are purchased by developers, and allow them to build at higher densities within the receiving zone than existing zoning permits. Viewed as an equity protection mechanism, transfer-of-development rights provides for the preservation of important agricultural lands while fully compensating landowners and minimizing public expenditures.

The New Jersey State Transfer of Development Rights Act (*N.J.S.A. 40:55D-140*)⁷ authorizes the transfer of development rights by municipalities and outlines what a town must do in order to adopt or amend a TDR ordinance. First, the municipality must prepare a Real Estate Market Analysis (REMA) that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. It must then amend its master plan to include a Development Transfer Plan Element that outlines a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. An updated Utility Service Plan and Capital Improvement Program for the receiving zone should be adopted as well. Finally, a town must receive approval from the State Planning Commission to adopt the TDR ordinance. (*N.J.S.A. 40:55D-140*)

One program Frankford has considered is the *intra-municipal* TDR in which sending and receiving areas are located within the same town. In 2007, the Township undertook a preliminary study, including the development of a draft Transfer of Development Rights Plan. The TDR program was tied in with application to the Office of Smart Growth for consideration of a Town Center designation at Ross’ Corner, which would have been the receiving area for the TDR program. Due to an economic situation that was not deemed favorable in terms of the REMA and to issues with the creation of an SDRP-endorsed Town Center, implementation of an intra-municipal TDR program has not moved forward.



Alternatively, *inter-municipal* TDR programs establish sending areas in one municipality and receiving areas in another. Some form of tax-based revenue sharing may be necessary with inter-municipal TDR programs.

Regional programs are an alternative that may be proposed at the regional or state level, such as the program introduced as part of the Highlands Regional Master Plan in 2008 and pilot programs being facilitated statewide through local or County TDR banks and grants and technical assistance available from the State TDR Bank Board and the New Jersey Office of Smart Growth (OSG).

The New Jersey TDR Bank and the OSG are facilitating TDR activities statewide. They offer Planning Assistance Grants and technical assistance to municipalities looking to establish municipal TDR programs, and may provide funds for the purchase of development credits. The State TDR Bank will also provide financial banking on loans secured using development credits as collateral, and keep records of all development credit transfers within the State. The New Jersey Office of Smart Growth (OSG) also offers Smart Future Planning Grants to municipalities in order to help them plan for and implement TDR programs. In the future, Frankford Township may benefit from participating in a TDR program, primarily as a Township with sending areas.

¹ Rutgers Center for Remote Sensing and Spatial Analysis. Land Use Change Research.
<http://www.crssa.rutgers.edu/projects/lc/index.html>. Accessed November 2010.

² State of New Jersey Department of Labor and Workforce Development
http://lwd.dol.state.nj.us/labor/lpa/industry/bp/bp_index.html. Data from U.S. Bureau of the Census.
Accessed November 2010.

³ Frankford Township Zoning Map. Received November 2010.

⁴ New Jersey State Development and Redevelopment Plan. March 2001.

⁵ New Jersey Department of Transportation. Liberty Corridor.
<http://www.state.nj.us/transportation/works/libertycorridor/>. Accessed November 2010

⁶ New Jersey Highlands Council. <http://www.state.nj.us/njhighlands/>. Accessed November 2010.

⁷ New Jersey Statutes Annotated 40:55D: Municipal Land Use Law.

CHAPTER 4: FARMLAND PRESERVATION PROGRAM - OVERVIEW



Farmland is an irreplaceable natural resource that contributes to the economic and ecological value of a community. Farmers have been land stewards throughout most of history with agricultural uses contributing food and fiber, clean air, storm water management, groundwater recharge, wildlife habitat, and valued open vistas. In addition to providing employment, agriculture contributes to the local economy through the sale of produce and the purchase of equipment and other materials. Increasingly, farms are providing value-added products that serve the growing agri-tourism industry, which benefits both the municipality and the region. Among the popular agri-tourism attractions in Frankford are its Christmas tree farms, which help bring visitors to the region in an otherwise potentially “off” season. Productive farmland is beneficial to a municipality in that it helps keep municipal taxes down, increases property values, adds to the community’s character, and creates a sense of open space.

There are 11,258 acres of farm-assessed land in Frankford Township, including 4,719 acres devoted to active agricultural use as defined by NJEP land use/land cover analysis (see *Chapter 1*).

^a The first farm preserved was the 124-acre Kelly Farm in 2001 (located mostly in Wantage), and the most recent farm preservation, the 126-acre Bain farm, occurred in 2009. Farms in the Township have been preserved using the County Easement Purchase and the Nonprofit Grant programs. The Frankford Township Agricultural Advisory Committee was formed in 2010 to support farmland protection and the preservation of agricultural land throughout the Township.

Sussex County Agricultural Development Areas (ADAs)

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

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

Statutory Criteria:

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

Prior to 2007, the County had designated ADAs on a voluntary, case-by-case basis, including properties with a minimum of 40 acres or within a project area or reasonably contiguous to another application for farmland preservation. In 2007, utilizing the state's regulatory criteria for designating ADA and existing farmland assessment data, the Sussex CADB designated an ADA on a county-wide basis that does not exceed 90% of the County's agricultural land base. A map of the location of the ADA in Frankford is included within the *Maps Section* in this Plan.

County Criteria:

- All farm assessed property in Andover, Frankford, Fredon, Green, Hampton, Hardyston, Lafayette, Montague, Sandyston, Sparta, Stillwater, Vernon, and Wantage Townships as cited by tax assessments as of July 2006.
- The ADA does not include farm assessed property that is in an existing sewer service area or designated Center as per State Development and Redevelopment Plan.
- Land is currently in agricultural production or has strong potential for agricultural production or is farm assessed through a woodland management plan.
- Agriculture is the preferred, but not necessarily the exclusive use.
- Agriculture is permitted by current municipal zoning ordinance or is a protected, pre-existing, non-conforming use. (*2008 Sussex County Comprehensive Farmland Preservation Plan Update*)¹

Overall, there are 11,258 acres of farm assessed parcels in Frankford Township, all of which are included within the Sussex County ADA. The *Farmland Map* in this Plan shows the farm assessed lands in the Township, including all preserved farms.

Farmland Preserved to Date by Program

In 1983, the New Jersey State Legislature adopted the State Agriculture Retention and Development Act, and created the State Agriculture Development Committee (SADC), which provides funding for farmland preservation programs, establishes farmland preservation policy statewide, and oversees program administration. That same year, the Sussex County Board of Chosen Freeholders created the Sussex County Agriculture Development Board. The Sussex CADB is composed of seven voting members and three ex-officio members, including the County Agriculture Agent, a representative of the

County Planning Department, and Sussex County Soil Conservation District. By law, a simple majority of the voting members must be farmers. The members are appointed by the Board of Chosen Freeholders.

The Sussex County Open Space and Farmland Preservation Trust fund was established in 2000, with the support of 73% of voters. This trust was initially set at two cents, with 90% of the income from the Trust allocated towards farmland preservation. In 2005, Sussex County voters approved a second dedicated fund of one and one-half cents. This second source of funding is competitive and is shared between open space and farmland preservation. *(2008 Sussex County Farmland Preservation Plan Update)* In January 2008, the Board of Chosen Freeholders approved a one cent reduction in the 2005 tax collected for the Open Space and Farmland Preservation Trust Fund. In 2009, the 2000 tax sunset, and the County continues to collect open space and farmland funding through the 2005 tax. The County continues to allocate the funding at an approximate 90 (farmland):10 (open space) split.^b *(2010 Township of Vernon Open Space & Recreation Plan Update)*²

As of November 2010, there are 13 farms preserved in Frankford Township, at an average cost of \$3,580 per acre. New Jersey has spent \$2,361,211, approximately 52% of the total cost share in Frankford. The County has spent a total of \$1,945,017, or approximately 42% of the total cost share and the Federal government, through the Federal Farm and Ranchland Protection Program (filtered through the SADC) contributed \$271,701, or 6%.

Preserved Farms in Frankford Township^c

NAME	CLOSING DATE	ACRES	COST PER ACRE	TOTAL COST	STATE COST	COUNTY COST	FEDERAL COST	PROGRAM
Kelly*	8/31/2001	3	\$850	\$105,073	\$84,059	\$21,015		CEP
Cuneo	9/19/2001	52	\$1,900	\$98,584	\$74,195	\$24,389		CEP
Neppl *	1/15/2002	52	\$2,198	\$190,371	\$141,913	\$48,458		CEP
Jaeger	8/23/2002	121	\$1,850	\$223,511	\$168,540	\$54,972		CEP
Boheim	12/29/2003	90	\$2,352	\$211,219	\$156,834	\$54,385		CEP
Barnitt *	11/19/2004	40	\$2,200	\$147,481	\$109,941	\$37,541		CEP
Tricer Management Cerbo	1/4/2005	210	\$2,871	\$601,592	\$442,069	\$159,524		CEP
Thomas/GGE	12/20/2004	76	\$2,900	\$220,757	\$162,142	\$58,615		CEP
William & Charmaine VanWingerden	12/21/2004	76	\$3,583	\$271,307	\$192,929	\$78,378		CEP
Sadlon	12/23/2005	109	\$3,510	\$381,941	\$272,690	\$109,250		CEP
Stoll	5/15/2008	41	\$4,577	\$186,333	\$55,900	\$130,433		NPG
H.J. Hautau and Sons #1	9/14/2009	30	\$8,500	\$250,929	N/A	\$250,929		CEP
H.J. Hautau and Sons #2	9/14/2009	37	\$10,200	\$373,667	N/A	\$373,667		CEP

^b As of December 2010.

^c As of November 2010.

NAME	CLOSING DATE	ACRES	COST PER ACRE	TOTAL COST	STATE COST	COUNTY COST	FEDERAL COST	PROGRAM
H.J. Hautau and Sons #3	9/14/2009	36	\$9,000	\$325,053	N/A	\$325,053		CEP
Bain	12/16/2009	126	\$7,858	\$990,111	\$500,000	\$218,410	\$271,701	NPG

* joint with other municipalities; acres are Frankford Township only; costs are for entire project

CEP = County Easement Purchase
NPG = Non-Profit Grant

Eleven projects (85 % of the total preserved farmland, or 932 acres) in Frankford Township are protected through the County Easement Purchase program. Two farms totaling 167 acres (15 %) were preserved through the Nonprofit Grant Program under the leadership of The Land Conservancy of New Jersey.

There are four farms currently pending for farmland preservation. Three will be submitted as of December 20, 2010 by The Land Conservancy of New Jersey through the Non-Profit Grant program and are the following farms:

Owner	Block and Lots	Property Location	Acres pending farmland preservation	Program
Mr. and Mrs. Arthur McMahon	Block 25, Lot 4	24 Fox Hill Road	52	NPG
Golden View Farms, LLC	Block 48/Lot 20, Block 48/Lot 20.07, Block 48/Lot 20.04	40 Roslyn Road	58.80	NPG
Mr. Donald Williams	Block 19, Lot 8	47 Newtown Avenue	44	NPG
Goldman Farm	Block 43/Lot 4, Block 44/Lot 10 (part of), Block 44/Lot 10.02, Block 46/Lot 2	Wantage Avenue	122.5	CEP

In addition to these three farms, the Goldman Farm is also pending preservation through the County Easement Purchase program. This project totals 122.5 acres and comprises the following lots: Block 43, Lot 4, Block 44, Lot 10 (part of), Block 44, Lot 10.02, and Block 46, Lot 2. Fifteen acres of Lot 10 is pending farmland preservation, the balance is pending preservation through the municipality's open space program with funding through the Sussex County Open Space Trust Fund and the Frankford Township Open Space Trust Fund.

County Easement Purchase

County Easement Purchases (CEP) involve the sale of farmland development rights to the county by the landowner. By selling their development rights to the county, the landowner agrees to restrict their land to agricultural use. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted in perpetuity for agricultural use.

To be eligible for the County Easement Purchase program, the land must be in an Agricultural Development Area and be eligible for farmland assessment. A landowner must complete an application, which is reviewed by the CADB and then approved applications are forwarded to the SADC. In the past, these applications were distributed once a year. With the new County Planning Incentive Grant program there will no longer be an annual application date for the County Easement Purchase program.

Following review of the application and a site visit by the CADB, two independent appraisals must be conducted. Each appraisal should determine the land's fair market value and agricultural value. The SADC will certify an easement value somewhere between the values presented by the two appraisals; this easement value is the price of the farm's development rights. The County presents this value to the landowner, who submits an asking price to the SADC for review by the SADC and the CADB. If the application receives final approval by the SADC and CADB, the County presents a written offer to the landowner. If the landowner accepts this offer, the County has title work and a survey done for farms receiving final State, County and Municipal approvals, and then schedules a closing. The landowner still retains ownership of his or her farm and can sell it on the open market at any time, but the land is deed-restricted, in perpetuity, for agricultural use.

In Frankford Township, nine farms have been preserved through the County Easement Purchase program, protecting 932 acres of farmland.

County Planning Incentive Grants

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture in a municipality or county through the purchase of development easements. The SADC has updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17), effective July 2, 2007, to promote County PIGs to streamline and expand the farmland preservation program throughout the state. Applications are now accepted year round. In order to qualify for PIGs, an agricultural advisory committee, for which the CADB functions for the county, is necessary. Additionally, the county must maintain a dedicated source of funding or alternative means for funding farmland preservation. Sussex County developed their *2008 Comprehensive Farmland Preservation Plan* in order to bring it into compliance with the newly adopted guidelines, and qualify for the County Planning Incentive Grant program.

Both county and municipal applications should correlate with county comprehensive farmland preservation plans. The *2008 Sussex County Comprehensive Farmland Preservation Plan Update* utilized the 2005 Sussex County Soil Survey produced by the Natural Resource Conservation Service (NRCS).

Municipal Planning Incentive Grants

Municipal Planning Incentive Grants (PIGs) are very similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a

local financial commitment for preserving farmland. Upon the completion of a municipal Farmland Preservation Plan and application to the SADC, grants are provided by the SADC in order to purchase development easements. In order to qualify for this program, the municipality must have an Agricultural Advisory Committee and a source of funding for farmland preservation.

Farms to be preserved through a municipal PIG need to be approved by the CADB when the CADB is contributing funds towards purchasing the development rights on the farm. The CADB has the opportunity to comment on the application, but if the town is purchasing the property through the PIG program without the County's funds there is no requirement for the County's approval. The County will hold the farmland preservation easement if County funding is involved, but the SADC can hold the easement if County funding is not included. Currently, there are no communities in Sussex County enrolled in the Municipal Planning Incentive Grant Program, but Frankford Township plans to enroll as part of its farmland preservation efforts.

The municipality may apply annually for funding through the Municipal PIG program, but it must "*expend its funding eligibility within three years from the date the funds were appropriated or risk the loss of those funds or funds to be allocated in subsequent funding cycles.*" (N.J.A.C. 2:76-17A.8)

The Township has four proposed municipal Planning Incentive Grant Project Areas as part of this *Farmland Preservation Plan Update*. These can be seen on the Project Area Map in this plan and are described in detail in *Chapter 5*. The Kittatinny Valley West Project Area includes 428 acres targeted for preservation, the Papakating Creek Valley Project Area includes 997 acres, the Agricultural Heartland Project Area includes 2,036 acres, and the Agricultural Uplands Project Area includes 977 acres targeted for preservation.

Municipal Farmland Preservation Program

In some cases, a municipality may choose to purchase a development easement or farmland in fee simple prior to submitting an application to the SADC or the CADB. This may occur if the municipality feels it is at risk of losing the opportunity for preservation of a particular parcel if it waits to go through the entire application process before acquiring the land. However, the SADC states that "*Counties and municipalities that pre-acquire a development easement or farmland in fee simple without Green Light approval proceed at their own risk.*" If a municipality does not carefully adhere to SADC guidelines and regulations, it may "*jeopardize chances of qualifying for subsequent reimbursement.*" [N.J.A.C. 17A.9]

In addition the SADC may provide a grant to a municipality to pay up to 80% of a fee simple purchase of farmland from a willing seller. The municipality is obligated to offer these lands for resale or lease with agricultural restrictions and dedicate any proceeds from the resale shall be dedicated for farmland preservation, with the SADC receiving pro rata compensation for their portion of the original purchase price. (N.J.A.C. 2:76-8.11)

State Farmland Preservation Program

Also important to Frankford farmers is the SADC. The SADC is the lead agency in administering the state's Farmland Preservation Program. The SADC:

- Provides cost share funding for the purchase of development easements;
- Directly purchases farms and development easements from landowners;
- Administers grants to landowners in the Farmland Preservation Program to fund up to 50% of soil and water conservation projects;
- Administers the Right to Farm Program (discussed in *Chapter 8*);
- Administers the Transfer of Development Rights Bank; and,
- Operates the Farm Link Program, which helps connect owners of both preserved and unpreserved farms with potential purchasers and tenant farmers.

SADC Direct Easement Purchase Program

The SADC Direct Easement Purchase is a program that allows a landowner to apply directly to the SADC for the sale of development rights. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. The Direct Easement Program applications do not usually receive contributions from the County or the municipality, but in some situations can include local cost share.

No farms have been preserved in Frankford Township using this program.

SADC Fee Simple

A fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment, and the transaction can be completed in a matter of months. The 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, and the SADC can, but does not usually, retain ownership of farmland preserved through the Fee Simple Program. To participate in this program, the farmland must be within an ADA, and be eligible for Farmland Assessment.

No farms in Frankford Township have been preserved using this method.

Nonprofit Grant Program

Grants are provided to nonprofit organizations by the SADC. These grants fund up to 50% of the fee simple or development easement values on farms. Generally these transactions involve properties with both agricultural and environmental significance. The grants are obtained through an application process in which the land is valued by independent

appraisers. The Land Conservancy of New Jersey used this program to preserve two farms, Stoll and Bain, for a total of 167 acres in the Township. Half of the funding for these projects came from the County.

Transfer of Development Rights

The transfer of development rights is a growth management tool that transfers development rights from one location, a sending or preservation area, to another, an identified growth or receiving area. The development rights, purchased by a developer, are used to allow for development at a higher density than previous zoning of the receiving area allowed. To date, this program has not been used by Frankford Township to preserve farmland.

Consistency with SADC Strategic Targeting Project

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

- *“To coordinate farmland preservation / agricultural efforts with proactive planning initiatives,*
- *To update / create maps used to target preservation efforts, and*
- *To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.”³*

Through the use of the Strategic Targeting Project, the SADC hopes to more efficiently target and designate farmland for preservation and, by doing so, strengthen the State’s agricultural industry. Frankford Township, through the completion of its *Comprehensive Farmland Preservation Plan*, meets each of the goals as outlined in the Strategic Targeting Project. As a participant in the Municipal Planning Incentive Grant program, Frankford’s Agricultural Advisory Committee (AAC) will coordinate directly with the Sussex CADB to identify and target farms for preservation in Frankford Township.

Eight Year Programs

The 8-Year Farmland Preservation Program and the Municipally Approved 8-Year Farmland Preservation Program are programs in which farmland owners agree to voluntarily restrict nonagricultural development for a period of eight years in exchange for certain benefits. Landowners enrolled in the program receive no direct compensation for participating but are eligible to apply to the SADC for grants that fund up to 50% of the costs of approved soil and water conservation projects. Additionally, those in the program enjoy greater protection against nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions. In return, the farmer signs an agreement that restricts the land to agricultural use for 8 years. For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA, be eligible for Farmland Assessment, and meet appropriate program criteria. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service. One

farm in Frankford Township is currently applying for farmland preservation cost share (Eight-Year Program) funds. (*Dan Mull, NRCS*)⁴

Soil and water conservation projects include projects designed to control and prevent soil erosion and sediment damages; control pollution on farmland; impound, store and manage water for agricultural purposes; or improve management of land and soils to achieve maximum agricultural productivity. Examples of eligible projects include: terrace systems; diversions; stream protection; water impoundment reservoirs; irrigation systems; sediment retention, erosion or water control systems; drainage systems; animal waste control.

Coordination with Open Space Preservation Initiatives

This kind of project leverages farmland preservation dollars and makes use of open space funds, and is an opportunity to use traditional open space funds, where appropriate, to help preserve farm properties, especially where those properties are a mixture of cropland and woodland areas. The use of open space funds is becoming increasingly important to preserving agricultural landscapes.

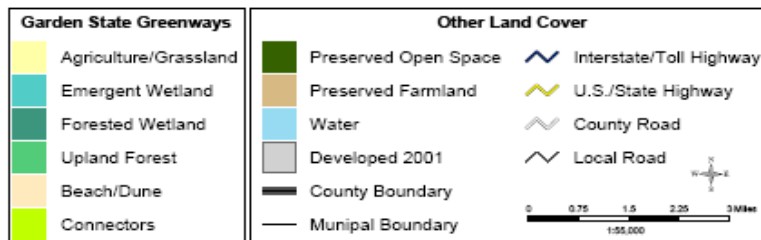
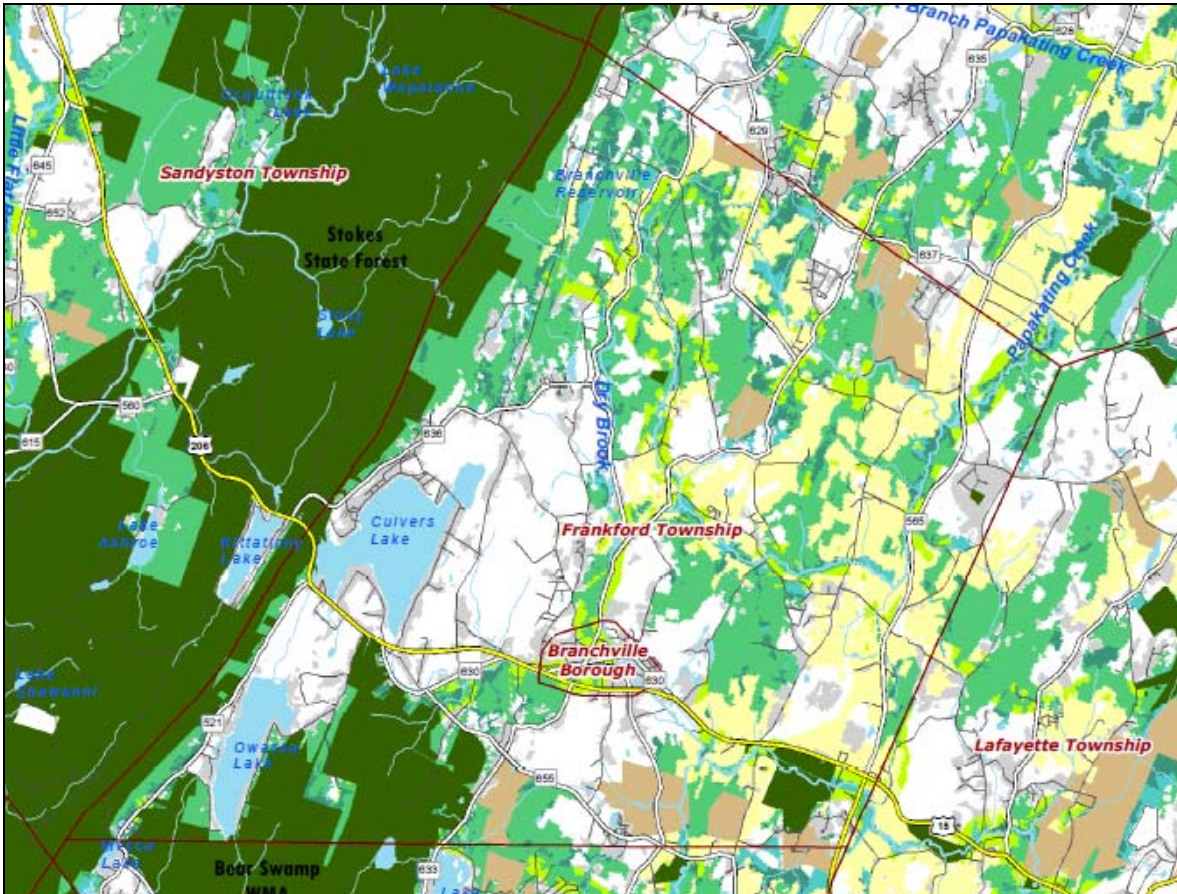
Farmland preservation and the identification of targeted farms should be coordinated with open space planning efforts. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers. Frankford has a reserve in the general capital fund to be used to preserve farmland and open space. The Agricultural Advisory Committee (AAC) is supported by the membership of Open Space Committee, providing expertise and advice regarding farmland preservation.

The Sussex Branch Trail, a multi-use rail trail along the Paulins Kill passes through agricultural land and along open space land currently being farmed. A trail along another railroad right of way heading north from the Sussex Branch Trail to Wantage may be a future rail trail. Since both of these are established corridors, there should be little conflict between farms and the equestrians, cyclists, hikers and fishermen who make use of the trail system. Frankford Township leases three parcels from Rutgers, which is listed on its ROSI as preserved open space. One of the parcels is wooded, one contains active recreation facilities and the third is currently farmed. The Township also purchased a 19.5 acre parcel fronting Route 206, with the possibility of using this for active recreation in the future; it is also currently being farmed.

In Frankford Township, the Agricultural Advisory Committee and the Open Space Committee are guided by this *Comprehensive Farmland Preservation Plan* as well as the Township's *Open Space and Recreation Plan*. The *Open Space and Recreation Plan* was updated in 2009 and includes a presentation and discussion of tillable land and farm assessed property in the municipality.

The *Open Space and Greenway Maps* from the *Open Space and Recreation Plan* are included on the following page and identify priority areas for open space preservation and potential locations for trails. *Garden State Greenways*, a collaborative project of the NJDEP and The New Jersey Conservation Foundation, provides a regional planning tool

that identifies areas of natural resource value and suggested connectors between this. It provides an interactive mapping system that details the location of local and regional open space and recreational lands, forested areas and agricultural and wetlands in and around Frankford and may be used in conjunction with the *Project Area Map* to identify land for open space and farmland protection.



Source: Garden State Greenways

Farmland Preservation Program Funding Expended to Date by Source

In November 1998, the residents of Frankford Township voted in favor of a municipal Open Space Trust Fund. The following April, the Frankford Township Committee adopted Ordinance No. 99-02 establishing a reserve in the general capital fund to be designated as the “reserve for open space acquisition.” The reserve was to be funded by a tax levy of \$0 to \$.03 cents per \$100 of assessed valuation as set annually by the Township Committee. The levy was set at \$.015 cents per \$100 of assessed valuation through 2009 and generated approximately \$143,800 annually through 2009. The levy was temporarily suspended for 2010 due to the current economic conditions. In addition to the revenue from the tax levy, the reserve may also accept donations and testamentary bequests. Its balance at the end of 2010 was projected to be \$783,914. The Township used \$50,000 from this reserve in 2003 to fund a portion of the purchase of 19 acres along U.S. 206, adjacent to NJDEP land, and \$23,935 in 2010 toward the preservation of the Bain farm. It is expected that future municipal contributions toward farmland preservation will be funded in the same manner. For more detailed information see *Chapter 5. (Personal Communication with Lorraine Mullen, Township Treasurer)*

Ordinance 99-02 also established a Municipal Open Space, Recreation, Farmland Preservation and Historic Preservation Committee (Open Space Committee), which is charged with recommending a prioritized list of properties to the Township Committee to be acquired by purchase, gift or eminent domain. The Open Space Committee is composed of nine members, including one member of the Township Committee, three citizens of the Township appointed by the Township Committee, two members of the Land Use Board and the tax assessor, engineer and attorney.

Additionally, the Township is enrolled in the New Jersey Green Acres Planning Incentive (PI) grant program and projects a balance of \$748,000 at the end of 2010.

Monitoring the Easements

The easement holder is responsible for the monitoring of preserved farms, depending on the program option. That is, the SADC is responsible for the monitoring of farms preserved through the Fee Simple and Direct Easement. The farms under easement through the County program in Frankford Township are monitored by Sussex County. The County monitors the property to verify that compliance with the deed restrictions on the preserved property is taking place. Generally, for farms preserved through the municipal PIG program, the County will hold the easement, but the SADC may hold the easement in cases where County funding is not involved. Nonprofit organizations who hold easements on preserved farms are responsible for monitoring the easement and reporting to the SADC on an annual basis in compliance with N.J.A.C. 2:767-16.5. The Township and the AAC will notify the responsible agency if violations are suspected.

The Sussex County Office of Conservation and Farmland Preservation performs annual inspections of the preserved farmland property. The inspectors take note of the following:

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

Coordination with Transfer of Development Rights 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. As previously discussed, Frankford Township is not currently enrolled in a TDR program although there has been ongoing discussion about the possibility and a draft TDR was prepared in 2007. Initiation of a TDR program in Frankford is dependent on the development of a Town Center.

¹ Sussex County Agriculture Development Board. Sussex County Comprehensive Farmland Preservation Plan Update. May 2008.

² Open Space and Recreation Plan Update – 2010 for the Township of Vernon. Compiled by the Land Conservancy of New Jersey with the Township of Vernon Environmental Commission.

³ SADC/CADB Farmland Preservation Program. Strategic Targeting Project Preliminary Report. March 2003. <http://www.state.nj.us/agriculture/sadc/home/preservation/>. Accessed August 2010.

⁴ Personal communication with Dan Mull, District Conservationist, Natural Resources Conservation Service. December 2010.

CHAPTER 5: FUTURE FARMLAND PRESERVATION PROGRAM



Preservation Goals

Frankford Township is 34.8 square miles (22,602 acres) in size. Of this, **11,258 acres** are under farmland assessment, which includes croplands, woodlands, farm structures and wetlands/waterways that occur on an agricultural property.¹ Since 2000, Frankford Township has preserved **1,121 acres** of farmland. Of the total farm assessed acres in Frankford, **4,719 acres** are in active agricultural land. Based upon the State's Minimum Eligibility Criteria for productive soils and tillable land, **4,439 acres** are potentially eligible for farmland preservation in Frankford Township. Thus nearly **94%** of the active agricultural lands are potentially eligible for preservation through the State program.

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

One year target:	75 acres
Five year target:	350 acres
Ten year target:	700 acres

Public Participation

For the development of this *Comprehensive Farmland Preservation Plan Update*, Frankford Township hosted a public meeting seeking input and direction from local residents, farmers, officials, and representatives of agencies and nonprofit organizations interested in farmland preservation. The meeting was held on October 19, 2010 at the Frankford Township municipal building. This meeting was held as part of the regularly scheduled meeting of the Township Committee and noticed in advance of the meeting in the local newspapers. The purpose of the meeting was to present and discuss the proposed plan to the public, the Township Committee, the Open Space Committee and Agricultural Advisory Committee, and to seek input from the Committees on the maps identifying project areas and parcels for preservation.

¹ *Note:* For the ADA and Project Area analyses the farmland assessed data is derived from the GIS digital data, which is slightly different from that reported for 2007 in the Farmland Assessment Data Report (see *Chapter 1*). Preserved farm acreage for this chapter is also derived from the GIS digital data, which also differs slightly from the historical data on individual farm preservation (see *Chapter 4*).

Concerns raised by residents and committee members included questions regarding:

- Preserving land that is undevelopable or is not productive farmland.
- Lack of money to fund preservation efforts.
- Losing tax revenues if properties are pulled off the tax rolls (preserving a farm does not change its tax status).
- Targeting properties whose owners aren't interested in preserving (this is a willing seller program).
- The municipality not having a say in what properties get preserved. (*Note: At the municipal program level, the municipality can choose whether or not to accept an application, and at the County level the Sussex CADB cannot proceed with an application without a resolution of support from the municipality. In this way, the Township actually does have a say in whether a property is preserved.*)
- The State retaining rights to a preserved property, dictating what happens on the property and possibly change its use (the owner retains rights to the property).
- Loss in value of the land once its development rights are sold and it's been preserved.
- Stewardship of preserved lands and the negative effects of land lying fallow.
- Not being able to subdivide property once it's preserved.
- Not being able to build additional structures to house family and/or agricultural labor.
- Targeted farmland preservation areas being in conflict with areas targeted for possible commercial development.

The timeline for the Plan was reviewed and questions answered by the members of the Agricultural Advisory Committee, Township Committee, and The Land Conservancy of New Jersey, which worked with the Township to prepare the plan. The notice and agenda for this public meeting is included in the *Appendix*.

Project Area Summaries

As part of its *2008 Comprehensive Farmland Preservation Plan Update*, the Sussex CADB identified ten project areas within the County's ADA for farmland preservation. The majority of Frankford north of Route 206, is part of the Central Kittatinny Valley Project Area. Much of Frankford south of Route 206 is part of the Kittatinny Valley West 1 project area.

The southern boundaries of the Central Kittatinny Valley project area are Routes 15 and 206 in the west and Route 94 in the east. It extends north to the town lines of Sandyston with Frankford and Wantage in the west and Libertyville Road in the east. The towns within this project area include Lafayette, Branchville and Frankford. Located centrally within the Kittatinny Valley, this project area contains a high percentage of prime agricultural soils. This project area includes numerous farmland assessed properties and a number of preserved farms. Fed by the Wallkill and Upper Delaware River watersheds, the Kittatinny Valley Central Project Area is mostly grassland, providing a suitable land base

for agriculture. The Paulins Kill is the primary surface water source that provides water to the local grasslands. Branchville is not part of the approved ADA.

The Kittatinny Valley West Project Areas (1 and 2) are located northwest of the Western Highlands Project Areas (1 and 2). The southeast boundary of this project area is Route 94. These project areas extend north to the town line of Walpack Township in the west and Routes 15 and 206 in the east. Included in these project areas are Fredon, Stillwater, Hampton, Newton, Frankford and Lafayette. The Kittatinny Valley West Project Areas (1 and 2) are situated in the southwest part of Sussex County within the Kittatinny Valley region. This region contains a large concentration of farmland assessed property that is identified as within the County's Agricultural Development Area (ADA). The topography of the Kittatinny Valley provides fairly flat and manageable lands for farming. There are a number of preserved farms within these project areas. The Paulins Kill provides the major water source for this region. Although composed primarily of grassland, there are a few forested areas and wetlands scattered throughout this project area.

The Frankford Township Agricultural Advisory Committee (AAC) further identified four municipal project areas within the municipality focusing on agricultural lands that are productive, tillable, and enlarge existing preserved farm belts in the community. These project areas are described below and shown on the *Project Area Map* included within this plan.

- Agricultural Heartland Project Area: Located in the center of Frankford this project area extends southwest from the Wantage Township border to Branchville and Route 206 and is bounded on the west generally by the Frankford Recreation Park, Route 629, George Hill Road and property lines and on the east by Davis Road, Plains Road and property lines. This project area contains 14 preserved farm parcels (nine farms), totaling **646 acres** and one farm pending preservation totaling 61 acres.
- Agricultural Uplands Project Area: Extending from the Wantage Township border to Route 206, this project area is bounded on the west by Mattison Reservoir Road, Mattison Road and property lines and on the east by Klimas Road, Gunn Road, Route 629 and property lines. This project area contains no preserved farm parcels, but has 194 acres of farmland pending preservation.
- Kittatinny Valley West Project Area: Located between Route 206 to the north and the Hampton Township border to the south, this project area is generally bounded on the east by open space and preserved farmland property lines near the Lafayette Township border and on the west by Route 627, Morris Avenue, and property lines. It and contains four preserved farm parcels (three farms), totaling **354 acres**. This project area has one farm pending preservation totaling 44 acres.
- Papakating Creek Valley Project Area: Located between Plains Road and the Lafayette Township border, this project area is bounded on the south by the Sussex County Fairgrounds and the proposed Town Center and on the northeast by Pelletown Road and skirts residential development in this area. This project area contains no preserved farm parcels and does not have any farms pending preservation.

The below table summarizes the acreage and farm parcels within each of the Projects Areas in Frankford Township:

	Total Farm Assessed Properties		Unpreserved Farmland		Preserved Farm Parcels		Farms Pending Preservation (FY2010 Application)	
	#	Acreage	#	Acreage	#	Acreage*	#	Acreage
Frankford Township	412	11,258	392	10,137	20	1,121	9	299
Project Areas:								
Agricultural Heartland	102	3,688	88	3,043	14	646	1	61
Agricultural Uplands	68	2,015	68	2,015	0	0	7	194
Kittatinny Valley West	35	936	31	582	4	354	1	44
Papakating Creek Valley	44	1,299	44	1,299	0	0	0	0
Total within Project Areas:	249	7,938	231	6,939	18	999	9	299

*Note: These numbers are from the GIS Parcel Data Analysis and include the entire parcel as “preserved.” Thus this number is slightly higher than the actual recorded data shown in Chapter 4.

Project Area Inventory

For each project area, an analysis was completed to identify the amount and density of preserved farmland, soils and size of the area. The following data was determined:

- i. The total acreage of targeted farms;
- ii. The total acreage of farms with final approval (pending applications);
- iii. The total acreage of preserved farmland;
- iv. The total acreage of other deed restricted farmland;
- v. The total acreage of farms enrolled in the eight-year farmland preservation program or municipally-approved farmland preservation program;
- vi. The total acreage of preserved open space compatible with agriculture.

For each of the above categories, the land area within each project area is expressed as a ratio between the total acreage for each category and the total acreage of the project area. Also included is the percentage of each category expressed as a percentage of the total project area.

Note: There are no “*other deed restricted farmlands*” in Frankford Township. All farmland has been preserved through the farmland preservation program. “*Open space compatible with agriculture*” excludes property with active recreational facilities or buildings upon them. The “*Density of the Project Area*” is presented as the sum of the acreages of items (ii) through (vi) (*see above*), as compared to the total acreage of the project area. These tables are presented below.

AGRICULTURAL HEARTLAND PROJECT AREA	Acreage	Density Ratio*	Percentage
i. Targeted Farms	2,036	2,036 : 4,320	47%
ii. Farms with Final Approval (Pending Applications)	62	62 : 4,320	1%
iii. Preserved Farmland	646	646 : 4,320	15%
iv. Other Deed Restricted Farmland	-	- : 4,320	0%
v. Farms Enrolled in 8 Year Program	-	- : 4,320	0%
vi. Preserved Open Space Compatible with Agriculture	-	- : 4,320	0%
Aggregate Size of Project Area:	4,320		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	2,744	2,744 : 4,320	64%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	708	708 : 4,320	16%

AGRICULTURAL UPLANDS PROJECT AREA	Acreage	Density Ratio*	Percentage
i. Targeted Farms	977	977 : 3,090	32%
ii. Farms with Final Approval (Pending Applications)	194	194 : 3,090	6%
iii. Preserved Farmland	-	- : 3,090	0%
iv. Other Deed Restricted Farmland	-	- : 3,090	0%
v. Farms Enrolled in 8 Year Program	-	- : 3,090	0%
vi. Preserved Open Space Compatible with Agriculture	158	158 : 3,090	5%
Aggregate Size of Project Area:	3,090		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	1,329	1,329 : 3,090	43%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	352	352 : 3,090	11%

KITTATINNY VALLEY WEST PROJECT AREA	Acreage	Density Ratio*	Percentage
i. Targeted Farms	428	428 : 1,278	33%
ii. Farms with Final Approval (Pending Applications)	44	44 : 1,278	3%
iii. Preserved Farmland	354	354 : 1,278	28%
iv. Other Deed Restricted Farmland	-	- : 1,278	0%
v. Farms Enrolled in 8 Year Program	-	- : 1,278	0%
vi. Preserved Open Space Compatible with Agriculture	222	222 : 1,278	17%
Aggregate Size of Project Area:	1,278		
<i>Total Project Area Inventory: Items (i) through (vi):</i>	1,048	1,048 : 1,278	82%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	620	620 : 1,278	49%

Project Area inventory analysis: (continued)

PAPAKATING CREEK VALLEY PROJECT AREA	Acreage	Density Ratio*	Percentage
i. Targeted Farms	997	997 : 1,455	69%
ii. Farms with Final Approval (Pending Applications)	-	- : 1,455	0%
iii. Preserved Farmland	-	- : 1,455	0%
iv. Other Deed Restricted Farmland	-	- : 1,455	0%
v. Farms Enrolled in 8 Year Program	-	- : 1,455	0%
vi. Preserved Open Space Compatible with Agriculture	-	- : 1,455	0%
Aggregate Size of Project Area:	1,455		
Total Project Area Inventory: Items (i) through (vi):	997	997 : 1,455	69%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	-	- : 1,455	0%

For all Project Areas, the summary total is as follows:

ALL PROJECT AREAS	Acreage	Density Ratio*	Percentage
i. Targeted Farms	4,439	4,439 : 10,142	44%
ii. Farms with Final Approval (Pending Applications)	299	299 : 10,142	3%
iii. Preserved Farmland	999	999 : 10,142	10%
iv. Other Deed Restricted Farmland	-	- : 10,142	0%
v. Farms Enrolled in 8 Year Program	-	- : 10,142	0%
vi. Preserved Open Space Compatible with Agriculture	381	381 : 10,142	4%
Aggregate Size of Project Area:	10,142		
Total Project Area Inventory: Items (i) through (vi):	6,118	6,118 : 10,142	60%
(Selected) Density of the Project Area (without targeted farms): Items (ii) through (vi):	1,679	1,679 : 10,142	17%

Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC's rules for farmland preservation and project eligibility (adopted *May 21, 2007*). In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production, and meet minimum tillable land standards. (N.J.A.C. 2:76-6.20) In summary:

For all lands less than or equal to 10 acres:

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

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

For lands greater than 10 acres:

- At least 50% or a minimum of 25 acres of land (whichever is less) must be tillable; and
- At least 50% or a minimum of 25 acres of land (whichever is less) must have soils capable of supporting agriculture or horticulture; and
- The land in question must exhibit development potential as defined by the SADC; or
- The land must meet the above criteria or be eligible for allocation of development credits pursuant to a Transfer of Development Credits (TDR) program.

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

The Township may proceed without State funding on projects that do not meet these Minimum Eligibility Standards. In all cases, the Frankford Township AAC will work closely with the Sussex CADB to review and process applications from landowners for farmland preservation. The Frankford AAC will follow all County and State procedures to ensure consistency in application review and processing.

Within the identified project areas, Frankford Township has identified candidate farms (or “targeted farms” as referenced in the May 21, 2007 rules) that meet the tillable land and soils minimum eligibility standards. In order to determine farms that are potentially eligible for preservation, a series of queries were made utilizing the ArcGIS 9.2 digital mapping software for soils and tillable land. These are described in further detail below.

Farmland that meets the SADC Criteria for Agricultural Soils

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

- It is best to make determination of soils capable of supporting agriculture on a site specific basis (that is for individual submitted applications);
- For farmland planning, on a municipal and county basis, the tillable land layer can also be used to show general areas of farmland potentially eligible for preservation as long as it is noted that this picture of farmland would need to be confirmed on an individual basis by studying:

- Practices the individual farmer has made to farm the land (Conservation Plans, Drainage Plans, etc.)
- Amount and location of steep slopes on the farm
- Amount of stony/gravelly soils on the farm

In summary, the SADC has agreed that soils capable of supporting agricultural production are those classified as agricultural by the NRCS Soil Survey or identified as tillable by the NJDEP Land Cover/Land Use mapping. (*Robert Baumley*)¹

Farm parcels are sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for soils:

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

Farmland that meets the SADC Criteria for Tillable Land

Tillable acreage was determined using the N.J. Department of Environmental Protection 2007 Land Use/Land Cover mapping for agricultural lands. The land categories that are defined as the “tillable land” based on the 2007 NJDEP Land Use/Land Cover, are as follows:

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

Farm parcels were sorted on size based upon the SADC Minimum Eligibility Criteria for tillable land:

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

Farmland that meets SADC Criteria for both Tillable Land and Soils

Utilizing the tillable acreage and soil acreage, farm parcels were sorted on size based upon the SADC Minimum Eligibility Criteria for tillable land and soils.

The Project Area Summaries and Minimum Eligibility Criteria analysis for each project area are presented in the tables below and GIS Maps (included within the *Maps Section* of this Plan). As stated earlier, for each category, the land area within each project area is expressed as a ratio between the total acreage for each category and the total acreage of the

project area. Also included is the percentage of each category expressed as a percentage of the total project area.

AGRICULTURAL HEARTLAND PROJECT AREA	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	4,320		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	1,035	1,035 4,320	24%
ii. Total Acreage of Farmland Soils of Statewide Importance	-	- 4,320	0%
iii. Total Acreage of Unique Farmland Soils	14	14 4,320	0.3%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	2,160	2,160 4,320	50%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	2,036	2,036 4,320	47%
iii. QFarm Parcels meeting SADC Criteria: Soils & Tillable Land	2,036	2,036 4,320	47%

AGRICULTURAL UPLANDS PROJECT AREA	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	3,090		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	560	560 3,090	18%
ii. Total Acreage of Farmland Soils of Statewide Importance	-	- 3,090	0%
iii. Total Acreage of Unique Farmland Soils	17	17 3,090	0.5%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	1,072	1,072 3,090	35%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	977	977 3,090	32%
iii. QFarm Parcels meeting SADC Criteria: Soils & Tillable Land	977	977 3,090	32%

KITTATINNY VALLEY WEST PROJECT AREA	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	1,278		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	436	436 1,278	34%
ii. Total Acreage of Farmland Soils of Statewide Importance	-	- 1,278	0%
iii. Total Acreage of Unique Farmland Soils	-	- 1,278	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	465	465 1,278	36%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	428	428 1,278	33%
iii. QFarm Parcels meeting SADC Criteria: Soils & Tillable Land	428	428 1,278	33%

Minimum Eligibility Criteria analysis for each project area: (continued)

PAPAKATING CREEK VALLEY PROJECT AREA	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	1,455		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	500	500 1,455	34%
ii. Total Acreage of Farmland Soils of Statewide Importance	-	- 1,455	0%
iii. Total Acreage of Unique Farmland Soils	-	- 1,455	0%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	1,098	1,098 1,455	75%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	997	997 1,455	69%
iii. QFarm Parcels meeting SADC Criteria: Soils & Tillable Land	997	997 1,455	69%

For all project areas, the summary total is as follows:

ALL PROJECT AREAS SUMMARY	Acreage	Density Ratio	Percentage
Aggregate Size of Project Area:	10,142		
Soil Acreage using data from NRCS Soil Survey			
i. Total Acreage of Prime Farmland Soils	2,531	2,531 10,142	25%
ii. Total Acreage of Farmland Soils of Statewide Importance	-	- 10,142	0%
iii. Total Acreage of Unique Farmland Soils	32	32 10,142	0.3%
Qfarm Parcel Analysis for Soils and Tillable Land			
i. Qfarm Parcels meeting SADC Criteria for Agricultural Soils	4,795	4,795 10,142	47%
ii. QFarm Parcels meeting SADC Criteria for Tillable Land	4,439	4,439 10,142	44%
iii. QFarm Parcels meeting SADC Criteria: Soils & Tillable Land	4,439	4,439 10,142	44%

Based on the GIS parcel data analysis, there are **11,258 acres** of total assessed farmland (QFarm Parcels) in Frankford Township, of which 4,719 acres, or 42%, are active agricultural land and 4,844 acres, or 43%, meet both the Minimum Eligibility Criteria for soils and tillable land. **4,439 acres** that meet the Minimum Eligibility Criteria fall within the four Project Areas targeted for farmland preservation. Included within the *Appendix* is the complete list of potentially eligible parcels.

In addition to the State's new Minimum Eligibility Criteria, the SADC has also identified an "Eligible Farm" standard as defined in section 17.2 of the newly adopted rules. In this case, grant funding will be based upon an individual farm having a rank score that is "equal to or greater than 70% of the county's average quality score of all farms granted preliminary approval by the SADC through the county easement purchase program and/or the county planning incentive grant program within the previous three fiscal years." The SADC has released this rank score for Fiscal Year 2011 for Sussex County; the minimum score for an Eligible Farm is 35. A detailed score listing is included within the *Appendix*.

County and Municipal Ranking Criteria

The Sussex CADB calculates the rank of each farm based upon the State's criteria. The Sussex CADB supplements this ranking with an on-site visit for each applicant. A copy of the State ranking criteria is included within the *Appendix*.

The Sussex CADB utilizes the SADC ranking criteria, which examines the size, boundaries and buffers, local commitment, percent of tillable acres, soil type and density of a farm. The request for exceptions (and their location) is also discussed. The Sussex CADB wants there to be a housing opportunity attached to each preserved farm.

The Sussex CADB conducts a field inspection for each farmland preservation application. The field visit allows for interaction between the farmer and the board members. This results in a better understanding of the farm for the members of the CADB and of the program and its implications for the landowner. This also allows the Board to see the type of operation, the potential for improving and/or expanding the operation and how this farm may fit into the overall farming economy of the municipality and County. The Sussex CADB carefully evaluates farms based on both SADC criteria, site inspections and how the farm, once preserved, will fit into the overall agricultural picture of Sussex. (*Sussex County Comprehensive Farmland Preservation Plan Update – May 2008*)²

Frankford Township's ranking criteria are consistent with the County and State Ranking Criteria. The Township also recognizes the importance of Christmas tree farms to the local economy and encourages applications from owners operating these types of farms. The Township's Agricultural Advisory Committee and Township Committee is committed to preserving as much of the Township's agricultural land base as possible and support innovative funding mechanisms and preservation tools. The focus of the Township's farmland preservation program is to preserve the productive agricultural landscape of the community.

Municipal and County Policies Related to Farmland Preservation Applications

Frankford Township follows the policies established by Sussex County regarding housing opportunities, division of premises, and exception areas. These policies are documented in the *2008 Sussex County Comprehensive Farmland Preservation Plan*. The Sussex CADB follows the SADC's policies regarding these issues and below is a brief summary of the state policies for each issue.

Approval of Housing Opportunities

Agricultural labor housing: Agricultural labor housing is not currently protected under the Right to Farm Act in the State of New Jersey. However, the State Agriculture Development Committee understands the need for this type of housing and does have a policy that a landowner must refer to in order to construct labor housing. These applications are

reviewed by the State Agriculture Development Committee and the County Agriculture Development Board. The Sussex CADB recognizes that, currently, agricultural labor housing is not protected under the Right to Farm (RTF) Act. It may be permitted on a preserved farm, with the approval of the CADB and SADC, but that does not give it RTF protection. The Township of Frankford Code does not include housing for seasonal agricultural workers as a conditional accessory use in any of the Township's zones, but it does include agriculture/farming as a permitted use in all zones (*Township of Frankford General Ordinances*)³. Given the nature of farming in Frankford, the Agricultural Advisory Committee does not see a need for seasonal housing as much as for on-site labor housing for year-round laborers. (*Sam Castimore*)⁴

House replacement: The policy of the State Agriculture Development Committee on house replacement is that requests for replacement of a residence on permanently preserved land must be reviewed and approved on an individual basis by the CADB and the SADC, in order to minimize the impact on the agricultural operation. This is supported by the CADB and AAC for Frankford Township.

Residual dwelling site opportunity allocation: Residual Dwelling Site Opportunities (RDSOs) are potential housing prospects located within a deed-restricted farm. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in N.J.A.C. 2:76-6.17. The maximum RDSO density is one residence per 100 acres. The purpose of the building in question must be for "single-family residential housing and its appurtenant uses." (*2007 SADC Appraiser Handbook*)⁵ To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes and "at least one person residing in the residential unit shall be regularly engaged in common farm site practices." This is supported by the Frankford Township AAC and Sussex CADB. The Sussex CADB does not regularly approve RDSO's. Members of the farming community in Frankford have voiced their opinions that being able to provide residential housing for family members on a preserved farm is advantageous. (*Frankford Township Public Meeting #1*)

Division of the Premises

The goal of the SADC, supported by the Sussex CADB and Frankford Township AAC, is to preserve large tracts of farmland. Therefore, a division of the premises is not an encouraged practice; however when division occurs it must be for agricultural purposes and must result in agriculturally viable land parcels. A landowner wishing to divide permanently preserved farmland must submit a written request. The application must be approved, in writing, by both the State Agriculture Development Committee and the CADB. Many landowners are currently utilizing this practice for estate planning purposes.

Approval of Exception

Exceptions are defined by the SADC as "acres within a farm being preserved" which are "not subject to the terms of the deed of easement." When an exception is made, the landowner does not receive any compensation in the excepted area. Exceptions are not a

practice that is encouraged by the SADC and, when they occur, it is recommended that they should be as small as possible. There are two types of exceptions that can occur; severable and non-severable.

Severable: A severable exception is defined by the SADC as an “area which is part of an existing Block and Lot owned by the applicant which will be excluded from the restrictions of the Deed of Easement and may be sold as a separate lot in the future.” (2007 SADC Appraiser Handbook) 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 application that will not be subject to the restrictions of the Deed of Easement but cannot be sold separately from the remaining premises.” (2007 SADC Appraiser Handbook) 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. The Sussex CADB and Frankford Township AAC follow the exception policies as identified by the SADC.

Funding Plan

Installment Purchases and Donation/Bargain Sales

Frankford Township is supportive of donation/bargain sales and installment purchases. Both of these tools serve to leverage limited funding resources and are described below:

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

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

Overview of Sussex County Trust Fund and Municipal PIG requirements

In 2009, the Sussex County Open Space Recreation Farmland Preservation Trust Fund generated approximately \$3 million annually, a decrease in funding due to the sunset in 2008 of the original \$.02/\$100 tax levy. In 2010, with the tax set at \$0.65 per \$100 of

assessed value, the levy will generate approximately \$1.2 million. Traditionally, this split 90% towards farmland preservation and 10% toward open space. (*Donna Traylor*)⁶ To date, there have been no municipalities in Sussex County participating in the Municipal Planning Incentive Grant program. The County does not currently have a policy in place regarding a cost share for the non-SADC portion of an acquisition. Such a policy would need to be considered, set and adopted by the CADB. Until such a policy is established, the municipality would most likely bear the entire non-SADC cost of any acquisition through the municipal PIG program. (*Traylor*) This can be accomplished using federal funding through the Farm and Ranch Lands Protection Program (FRPP), if the farm meets the federal requirements.

Overview of SADC “sliding scale”

As part of the municipal PIG program, the SADC will cost share on an easement that has been, or is being, acquired by a municipality. The SADC will not authorize a grant for greater than 80% of the SADC’s certified fair market value of the development easement. If the landowner’s asking price is greater than the certified fair market value, the SADC’s cost share grant shall be based upon the SADC’s certified fair market value. The landowner can ask for a higher price but the transaction cannot be for an amount higher than the higher of two independent appraisals for the SADC to participate. If the landowner accepts less than the certified value, the SADC will apply its cost share “sliding scale” formula to the discounted per acre value and share in a portion of the discount. The SADC percent cost share is based upon the following sliding scale:

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
Landowner's Asking Price	Percent Committee Cost Share
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

Description of Municipal Funding Sources

Frankford Township initiated a reserve in the capital fund for open space in 1999. The tax levy was temporarily suspended in 2010, but the reserve had a balance of \$872,533 at the end of 2009, and a projected balance at the end of 2010 of \$783,914, which can be used for farmland preservation. In addition, the Township projects having \$748,000 in Green Acres Planning Incentive Grant funding remaining at the end of 2010, which it can use for open space initiatives. Frankford Township has not bonded to finance farmland preservation.

Cost Projections and Funding Plan Associated with Preservation Goals

The Frankford Township Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund generated \$143,136 in 2009. The ten-year financial analysis is based on the assumption the municipality will direct the balance in its Open Space Trust Fund towards farmland preservation projects over the next ten years.

To complete the cost projections the following additional assumptions were made for the Township:

- 1) The Township will direct \$80,000 per year, for each of the next ten years, towards farmland preservation. This represents the balance remaining in the Township's Open Space Trust Fund.
- 2) This balance will grow at a rate of 4% over the next ten years.
- 3) The balance in the Trust Fund is reduced by 3% for due diligence (administrative costs) each year
- 4) The balance in the Trust Fund is not encumbered by prior acquisitions
- 5) Average price per acre is \$6,250 based upon current appraised values for farmland easement purchases in and around Frankford Township.
- 6) The average price per acre will increase 5% annually
- 7) The Township is purchasing land in partnership with County and State (no direct purchase by Township)
- 8) The municipal cost share is on average 15%, but for this analysis a variety of cost shares are calculated, using 15% as the minimum participation. It is estimated that the average annual participation will be close to 17% utilizing the SADC sliding scale.

Based upon the above assumptions, the following analysis was completed to calculate the funding available to Frankford for farmland preservation and the average cost per acre:

Year	Annual Municipal Funding for Farmland Preservation	Available Municipal Funding: Less Administrative Costs	Average Cost per Acre
1	\$ 80,000.00	\$ 77,600.00	\$ 6,250.00
2	\$ 83,200.00	\$ 80,704.00	\$ 6,562.50
3	\$ 86,528.00	\$ 83,932.16	\$ 6,890.63
4	\$ 89,989.12	\$ 87,289.45	\$ 7,235.16
5	\$ 93,588.68	\$ 90,781.02	\$ 7,596.91
6	\$ 97,332.23	\$ 94,412.27	\$ 7,976.76
7	\$ 101,225.52	\$ 98,188.76	\$ 8,375.60
8	\$ 105,274.54	\$ 102,116.31	\$ 8,794.38
9	\$ 109,485.52	\$ 106,200.96	\$ 9,234.10
10	\$ 113,864.94	\$ 110,449.00	\$ 9,695.80

Using the above funding matrix, and the average cost per acre in Frankford Township, an analysis was completed to calculate the amount of land that could be purchased in Frankford. The analysis was run at 15%, 17%, and 20% cost-share.

Year	15% Township Cost Share (acres preserved)	17% Township Cost Share (acres preserved)	20% Township Cost Share (acres preserved)
1	83	73	62
2	82	72	61
3	81	72	61
4	80	71	60
5	80	70	60
6	79	70	59
7	78	69	59
8	77	68	58
9	77	68	58
10	76	67	57
Total	793	700	595

If the Township participates at 15% they can preserve 793 acres of farmland, utilizing the SADC sliding scale and the anticipated cost per acre, the Township will be able to preserve 700 acres over a ten year period, in partnership with the County and State.

Cost Projections Associated with Preservation Goals

An estimate was also completed to determine the cost share funding from the County and State. Based upon the average easement values and the SADC sliding scale, it is assumed that the Township’s cost share will be between 15% and 20%. Using this as a basis, and assuming the available funding from the Township is limited as determined above, the following analyses were completed:

Year	Average Cost per Acre	Acres Preserved at 15% Township Cost Share	15% Township Cost Share	15% County Cost Share	70% State Cost Share	Total Project Cost
1	\$6,250.00	83	\$ 77,600.00	\$ 77,600.00	\$ 362,133.33	\$517,333.33
2	\$6,562.50	82	\$ 80,704.00	\$ 80,704.00	\$ 376,618.67	\$538,026.67
3	\$6,890.63	81	\$ 83,932.16	\$ 83,932.16	\$ 391,683.41	\$559,547.73
4	\$7,235.16	80	\$ 87,289.45	\$ 87,289.45	\$ 407,350.75	\$581,929.64
5	\$7,596.91	80	\$ 90,781.02	\$ 90,781.02	\$ 423,644.78	\$605,206.83
6	\$7,976.76	79	\$ 94,412.27	\$ 94,412.27	\$ 440,590.57	\$629,415.10
7	\$8,375.60	78	\$ 98,188.76	\$ 98,188.76	\$ 458,214.19	\$654,591.71
8	\$8,794.38	77	\$ 102,116.31	\$ 102,116.31	\$ 476,542.76	\$680,775.37
9	\$9,234.10	77	\$ 106,200.96	\$ 106,200.96	\$ 495,604.47	\$708,006.39
10	\$9,695.80	76	\$ 110,449.00	\$ 110,449.00	\$ 515,428.65	\$736,326.64
	Total Acres:	793	\$ 931,673.91	\$ 931,673.91	\$4,347,811.59	\$6,211,159.42

Year	Average Cost per Acre	Acres Preserved at 17% Township Cost Share	17% Township Cost Share	17% County Cost Share	66% State Cost Share	Total Project Cost
1	\$6,250.00	73	\$ 77,600.00	\$ 77,600.00	\$ 301,270.59	\$456,470.59
2	\$6,562.50	72	\$ 80,704.00	\$ 80,704.00	\$ 313,321.41	\$474,729.41
3	\$6,890.63	72	\$ 83,932.16	\$ 83,932.16	\$ 325,854.27	\$493,718.59
4	\$7,235.16	71	\$ 87,289.45	\$ 87,289.45	\$ 338,888.44	\$513,467.33
5	\$7,596.91	70	\$ 90,781.02	\$ 90,781.02	\$ 352,443.98	\$534,006.03
6	\$7,976.76	70	\$ 94,412.27	\$ 94,412.27	\$ 366,541.74	\$555,366.27
7	\$8,375.60	69	\$ 98,188.76	\$ 98,188.76	\$ 381,203.41	\$577,580.92
8	\$8,794.38	68	\$ 102,116.31	\$ 102,116.31	\$ 396,451.54	\$600,684.15
9	\$9,234.10	68	\$ 106,200.96	\$ 106,200.96	\$ 412,309.60	\$624,711.52
10	\$9,695.80	67	\$ 110,449.00	\$ 110,449.00	\$ 428,801.99	\$649,699.98
	Total Acres:	700	\$ 931,673.91	\$ 931,673.91	\$3,617,086.96	\$5,480,434.78

Year	Average Cost per Acre	Acres Preserved at 20% Township Cost Share	20% Township Cost Share	20% County Cost Share	60% State Cost Share	Total Project Cost
1	\$6,250.00	62	\$ 77,600.00	\$ 77,600.00	\$ 232,800.00	\$388,000.00
2	\$6,562.50	61	\$ 80,704.00	\$ 80,704.00	\$ 242,112.00	\$403,520.00
3	\$6,890.63	61	\$ 83,932.16	\$ 83,932.16	\$ 251,796.48	\$419,660.80
4	\$7,235.16	60	\$ 87,289.45	\$ 87,289.45	\$ 261,868.34	\$436,447.23
5	\$7,596.91	60	\$ 90,781.02	\$ 90,781.02	\$ 272,343.07	\$453,905.12
6	\$7,976.76	59	\$ 94,412.27	\$ 94,412.27	\$ 283,236.80	\$472,061.33
7	\$8,375.60	59	\$ 98,188.76	\$ 98,188.76	\$ 294,566.27	\$490,943.78
8	\$8,794.38	58	\$102,116.31	\$ 102,116.31	\$ 306,348.92	\$510,581.53
9	\$9,234.10	58	\$106,200.96	\$ 106,200.96	\$ 318,602.87	\$531,004.79
10	\$9,695.80	57	\$110,449.00	\$ 110,449.00	\$ 331,346.99	\$552,244.98
	Total Acres:	595	\$931,673.91	\$ 931,673.91	\$2,795,021.74	\$4,658,369.56

In summary, the total estimated project costs and partnership costs (Township, County and State) to achieve the 1, 5, and 10 year goals for the Frankford Township farmland preservation program are as follows at 15%, 17% and 20% of municipal funding:

	Acres Preserved at 15% Township Cost Share	15% Township Cost Share	15% County Cost Share	70% State Cost Share	Total Project Cost
Year 1	83	\$ 77,600	\$ 77,600	\$ 362,133	\$ 517,333
Years 1-5	406	\$ 420,307	\$ 420,307	\$1,961,431	\$ 2,802,044
Years 1-10	793	\$ 931,674	\$ 931,674	\$4,347,812	\$ 6,211,159

	Acres Preserved at 17% Township Cost Share	17% Township Cost Share	17% County Cost Share	66% State Cost Share	Total Project Cost
Year 1	73	\$ 77,600	\$ 77,600	\$ 301,271	\$ 456,471
Years 1-5	358	\$ 420,307	\$ 420,307	\$1,631,779	\$ 2,472,392
Years 1-10	700	\$ 931,674	\$ 931,674	\$3,617,087	\$ 5,480,435

	Acres Preserved at 20% Township Cost Share	20% Township Cost Share	20% County Cost Share	60% State Cost Share	Total Project Cost
Year 1	62	\$ 77,600	\$ 77,600	\$ 232,800	\$ 388,000
Years 1-5	305	\$ 420,307	\$ 420,307	\$1,260,920	\$ 2,101,533
Years 1-10	595	\$ 931,674	\$ 931,674	\$2,795,022	\$ 4,658,370

Farmland Preservation Program Administrative Resources

Staff resources

The Township of Frankford has an Agricultural Advisory Committee (AAC) that meets as needed. Sam Castimore is the Chairperson for this Committee.

Legal support

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

Database Development and Geographic Information System Resources

The Land Conservancy of New Jersey has provided Geographic Information System mapping services for Frankford Township for the *Comprehensive Farmland Preservation Plan* and Planning Incentive Grant Application. This was originally based upon GIS data provided to the Township by the County of Sussex Office of GIS Services.

Factors Limiting Farmland Preservation Implementation

Frankford Township has a strong commitment to preserve its farmland. This is evidenced by the support for farmland preservation outlined in the Township's *Open Space and Recreation Plan Update*. Frankford Township supports implementation of a municipal PIG program, recognizing that funding from the state is critical to the integrity of the municipal PIG program. Due to the uncertainty in state funding for farmland preservation after 2010, Frankford Township's program faces financial challenges as it moves forward in purchasing and preserving land during the next ten years.

In addition, there is concern among farmland owners in Frankford Township that there will be inadequate state funding to purchase and preserve land, if they chose to preserve their land in the future.

¹ Personal Communication with Robert Baumley, Deputy Executive Director, State Agriculture Development Committee, August 8, 2008.

² *Sussex County Comprehensive Farmland Preservation Plan Update – May 2008*
<http://www.sussex.nj.us/cit-e-access/webpage.cfm?TID=7&TPID=5513>. Accessed November 2010.

³ Revised General Ordinances of the Township of Frankford County of Sussex State of New Jersey 2004 Amended through March 5, 2007. Electronic version by Coded Systems LLC.
http://70.168.205.112/frankford_nj/lpext.dll?f=templates&fn=site_main-j.htm&2.0 Accessed August 2010.

⁴ Personal communication with Sam Castimore, Agricultural Advisory Committee. November 2010.

⁵ State Agriculture Development Committee, New Jersey Farmland Preservation Program Appraiser Handbook. May 24, 2007. www.state.nj.us/agriculture/sadc/appraiserhandbook.pdf

⁶ Personal Communication with Donna Traylor, Director, Sussex County Agricultural Development Board, August 2010.

CHAPTER 6: ECONOMIC DEVELOPMENT



With 7,080 acres in farmland assessment devoted to croplands, equine operations, horticultural and woodland use in 2007, Frankford ranked fourth in farm operations out of 24 municipalities in Sussex County. It also ranked 22nd out of all New Jersey municipalities on the State Department of Agriculture's 2006/2007 list of "Highest Municipal concentration of Agricultural Land" in active agricultural use (cropland and pasture). Hay, pastureland and woodlands form the heart of the agricultural land base in Frankford, but Christmas tree farms, poultry operations, pumpkin patches and apple orchards contribute on a smaller scale.

The marketing and profitability of the agricultural industry receives support at the State and County levels. The New Jersey Department of Agriculture identifies agriculture as New Jersey's third largest industry and identifies areas of focus each year through resolutions put forth at its annual convention. Sussex County has been a leader in the promotion of agriculture and agri-tourism, with active participation by the Sussex County Agriculture Development Board and Board of Agriculture. Each of these agencies recognize that the farmland preservation program is a critical component of the farming industry, and the success of the farmland preservation program at the state and county level and in individual municipalities such as Frankford is measured not just by acres preserved but also by the programs put in place to support the farmers and their businesses. In order to be a full partner in a successful farmland preservation program, agriculture as an industry must be vibrant, self-sustaining, and innovative.

New Jersey offers Frankford farmers a number of support agencies and programs ranging from technical advice to farm loans. The New Jersey Department of Agriculture (NJDA) *Smart Growth Tool Kit* provides information to support municipal and county government, businesses, nonprofit groups, and local citizens in their efforts to achieve the goals and objectives outlined in the NJDA *Agricultural Smart Growth Plan for New Jersey, 2006*. (*Agricultural Smart Growth Tool Kit*)¹ (*2006 Agricultural Smart Growth Plan*)² The Tool Kit embraces the five linked components that have been identified by NJDA as critical for the future of farming: Farmland Preservation, Innovative Conservation Planning, Economic Development, Agriculture Industry Sustainability, and Natural Resource Conservation.

As part of this emphasis on the business of agriculture, the NJDA annually sets "Economic Development Strategies" to expand and strengthen various sectors of the agriculture industry in New Jersey, including produce, horticulture, dairy, livestock and poultry, field crops, organic, equine, wine, and agri-tourism. The NJDA observes that "*local access to large affluent markets has long been an advantage for the marketing of...products. While our markets are still there, competition for those markets has become tougher.*" Thus,

New Jersey farmers “*must continually work to rediscover its competitive advantages improving access to nearby markets and strengthening consumer loyalty.*” (2010 *Economic Development Strategies*)³ Frankford farmers continue to look for ways to explore new markets, promote their products, and increase the profitability of their agricultural operations, including increasing direct marketing operations and promoting visibility through attendance at regional events, including the annual State Fair and local events such as the weekly farmers’ market (held Saturdays April-October) both held at the fairgrounds in their hometown. Websites such as the Jersey Fresh website and the Sussex County also help promote locally grown produce.

The trends in agriculture in Sussex County indicate that farmers continue to be challenged, and support on all levels, financial, educational, promotional, regulatory, improved farming techniques, continues to be necessary to support the sustainability and viability of farming. The chart below presents an overview of trends in agricultural statistics for Sussex County over the past two decades. In general, overall sales, expenses and number of farms have risen, while acreages, sales and income per farm have declined. A major challenge is to find ways to make small farms viable as the nature of agriculture changes to meet changing demands.

Sussex County Trends					
<i>Source: Census of Agriculture</i>					
	2007	1997	% Change to 2007	1987	% Change to 2007
Market Value of Products Sold (\$1,000)	\$21,242	\$19,187	11%	\$19,922	7%
Avg/Farm	\$20,040	\$23,201	-14%	\$25,673	-22%
Production Expenses (\$1,000)	\$25,917	\$16,086	61%	\$17,028	52%
Avg/Farm	\$24,450	\$19,451	26%	\$21,943	11%
Net Income (\$1,000)	\$1,342	\$2,646	-49%	\$2,098	-36%
Avg/Farm	\$1,266	3199	-60%	\$2,704	-53%
Acres	65,242	73,001		78,641	-17%
Avg Income/Acre	\$20.57	\$36.25	-43%	\$26.68	-23%
# of Farms	1,060	827	28%	776	37%
Avg Acres	62	83	-25%	101	-39%

2010 NJDA Economic Development Strategies

One of the major efforts undertaken by the NJDA is to identify products grown in New Jersey through branding, agri-tourism, farm direct sales programs, and farm markets. The NJDA *Economic Development Strategies* for 2010 support the promotion of Jersey products through a variety of markets and mechanisms. (2010 *Economic Development Strategies*) NJDA is committed to promoting local products and agri-tourism through the

New Jersey Office of Travel and Tourism, the *Jersey Fresh* website, marketing to supermarkets and restaurants, media advertising, the distribution of printed materials, and other forms of promotion. Frankford farmers benefit from this state-wide effort.

The following is a brief discussion of each of the sectors of Frankford's agriculture industry as they relate to the 2010 "Economics Development Strategies" report and to the particular landscape of the Frankford Township agricultural community. For each of the sectors, the 2010 report indicates that farmers should continually seek new local, state, and interstate markets to strengthen market share.

Produce, which includes vegetables, such as pumpkins, tomatoes, sweet corn, and squash, and fruit, such as apples and peaches, covered 77 acres in Frankford Township in 2007, of which 35 acres were devoted to pumpkins and 18 acres devoted to apples. (*Farmland Assessment*)⁴ Overall, the vegetable industry in Sussex County increased in market value from \$1.4 million in 2002 to \$1.9 million in 2007, and fruit and berries, a smaller but growing market sector, reached a high of \$1.1 million in 2007. In total, produce represented 25% the County's agricultural commodity value in 2007. (*2007 Census of Agriculture*)⁵ With the trend to smaller farms, Township farmers may consider expanding the produce sector, with its more intensive land use, as opportunities arise. Some strategies Frankford Township and its farmers could follow are:

- Promote the *Jersey Fresh* brand, with signage on farm stands;
- Attend farmer and buyer meetings held by the NJDA;
- In concert with the Sussex County Agriculture Development Board (SCADB), promote farm markets, direct sales and pick-your-own operations through listings on the *Jersey Fresh* website, and the County's Four Seasons of Agriculture site; and,
- With the County, explore various additional products and markets for produce, including local restaurants, grocery markets, and institutions such as schools, hospitals and prisons. One example of a readymade market may be the facilities at the County's Homestead Complex that provide food service to residents.⁶

Ornamental horticulture (nursery, greenhouses, sod and floriculture), which includes trees and shrubs, Christmas trees, and bedding plants, covered 334 acres in Frankford in 2007. This was the number one crop category (44%) in Sussex County in 2007, with combined nursery and Christmas tree sales of \$5.2 million, almost double the 1987 figure of \$2.8 million. Frankford farms represented 22% of the Sussex County acreage for this category. Christmas trees alone generated \$400,000 in income County-wide and Frankford farms devoted 249 acres to this product, ranking number one in the County. According to the 2010 Economic Development Strategies, ornamental horticulture is the leading agricultural sector in New Jersey, representing almost 42% of the state's agricultural production. One likely and major reason this sector of the crop industry has become important is due to the continued non-agriculture population growth in the County and region, providing a ready market for these products. Frankford can continue to strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

- Support efforts by NJDA to ensure plant health and disease-free material;
- Participate in the *Jersey Grown* program and increase local consumer awareness of the *Jersey Grown* brand through use of the *Jersey Grown* banner and other point of sale materials;
- Promote local nursery products through listings on the interactive *Jersey Grown* website as well as on local and regional and organizational websites; and
- Promote more “drive up” operations, such as the Township’s Christmas tree farms, where consumers can buy directly from the farm; and
- Consider the recent availability of *Jersey Grown* branding for local firewood.

Dairy had historically been one of the dominant agricultural sectors in Frankford Township but has now virtually disappeared. As of 2007, Frankford had approximately 91 head of dairy cattle, in comparison with approximately 1,807 head in 1983. (*Farmland Assessment*) This decrease in dairy production is more severe than in the County at large, which ranked third in the State for value of milk and other dairy products from cows and saw a rebound in sales from \$4.6 million in 2002 to \$6.4 million in 2007. (*Census of Agriculture*) Strategies to sustain and augment the County dairy industry, as a general way to support Frankford agriculture, might be:

- Promote *Jersey Fresh* dairy products locally and statewide;
- Explore the feasibility of allowing microprocessing plants on dairy farms to support the viability of small-scale dairy farms marketing through on-farm direct sales (*Sam Castimore*)⁷;
- Explore various additional products and markets for dairy, including local restaurants and grocery markets;
- Work to ensure the health of the dairy industry, and the quality of raw and processed milk; and
- Market value-added dairy products, such as cheeses, which can be sold through local community farmers markets and specialty stores.

Field and Forage Crops contributed \$3.6 million, or 31%, of Sussex County’s 2007 market value, second to ornamental horticulture and ahead of produce. Frankford farms represented 8% of the County’s acreage devoted to such crops. Statewide the leading field crops are hay, and corn. (*Census of Agriculture and Farmland Assessment*) These are also the top two crops in Frankford. Due to high land values, property taxes and labor rates, production costs in New Jersey are higher than in most other production areas, making it potentially less profitable to grow and market such products. (*Economic Development Strategies*) In addition, the trend to smaller farm sizes, particularly in Frankford, indicates that such product is not marketed on a wholesale scale but rather serves the local market, either to feed the farmer’s own livestock (particularly true for corn for silage) or, often, to serve other local livestock or equine operations. Frankford can strengthen and expand this sector of the agriculture economy as opportunities arise. Some strategies to follow are:

- Monitor crop pricing and diversify crops to take advantage of market trends;
- Support State efforts to protect the health of field crops against the immediate threat of damaging plant pests and diseases;

- Educate farmers about any improved management practices and ways to improve yield per acre;
- Alert farmers to available workshops on pasture and cropland management;
- Encourage diversification to row crops that meet newly emerging markets or markets with increasing demand or lend themselves to value-added marketing opportunities;
- Support efforts by the County and State to produce renewable fuels, thus adding a ready market for corn;
- Support the livestock industry, which uses corn as feed.
- Explore various additional products and markets, and increased outlets for sales at community markets and special events;
- Inform producers about the role of crop insurance in mitigating marketing risk;
- Consider farm income diversification, the establishment of bio-fuels businesses and opportunities for agri-tourism (such as hay rides and corn mazes);
- Consider transitioning to organic corn, wheat and soybean crops to increase the value of such crops and opportunities for value-added secondary products such as food products made from organic ingredients, to take advantage of the growing demand for such products; and
- Support the green energy initiative to construct bio-fuel plants in New Jersey, which could create a major new local market with the potential to elevate prices paid for regionally produced grains.

Livestock and poultry operations include beef cattle, sheep, goats, hogs, and poultry. The statewide trend in this area is away from large commercial beef operations and toward “alternative livestock and production methods” with direct or value-added marketing becoming a driving factor. (*Economic Development Strategies*) Sussex County ranked number four in the state in sales of cattle and calves (\$6.4 million, up from \$4.6 million in 2002) and number three in inventory in 2007, (*Census of Agriculture*) Numbers of cattle are trending downward both in the County and Frankford, even though livestock prices were on an upswing. Frankford is losing cattle at a faster rate than Sussex (85% decline since 1983 versus 66%) and in 2007 accounted for 12% of the County’s beef cattle inventory but only 2-3% of its dairy. Inventories of sheep are declining in Frankford and County wide, but goats inventories are up, with Frankford’s 253 goats representing 17% of the County total. (*Farmland Assessment*) At least one farm in Frankford markets goat’s milk soap and other value-added products from a roadside market.

Poultry, which includes egg production, turkeys and ducks, had a market value of \$567,000 in Sussex County in 2007, ranking it seventh in the State, representing a small percentage of overall State sales of \$33 million. (*Census of Agriculture*) Frankford’s highest inventory in this sector is laying chickens, which at 972 represent 14% of the County. Meat chickens, at 660, represent 25% of the County and turkeys, at 137, represent 22%. All three sectors are on the rise in Frankford. Duck inventory, while on the rise County wide, has declined in Frankford to 73, representing 4% of the County. (*Farmland Assessment*)

To strengthen and expand its place in the county economy, livestock strategies Frankford could follow are:

- Explore alternative livestock;
- Explore the possibility of bringing a livestock or poultry inspector to the region to support the sustainability of grow-local initiatives for this agricultural sector (*Sam Castimore*);
- Adopt the NJDA encouraged practice of raising grass-fed and organic grass-fed livestock;
- Explore the benefits and possibilities of direct marketing of livestock, poultry and their value-added products, such as fresh meat, cheeses and milk from alternative livestock, particularly goats and goat products;
- Explore various products and markets, including local restaurants and grocery markets;
- Encourage 4-H members and agricultural education/FFA students to participate in the New Jersey Junior Breeders loan program, which helps to advance the breeding of purebred livestock and the production quality of grade livestock;
- Consider the NJDA's recommendations for farm management practices for goats to reduce costs associated with feeding and aid in maintaining open space benefits of rougher grassland;
- Support sales of livestock through additional local or regional annual markets; and
- Assist farmers with farming techniques, regulatory requirements and the latest research for livestock and poultry, including helping to ensure animal health and promote awareness of the numerous disease control programs administered by the NJDA, including programs for Cattle, Sheep and Goats.

Equine is a slowly growing agriculture sector in Sussex County (5% since 1983). It ranked eighth in the State in 2007 in terms of value of products sold (\$735,000). (*Census of Agriculture*) Frankford's 323 equine stock represent 10% of the County inventory, but is below the 524 reported in 1990. There were 69 acres devoted to equine operations in 2007, and the one farm listed in the 2010 *Directory of Facilities* offers a clinic, training and lessons.⁸ (*Farmland Assessment*) To continue and expand the Township's market share in the County and State equine industry, especially with its abundant supply of hay, Frankford Township and its farmers can:

- Work with State and County agencies to develop and promote the expansion of equestrian trails such as the Sussex Branch Trail, which can attract more equine operations to the Township and give more opportunities to existing facilities that are open to the public for riding; boarding, etc.
- Promote the industry at shows and festivals, such as the March to November horse shows at the Sussex County Fairgrounds
- Promote the agri-tourism aspect of the industry through petting zoos, horse and pony rides, and boarding and riding lessons;
- Explore the State's breeder programs for standardbreds and thoroughbreds;
- Support horse health through the State's disease control programs;,,
- Work with the County and State to promote opportunities for equine-related recreation, boarding and lessons in and around Frankford through State, regional and local websites;
- Support local 4-H club equine-related activities;

- Ensure Right to Farm Protection for Equine Operations per the Equine Agricultural Management Practices (AMP) adopted by the SADC in 2008.

Organic Farming, including crops and animals, is a potentially important market for Frankford Township and Sussex County. The Census of Agriculture reported a drop in the value of organic commodities sold, from \$97,000 in 2002 to \$45,000 in 2007, but an increase in the number of farms reporting sales (from 10 to 17). Additionally, the total number of farms reporting acreage devoted to organic production was 21, including acreage devoted to organic crops and organic pastureland and acres being converted to organic production, for a total of 315 acres. (*Census of Agriculture*) In Frankford, two of three roadside markets listed on the *Jersey Fresh* website offer organic produce and, at one of them, certified organic Christmas trees. With the increased consumer awareness in food production, organic products and the markets that support them should continue to gain a stronghold on the agricultural economy and become more “mainstream” as people demand high quality, readily accessible, and affordable, organic products. Certification of organic farms is regulated by the U.S. Department of Agriculture via the Organic Food Production Act of 1990, and can be somewhat costly and time consuming as compared to non-organic farming. This may dissuade some farmers otherwise amenable to this type of farming. “Natural” farming is a type of farming that seeks to emulate organic farming, but is not overseen by laws or regulations, as is organic farming. Natural farming is somewhat less costly and time consuming than “organic,” and therefore may be a viable option for some farmers and their potential customers. One farm in Frankford uses a form of natural farming, called biodynamic farming, which it claims was one of the first natural farming methods and is stricter in many ways than other forms of natural farming.⁹ Another alternative, for farmers transitioning to organic production, is the ability to market their products under the NJDA’s “Transitional Sustainable” label, eliminating the need to wait 36-months to profit from this niche market.¹⁰ With its strong support for agri-tourism, Sussex County is in an excellent position to facilitate the market growth of organic and natural agriculture products, particularly for small farmers who can market their products through on-farm stands or local farmers’ markets, minimizing the overhead of getting their product to market. Sussex County and Frankford can:

- Educate growers about organic and natural regulatory and certification requirements; and,
- Inform farmers about federal funds available to help offset organic grower certification (a reimbursement of up to 75% of certification costs, not to exceed \$500);
- Explore various additional markets, including local restaurants and grocery markets;
- Promote agri-tourism for organic and natural farms stands through municipal, County and State websites, brochures and other communications and at events;
- Work with NJDA to expand the *Jersey Organic* Brand as a way to promote and market organic products, including integration with *Jersey Fresh* campaigns; and
- Explore ways to support organic and natural, or biodynamic, food growing and processing.

Wine is a small piece of the Sussex County agricultural industry, with three wineries in operation as of December 2010, in the neighboring townships of Wantage and Montague and Hamburg Borough. No grapes are grown in Frankford Township and only 42 acres are devoted to this crop in the County. (*Farmland Assessment*) New Jersey ranks fifth in the nation in wine production but grape production is falling behind, causing wineries to look out of state for a portion of their grape supply (*Economic Development Strategies*). To encourage the growth of this potentially important market, Sussex County and Frankford can:

- Encourage increased grape production;
- Support licensing for distilled fruit-based spirits, which could expand the market for the Township's and County's fruit crops;
- Support the sale of wine at community farmers markets;
- Encourage county wine festivals and participation in New Jersey annual wine festivals and tours;
- Coordinate with wineries from other New Jersey counties, and New York and Pennsylvania, to grow a regional wine industry;
- Encourage additional cultural and agricultural events in association with wine festivals; and,
- Market wines to local restaurants and retail stores.

Agri-tourism is one potential link in the long term sustainability of the agriculture industry in Frankford and Sussex County. According to the 2010 *Economic Development Strategies*, "...agri-tourism offers an important opportunity to generate additional farm income and keep farms economically viable. Agri-tourism presents opportunities for New Jersey growers seeking to add value to their crops and/or capture more of the market price of their products by directly accessing consumers. Many residents consider agriculture a novelty and something to be explored and enjoyed. They desire to share the agricultural experience while increasing farm income at the same time." In Sussex County, sales attributed to this sector grew from \$2.3 million in 2002 to \$15.6 million in 2007, representing 6% of the State's income in this sector. (*Census of Agriculture*) Agri-tourism can draw people not only from throughout Sussex County but also from the neighboring states of New York and Pennsylvania.

Sussex County is "*the state leader in developing agri-tourism.*" Recently, it has been aggressively pursuing enhanced utilization of the State Fairgrounds in Frankford, including the opening in 2009 of a permanent, three-season farmers market in the Barn building, backed by a \$300,000 Economic Development Grant from the federal government. The SCADB also has been the recipient of a \$50,000 grant from the New Jersey Highlands Council to further grow and develop agri-tourism initiatives. The Sussex County Farm and Horse Show/New Jersey State Fair is a 10-day event held yearly at the Sussex County Fairgrounds, and initiatives to schedule other events at the grounds are ongoing. The County promotes its agri-tourism opportunities through a brochure and website: "Enjoy Four Seasons of Agriculture in Sussex County" and "Enjoy Four Seasons of Agriculture in the New Jersey Skylands." The websites are <http://www.sussexfarmvisits.com> (the brochures are available by request from the website) and <http://www.njskylands.com/>. (*2008 Sussex County Comprehensive Farmland Preservation Plan Update*)

As stated above, Frankford Township hosts the New Jersey State Fair. In addition to the community farmers market at the fairgrounds, there are also at least three roadside markets, two of which offer pick your own opportunities, one that offers a Community Supported Agriculture shares and one that offers hay rides and a corn maze. At least nine Christmas tree farms are listed as open to the public, and four equine facilities. For a list of Frankford farmers participating in Direct Sales or Agri-Tourism see the end of *Chapter 2*.

The Opportunity for Agri-tourism Development in New Jersey, a report prepared for the NJDA by two independent consultants and personnel from the Food Policy Institute at Rutgers, defines agri-tourism as “*the business of establishing farms as travel destinations for educational and recreational purposes.*” The report states that “*agri-tourism represents an opportunity [for the farmer] to generate supplemental income during periods when land and equipment may be underutilized or idle and afford the opportunity for feedback from consumers regarding preferences for various farm products and services.*” In addition it “*can create positive interactions between non-farmers and farmers,*” helping to “*reduce right to farm conflicts and garnering support for farm retention policies*”; it “*contributes to and enhances the quality of life in communities*” and provides consumers with “*direct access to fresh, locally-produced farm products.*” The New Jersey State Board of Agriculture formally recognized agri-tourism development as a strategy for “*bolstering the viability of New Jersey agriculture*” and in 2005, New Jersey’s Secretary of Agriculture, Charles Kuperus, convened the New Jersey Agri-tourism Industry Advisory Council.

Among the series of recommendations included in the Council’s report are:

- Marketing and Promotion – centralized promotion system, agri-tourism marketing website, better inclusion and integration of agri-tourism on the N.J. Division of Travel and Tourism marketing materials; stronger links between farmers and WIC, Senior and school lunch nutritional programs; and assisting counties with funding for agri-tourism promotion;
- Liability Protection and Insurance – develop a New Jersey Agri-tourism Limited Liability act modeled after laws in Virginia and North Carolina, and explore ways to reduce cost of liability insurance;
- Establish a state level Agri-tourism Industry Development program with a capacity to support regional agri-tourism initiatives and assist operators with marketing and promotion;
- Regulatory Guidance for Operators – include proactive communication about relevant regulations, and education about requirements and protections under the Right to Farm Act; address impediments to signage;
- Municipal Outreach – educate municipalities about building agricultural retention elements and regulations supportive of agri-tourism into their master plans and ordinances;
- Training and Information Workshops for Farmers – include hospitality training, marketing strategies and other, issue specific workshops such as liability, grant, traffic, signage; offer a forum for farmers getting into agri-tourism to interact with those who already are involved;

- Role of CADB – examine preservation policies to identify and address any restraints to agri-tourism development; provide outreach to operators and municipal officials; develop model long-term leases for farmers renting preserved farmland; host open houses and tours at agri-tourism operations such as those offered by the Somerset CADB and County Board of Agriculture;
- Resources – “how-to” website; innovation fund providing grants or low interest loans; technical assistance for farmers in identifying and obtaining grant funding; and
- School Tours – identify and compile farm-related curriculum for different grade levels (as an example of what can be done, see www.farminstitute.org. (The Farm Institute on Martha’s Vineyard’s website); provide opportunities for farmers to participate in school programs; and develop “fast facts” to educate farm visitors.

The study concludes that farmers have, over the years, adopted a range of agri-tourism activities; that agri-tourism is financially beneficial to both the farmer and the economy; and, farmers need specific assistance and resources in order to be successful at integrating agri-tourism activities into their operations.

Frankford and its farmers can:

- Work with the County and the State to expand participation in the Tourist Oriented Destination Signage (TODS) Program
- Encourage the State to produce and distribute an agri-tourism brochure, to promote the NJ State Fair and to expand the visitnjfarms.org website;
- Encourage development of an agri-tourism symposium and promote its availability to Frankford farmers;
- Track progress of the development and adoption of agri-tourism Agricultural Management Practices (AMPS) and encourage farmers to comply in order to gain grower protection under the Right to Farm Act;
- Implement a permanent signage program to alert and direct tourists and local residents to agri-tourism destinations may help increase business and income for those farming establishments; and
- Work with schools and farmers to develop and promote an expanded curriculum of opportunities for school tours to farms and for farmer visits to schools, maintaining a list of available farmers, and acting as a clearinghouse or coordinating link between schools and farmers.

General Economic Development Strategies

“Many different agencies, councils, and organizations, working through a variety of programs, have the common goal of assisting New Jersey’s agricultural community,” according to the 2010 Economic Development Strategies. “Strengthened communication and coordination between agencies and programs can result in multiple benefits for the agricultural community. In 2010 the Department will continue working on broad strategies and reaching out to better coordinate efforts with other agencies...to ensure the economic viability of the state’s agricultural industry.”

Ways to communicate to farmers include press releases to local papers and handouts developed for distribution at venues where farmers congregate, such as public meetings, farm organization meetings, fairs, workshops. Some of the general strategies that can be helpful to farmers include:

- Promote the availability of programs such as the Agricultural Leadership Development Program and the availability of training, agricultural and business development resources on the NJDA website;
- Promote the availability of programs that support worker training, health and safety and housing;
- Support the New Jersey Crop Insurance Education Initiative.
- Promote the availability of technical assistance regarding the New Jersey Construction Code as it relates to farm buildings;
- Encourage participation in New Jersey’s agricultural plastics recycling programs and expansion of these programs to include additional materials generated by farmers;
- Promote the availability of information available from the State regarding motor vehicle laws and regulations as they apply to farmers and transportation of farm products; and
- Promote the availability of documents to help farmers understand farmland assessment eligibility and filling out applications.

Agricultural Industry Retention, Expansion and Recruitment

By providing key strategies and techniques, the NJDA 2010 *Economic Development Strategies* endorses as critical the expansion and strengthening of all areas of the agricultural industry. (2010 *Economic Development Strategies*) There are many techniques to support the economic expansion, development, and solidification of Frankford agricultural industry. Certainly, diversity of agricultural commodities to broaden the agricultural base now dominated by hay and corn would help to ameliorate any economic downswing in either the general economy or a specific sector of the County’s agriculture industry. In general, the Agricultural Advisory Committee (AAC) and the Township stand behind the local agricultural industry. Some key items that the Frankford agriculture community can consider for economic development and sustainability are discussed below; however, with recent municipal funding issues, economic times and existing tax burdens, little if any financial support is expected. The AAC is supportive of agriculture initiatives, but the volunteer nature of the organization and the existing obligations hinder any increased efforts.

“Sell” agriculture as part of the Frankford “landscape.” The Frankford Township farmland preservation program has protected 1,121 acres since 2001 (see list of preserved farms in *Chapter 4*). As more Township farmland becomes preserved, and support for agriculture is woven into various sectors of the Township’s economy, farming may be assured a long-term presence of life in Frankford, diminishing any perceived agriculture impermanence the general public may have. A coordinated effort to “sell” agriculture as a

way of life that is enduring and significant to the Township and its economy will ensure area residents are aware of the many benefits of farmland, thus solidifying public economic support for agricultural industries. Signage on preserved farms and other outreach mechanisms, such as adult and youth farmer education, the NJ State Fair/Sussex County Farm and Horse Show in Frankford, farm stands and pick-your-own operations for both produce and Christmas trees, as well as Community Supported Agriculture will work to enhance farming throughout the Township.

Supply products and services to support the emerging agricultural profile. As large-scale agriculture becomes a way of the past in Sussex County, so have the suppliers that serve that market. The agricultural infrastructure is in a transitional phase to accommodate the change to smaller farms and more intensive agricultural operations. The County agricultural community can pursue options, which may include tax incentives, to entice appropriate suppliers and services to build business or presence in the area. As agriculture in Frankford becomes more “permanent” through increased preservation efforts, suppliers may return if they sense that a profitable supply business can be operated in the area. The Township welcomes agriculture-related businesses within the confines of its existing zoning. See *Chapter 2* for a list of suppliers serving Frankford and the broader region.

Farmers need to be adaptable to farm for, and supply, emerging markets in and out of the Township. Farms in Frankford have decreased in size during the last few decades, due in large part to the decline of large acreage dairy farms. Subsequently, farms are being subdivided to facilitate the increase in nursery and produce, equine and goat farms, which require less acreage. As an example of adaptability, one Township farm follows biodynamic farming practices, using its own compost and compost teas as fertilizers, employing passive forms of pest control, and feeding its pork on milk from its goats. Another farm sells certified organic Christmas trees, and an operation in a neighboring town sells certified organic firewood. Since agriculture is indeed a business, farmers must continue to be adaptable to change along with the needs and wants of its customer base. Support from the Sussex County Agriculture Development Board, Board of Agriculture, N.J. Farm Bureau, and other local and regional associations are vital to help the agriculture community be adaptable, and stay profitable.

Market Research – Frankford may want to consider coordinating with Sussex County to partner with Rutgers University’s Food Policy Institute, and the Rutgers Cooperative Extension of Sussex County to identify and integrate market research on agriculture and economic trends. The Food Policy Institute can be reached at (732) 932-1966.

Promote permanent markets – The agriculture community in Frankford can seek contracts with the County-operated Homestead Complex and area schools, such as the Frankford Township School and High Point Regional High School, to supply healthy, fresh farm products for use in their cafeterias. Area hospitals and other senior/nursing homes facilities in the area are also possible customers. Since all of these are permanent institutions, once established these markets can be considered as “permanent customers” and revenue sources for the Frankford agriculture community.

An example of this is the “Fresh Fruit and Vegetable Program,” sponsored by the U.S. Department of Agriculture. This is a program whereby participating school districts purchase locally grown produce for use in the school. Other criteria are accessibility of the produce to all students, and nutrition education. In the 2009-2010 school year, no Sussex County school was enrolled in this program. (NJDA)¹¹

Capitalize on Growing Population Centers – The nearness of large population centers in the area point to a need to expand food production and support the growing preferences for “eating locally” and organically. More Frankford farmers can consider taking advantage of these needs trends and adapt their farming as practicable for potential increased profitability and viability.

Flexible regulatory programs with various agencies – The 2006 Agricultural Smart Growth Plan for New Jersey, prepared by the NJDA, identified flexibility in government regulation as an important component relative to farm viability. (2006 Agricultural Smart Growth Plan) The Frankford agricultural community can work with the NJDA, and advocacy groups such as the New Jersey Farm Bureau and Sussex County Board of Agriculture, to ensure regulatory flexibility to the greatest extent possible. Examples where regulatory flexibility is important are the New Jersey Department of Environmental Protection’s Freshwater Wetlands Protection Act Rules” (N.J.A.C. 7:7A-et. seq.), which grant exemptions for agricultural activities, and also the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). The latter includes numerous agricultural permits-by rule and general permits, which allow the continuation of agriculture activities in otherwise regulated areas.

Frankford can continue to incorporate agriculture into its economic development plans, municipal master plans, and local zoning. Incorporating agriculture into local planning and zoning documents will help the Township protect its farmlands and rural character in the face of development pressure. As an example of its support of local agriculture, Frankford passed a Right to Farm ordinance in 1999 to ensure farmers have the ability to practice accepted agricultural operations. More than 90% of Frankford is zoned as Agricultural Residential (AR – single family residential with traditional five-acre minimum, or environmental conservation or open space/agricultural preservation options – see Chapter 3). The AR zone is where most of the Township’s farmland is located. In addition, Frankford supports agriculture, farms and farm stands as permitted or accessory uses in all of its zoning districts. Boarding stables are a conditional use in the AR district, and nurseries are a permitted use in the Agriculture/Residential and three commercial zones, but not in light industrial. These are ways in which the Township’s zoning is supportive of agriculture. The Township is willing to support economic development initiatives put forth by the County, but does not foresee financial resources available in the near term to develop such initiatives at the municipal level.

Minimum wage impact on farm businesses – The State minimum wage was raised to \$6.15 per hour in October 2005, followed by a second increase to \$7.15, effective October 2006, and a third increase to \$7.25 in July 2009. This minimum wage applies to farm workers and matches the federal minimum wage, as does neighboring New York State.

Pennsylvania, however, still has an exception for labor on a farm, giving it a competitive advantage in operations that are hired-labor intensive.

Generally, due to smaller farm size or less labor intensive crops such as hay and corn, farm labor costs are not as large a problem for Frankford farmers as they are for farmers in parts of the County or State that have major produce agriculture industries. However, even while the current minimum wage puts a financial burden on farmers, it is equally hard to find laborers willing work for such wages, particularly if these workers have to find housing for themselves, the cost of which is often out of balance with the wages they can earn. Due to the nature of farming in Frankford, particularly in regard to operations that deal with livestock and equine, Frankford farmers suffer from the difficulty of providing year-round on-farm housing for farm laborers. Both municipal regulations and state regulations (which focus more on seasonal labor housing) are nonsupportive in this regard. (*Sam Castimore*)

The Rutgers Cooperative Extension (RCE) of Sussex County and the Rutgers University Agricultural Experiment Station are vital to the long-term economic sustainability of agriculture in Frankford, Sussex County, and the State of New Jersey. Farmer education programs keep the Sussex County agriculture industry apprised of the most recent farm research and techniques, which helps Sussex County farmers to remain competitive. The Future Farmers of America (FFA) organization trains young people in agriculture practices, preparing them to be future Sussex County farmers. Both the RCE and FFA are discussed in detail in *Chapter 8*.

Location and emerging opportunities -- The Township is located a distance away from the major Interstate highways. The major traffic routes are 15 and 206. This limits many Frankford farmers to a customer base that either is local or travels to them through the draw of agri-tourism promotions such as County and State websites or the farm's own website. Some local farmers travel to farmers markets in other communities in addition to marketing from their own roadside stands or at the three-season farmers market at the fairgrounds.

Sussex County has more cropland devoted to corn, switch grass and other farm products that could be used to produce ethanol. Frankford farmers can piggyback on County support for establishing the plant, if not in the County, then in the region (southern Jersey or southern New York State). According to *Sam Castimore* of the Frankford AAC, there is a lot of interest in the State agricultural community regarding biomass production, and local farmers could benefit if programs on this and other alternative energy technologies such as solar, could be held in their region. Such a program recently held by Rutgers in Salem County received overwhelming attendance.

Frankford Township supports the representation of agricultural interests on regional and local industry boards, business organizations, and economic development associations. Farmers are represented on both the Township Committee and the Open Space Committee. The Township does not have the resources to initiate local programs and sees its greatest success in supporting and partnering with local and regional organizations (county, state,

and national), and in encouraging farmers to enroll and actively participate in programs to stimulate and encourage agricultural economic development.

Economic Development Programs

Frankford benefits from the economic development program provided by Sussex County to help the county's agricultural community stay strong and profitable. The following is a listing and brief discussion:

Community Farmers Markets – In 2010, three community farmers markets were operating in Sussex County. The market at the Sussex County Fairgrounds has recently become a three-season market:

- *Sussex County Farmers Market at the Fairgrounds*, 37 Plains Rd., Barn Building, Augusta, April 3rd - October, 2010, Saturdays, 9am-2pm. Fresh vegetables, fruits, flowers, perennials, heirloom vegetable plants, baked goods, cheese, honey, meats, eggs and many value added products. WIC and Senior Farmers Market Nutrition Program Coupons Accepted. Only Sussex County farmers participate, and all products are either Sussex County grown or *Jersey Fresh*.
- *Olde Lafayette Village Farmers' Market*, Routes 15 & 94, Lafayette, June 27th - October 31st, 2010, Sundays, 10:30am - 3:00pm. Variety of fruits and vegetables, organic items available. WIC & Senior FMNP vouchers accepted by some farmers.
- *Crystal Springs Farmers Market*, off Route 94, Hardyston, June 26th- Oct. 31st, 2010, Saturday 9:00 am - 2:00 pm. Variety of fruits and vegetables.

Community Supported Agriculture – Economic support of the Frankford agricultural community also comes from local grass roots groups. This support is embodied in Community Supported Agriculture, which consists of:

- A community of individuals who pledge support to a farm operation so that the farmland becomes the community's farm. In such an arrangement, the growers and consumers provide mutual support, and share the risks and benefits of agriculture.
- Members or "share-holders" of the farm pledge in advance to cover the anticipated costs of the farm operation and farmer's salary.
- Members receive shares in the farm's products throughout the growing season.
- Members also receive the satisfaction gained from reconnecting to the land and participating directly in food production.
- Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests.
- Generally, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.
(*National Agricultural Library*)¹²

DanaRay Farms in Frankford offers a single farm Community Supported Agriculture program of full and half shares, including some optional choices of fruit, eggs and honey, with a season from March through December.

Other Sussex County Economic Development Programs

- “Commercial Kitchen” – a pilot program to use Sussex County’s Vocation & Technical School’s certified kitchen for production of value-added farm products
- Goat Project – The RCE, the NJDA and the SC Board of Agriculture received funds to study the feasibility of processing local milk products in the County; an interim report published in 2001 indicated that this would be feasible. A second study will explore the possibilities of milk producers owning and operating their own processing plant to create value-added dairy products.

(2008 Sussex County Comprehensive Farmland Preservation Plan Update)

Additional Resources

There are numerous other resources that can be used by the Frankford agriculture industry to assist it in expanding and solidifying its economic base in the county and region. Several are listed below.

The New Jersey Department of Agriculture (NJDA) lists various informational Agriculture Economic Development Services on its website. These include:

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

*(Agricultural Economic Development Services)*¹³

To help solidify agri-tourism and the agriculture business in Sussex County, the NJDA lists on its website more than 30 Sussex County roadside markets and pick-your-own farms and provides links to a directory of Christmas tree farms and equine facilities. The County agri-tourism brochure also lists farms open to the public. Several Frankford Township operations are listed in these sources (see *Chapter 2*). The Frankford Township agricultural community can work with the County and the State to keep the lists updated and current.

Sustainable Agriculture Research and Education (SARE) is a United States Department of Agriculture “*competitive grants program with regional programs and regional leadership. SARE supports research and education that helps build the future economic viability of agriculture in the United States. SARE funding is authorized under Subtitle B of Title XVI*

of the Food, Agriculture, Conservation and Trade Act (FACTA) of 1990.” (SARE)¹⁴
SARE funds are used for:

- *Farmer/Rancher Grants*: These grants help farmers who have an innovative idea they want to test that would prove beneficial to the wider farm community; they require partnership with a technical advisor such as an extension agent.
 - *Partnership Grants*: These grants are for RCE and NRCS personnel, non-profits, and agricultural consultants who work directly with farmers. Grants are used for on-farm research, demonstration and marketing projects that address sustainability and must be conducted with at least one farmer.
 - *Sustainable Community Grants*: These grants make a direct connection between community revitalization and farming, addressing issues such as farm finance, marketing, land use, water use, value-added product development and are awarded to municipalities, educational institutions, RCE or NRCS.
 - *Professional Development Grants*: These grants fund projects that help RCE educators and other agricultural professionals learn and transmit the knowledge needed to help farmers move toward greater sustainability.
 - *Research and Education*: This program funds projects that lead to farmers adopting sustainable practices. The emphasis is on improved farming practices and an enhanced quality of life for farmers and rural communities.
 - *Agroecosystems Research Grants*: This program funds long-term research that can lead to developing new models of farming that future farmers can adopt.
- (SARE)

As defined by Congress, sustainable agriculture is an integrated system of plant and animal production practices having a site-specific application that will, over the long term:

- Satisfy human food and fiber needs;
 - Enhance environmental quality and the natural resource base upon which the agricultural economy depends;
 - Make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls;
 - Sustain the economic viability of farm operations; and,
 - Enhance the quality of life for farmers and society as a whole.
- (SARE)

The Agricultural Marketing Resource Center (AgMRC) is a “*national information resource for value-added agriculture.*” A project of Iowa State and Kansas State Universities, and formerly the University of California, funded in part by a USDA Rural Development grant. AgMRC provides information to help farmers “*assess value-added market opportunities, investigate processing options and understand business and production issues*” for agricultural commodities and products such as agri-tourism, renewable energy, livestock, specialty crops, and numerous others. In general, the goals of AgMRC are to:

- Provide value-added business and economic analysis tools, including information on business principles, legal, financial and logistical issues as an aid to business development.

- Provide an electronic, Web-based library (www.agmrc.org) with powerful search capabilities to make such value-added information available to producers.
 - Conduct research and analysis on economic issues facing producers involved in value-added business ventures.
 - Conduct outreach activities such as workshops, seminars, newsletters and WebMail to disseminate this research and information to producers, businesses and others involved in value-added agriculture.
- (*Agricultural Marketing Resource Center*)¹⁵

The AgMRC website offers numerous business development information links, as well as links to other government and non-government sources for business development. This website can be used by the Frankford agricultural community as a resource as they consider the development and implementation of value-added products.

Future of Agriculture

The future of agriculture in Frankford Township is being shaped by market forces and social trends that are occurring throughout New Jersey. These trends have already begun to redefine the traditional agricultural industry in Frankford Township. Among the most substantial trends shaping local agriculture has been the extended decline in the dairy market. Dairy is the foundation of the region's agricultural industry, and its continued decline impacts dairy farmers and their support businesses as they transition towards other forms of agriculture. Consequently, grain and hay farms that support them may move toward different agricultural activities as well, as has been seen in Frankford with the decline in acres devoted to field crops, particularly corn, alfalfa hay and oats.

Goats, meat and egg chickens, and turkeys appear to be growing sectors in Frankford. Christmas trees, apples and pumpkins are doing well and should continue to do so, since they serve the active agri-tourism industry in Sussex County. These may be niches for Frankford farmers to continue to explore.

Another challenge facing the area's farmers is increasing land prices (as can be seen in the rise in easement value paid for farmland development rights from a low of \$850/acre in 2001 to an average of \$8,500/acre for the Frankford farms preserved in 2009). There is also pressure on municipalities to raise property taxes to cover services, while a slowed economy creates an opposing pressure to conserve their resources and minimize services in order to hold the line on taxpayer costs. This trend indicates that farmers will show a greater preference for renting rather than owning land, that farm operations will take up less space and utilize more intensive practices on their land, and that more and more farmers no longer make farming their primary occupation. Increasing land prices also threaten to replace many of Frankford and Sussex County's farmlands and open space areas with residential and commercial developments that are less compatible with agricultural production, although development growth has been slow and relatively constant, numbering below 20 new single family permits annually in recent years. However, some of the newer developments occupy large tracts of former farmland, and the proposed Town Center would occupy prime agricultural lands if it comes to fruition. The

Frankford Agricultural Advisory Committee can work with the Township Committee and the Land Use Board to ensure that agricultural viability and sustainability is a continuing focus for the Township, as it plans its future.

The combination of traditional agricultural markets declining and land costs increasing will likely promote innovation in the ways farmers supplement their incomes. Farmers are currently trying to meet these challenges by producing goods with higher rates of return, such as nursery goods, farm stand merchandise, and equine services. Agri-tourism facilities, such as farm stands, pick-your-owns, and petting zoos, may become more numerous as the County's residential population grows, expanding the market for these types of services. Frankford Township is positioned to be the recipient of much of this bounty, due to the location of the Sussex fairgrounds within its borders.

Returns from "direct" sales of agricultural products to consumers have increased in recent years. This indicates that the anticipated trends towards more innovative farming practices have already begun to influence agriculture in Sussex County. Direct agricultural sales generated \$774,000 on 172 Sussex County farms in 1997 – a figure which grew to \$1,530,000 on 242 farms in 2007. Niche products such as packaged and organic goods that generate "value added" revenue streams are likely to increase as well. Between 2000 and 2007, the number of farms in Sussex County reporting organic production rose from 10 to 17, Unaccountability sales declined from \$97,000 to \$45,000, which is the reverse of a stunning statewide increase from \$222,000 to \$4,250,000. For the Frankford/Branchville and Sandyston (partial) area, there were 5 operations reporting sales of organic products in 2007. (*Census of Agriculture*)

In discussions with the Agricultural Advisory Committee and Open Space Committee, and with the public and the Frankford Township Committee at the October 19, 2010 public meeting for this Plan, the following were indicated to be of special concern for the Frankford Township agricultural community relative to long-term agriculture operations:

- The negative effects associated with open space that is not stewarded and allowed to lie fallow;
- Targeted farmland preservation areas being in conflict with areas targeted for possible commercial development;
- Not being able to divide property once it's preserved ;
- Not being able to build additional structures to house family or help;
- Loss in value of the land once its development rights are sold and it's been preserved; and
- Lack of money to fund preservation efforts.

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- ¹ New Jersey Department of Agriculture. Agricultural Smart Growth Tool Kit “Planning for Agriculture”. <http://www.state.nj.us/agriculture/toolkit.htm>. Accessed August 2009.
- ² New Jersey Department of Agriculture, 2006 Agricultural Smart Growth Plan. <http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf>. Accessed August 2009.
- ³ New Jersey Department of Agriculture, 2010 Economic Development Strategies. <http://nj.gov/agriculture/conventions/2010/ecodevestrategies.pdf>. Accessed December 2010.
- ⁴ New Jersey Department of Agriculture, State Agriculture Development Committee. New Jersey Farmland Assessment data. 2006 (Tax Year 2007). Sussex County – Frankford Township.
- ⁵ United States Department of Agriculture, National Agricultural Statistics Service. www.agcensus.usda.gov. Accessed August 2009.
- ⁶ Blair Academy. “Sustainability at Blair.” http://www.blair.edu/About_Blair/ab_sustainability.shtm. Accessed October 26, 2010.
- ⁷ Personal communication with Sam Castimore, Chair, Frankford Township Agricultural Advisory Committee. November 2010.
- ⁸ 2010 Directory of Facilities. Prepared the NJDA’s The New Jersey Equine Advisory Board. <http://www.jerseyequine.nj.gov/equinefacilities.pdf> Accessed December 2010.
- ⁹ DanaRay Farm website. <http://www.danarayfarm.com>. Accessed December 2010.
- ¹⁰ NJDA. Organic Certification Program. <http://www.nj.gov/agriculture/divisions/md/prog/jerseyorganic.html>. Accessed December 2010.
- ¹¹ New Jersey Department of Agriculture. Fresh Fruit and Vegetable Program. <http://www.state.nj.us/agriculture/divisions/fn/chiladult/fruitandvegetable.html>. 2009-2010 Participating New Jersey Schools, <http://www.state.nj.us/agriculture/divisions/fn/pdf/2009-10FFVSchools.pdf>. Accessed November 2010.
- ¹² United States Department of Agriculture, National Agricultural Library, Alternative Farming Systems Information Center, Community Supported Agriculture. <http://www.nal.usda.gov/afsic/pubs/csa/csa.shtml>. Accessed June 2007.
- ¹³ New Jersey Department of Agriculture, Agricultural Economic Development Services. <http://www.state.nj.us/agriculture/divisions/md/prog/agriculareconomic.html#top>. Accessed December 2010.
- ¹⁴ New Jersey Department of Agriculture, Sustainable Agriculture Research and Education (SARE). <http://www.state.nj.us/agriculture/grants/sare.html>. Accessed December 2010.
- ¹⁵ Agricultural Marketing Resource Center. About Us. Quarterly Reports. <http://www.agmrc.org/>. Accessed December 2010.

CHAPTER 7: NATURAL RESOURCE CONSERVATION



Preservation of farmland is the cornerstone of the New Jersey Department of Agriculture (NJDA)'s *Agricultural Smart Growth Plan* and the Farmland Preservation Program. However, there is more to farmland preservation than retirement of development rights or outright purchase of farms. A major contributor to a successful, long term farmland preservation program is the conservation of natural resources on farms, without which the long term sustainability and viability of New Jersey's preserved farmland would be in doubt.

Natural Resource Protection Agencies

There are numerous entities, both public and private, that administer, fund, and provide technical guidance for Frankford farmers relative to natural resource conservation. These entities are in place to assist farmers with natural resource conservation issues, and can be called upon by farmers for appropriate assistance.

Natural Resources Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA)'s Natural Resources Conservation Service (NRCS). The NRCS provides technical assistance suited to natural resource issues, such as management of soil and water, which are specific to a farmer's needs, with ample opportunity for cost shares and financial incentives. (*Information for Farmers*)¹

The local NRCS office serving Frankford Township is located at Building 1, 101 Bilby Road, in Hackettstown Commerce Park.² Frankford farmers may utilize this local NRCS office for assistance. NRCS also will reach out directly to landowners if they know of a farmer who is in need of technical assistance, or could use the guidance of the NRCS staff.

The local NRCS office helps to prepare Conservation Plans for farmers. These Conservation Plans nearly always include strategies to conserve soil and water, but may also include conservation practices for flora, fauna and clean air. If all five elements are included, they are referred to as Resource Management Plans. Within one year of selling their development easement, owners of preserved farms are required to develop a Conservation Plan. These Plans are also recommended before applying for natural resource

conservation programs such as the Wildlife Habitat Incentive Program (WHIP), the Environmental Quality Incentive Program (EQIP) and the State Cost Share Program (Eight-Year Program). The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects. For more information, contact the NRCS office at (908) 852-2576, extension 3, or visit the website at www.nj.nrcs.usda.gov.³ (*Dan Mull and Maria Collazo, NRCS*)

Discussions with the local NRCS office personnel indicate the following strategies would strengthen natural resource conservation efforts for farms in Sussex County and its municipalities, including Frankford:

- As previously stated, owners of preserved farms are required to develop a Conservation Plan within one year of selling their development easement.
- Owners of preserved farms have an obligation to conserve natural resources on their farms. Development of a Conservation Plan is a good first step towards fulfilling this obligation.

(Dan Mull)

The District Conservationist is Dan Mull. He can be reached at (908) 852-2576, extension 114 or dan.mull@nj.usda.gov. Mr. Mull and his staff (listed below) can be contacted by Frankford farmers for assistance or for more information on the availability of NRCS programs in the Township.

		Ext.
District Conservationist	Dan Mull	114
Resource Conservationist	Jim Wick	116
Soil Conservationist	Bea Sabouathone	117
Soil Conservationist	David Schaaf	113
Ag. Resource Specialist (CAP)	Jillian Jaworski	115
Civil Engineering Technician	Jim Kleindienst	105
Engineering Technician	Adam Northrup	122
Program Assistant	Mim Dean	101

(NRCS Personnel Directory⁴)

An additional resource available from the NRCS is the “Field Office Technical Guide.”⁵ It contains information about the development and implementation of soil, water, air, flora, and fauna resource conservation practices, and is used to develop Conservation Plans. Conservation practices discussed in the Guide that are pertinent for Frankford include, but are not limited to:

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

(Maria Collazo)

Sussex County Soil Conservation District

Another partner in the conservation of agricultural resources is the NJDA Division of Agricultural and Natural Resources. Among its responsibilities, the Division works through the State Soil Conservation Committee (SSCC) to administer "*policies and programs to conserve and develop the state's soil, water and related natural resources on agricultural and urban lands.*" (*Agricultural and Natural Resources*)⁶

The SSCC coordinates and supports the work of the state's 15 local soil conservation districts (SCDs), one of which is the Sussex County SCD. The Sussex County SCD is under the jurisdiction of a volunteer five-member Board of Supervisors currently chaired by Barbara Rosko and chosen to reflect the various geographical regions of the County and interest areas of the District. The Sussex County SCD is charged with reviewing and approving conservation plans, implementing agricultural conservation planning assistance, agricultural conservation state cost-sharing program grants, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, storm water discharge authorization, and soil survey information. (*Agricultural and Natural Resources*) Under a separate law, the District regulates soil erosion from construction sites. Soil disturbances, such as new farm buildings, roads, hoop houses, that are not tillage related and disturb more than 5,000 square feet need to obtain a soil erosion and sediment control certification from the District. (*Clifford Lundin, District Manager*)⁷

Frankford farmers may approach the local SCD office with a Conservation Agreement Request to apply for technical assistance and/or financial assistance with the NRCS. If approved, the Conservation Agreement Request is forwarded to the local NRCS office in Hackettstown for processing. The administration of the Request includes preparation of a Conservation Plan. The Sussex County SCD is involved in review of conservation plans and must give final approval. (*Maria Collazo*) These Conservation Agreements are prerequisites to qualify for NRCS assistance and qualify farm owners for consideration for assistance under a State Cost Share (8-Year) program. (*Clifford Lundin*)

The Sussex County SCD office is located at 186 Halsey Rd, Suite 2 in Newton. The phone number is 973-579-5074, and the District Manager is Clifford Lundin. He can also be reached at sussex@sussexscd.org. Mr. Lundin and his staff (listed below) can be contacted by Frankford farmers for assistance. (*Sussex County SCD*)⁸

- Clifford R. Lundin, District Manager
- Jeff Eckert, Erosion Control Inspector
- Joe Baysa, Erosion Control Inspector
- Cathy Williams, Administrative Assistant
- Peggy Zvalaren, District Clerk

Rutgers Cooperative Extension of Sussex County

The Rutgers Cooperative Extension (RCE) of Sussex County provides both field and technical research focused on best management practices for farmers to ensure the long

term viability of both the agricultural economy and the natural resources upon which it is based.

Relative to natural resource conservation, the RCE of Sussex County offers the Agriculture and Natural Resource Management program. This educational program serves farmers, turf, nursery and landscape professionals and home gardeners. Services offered by extension personnel include soil testing; plant, weed and insect identification; plant disease and insect diagnosis; pest management recommendations for agricultural operations; and educational publications covering a range of agricultural topics. The RCE helps clients “*acquire knowledge to make informed decisions.*” (RCE)⁹ An example of this service is helping to prepare animal waste management plans, so as to reduce impacts to watersheds from farm animal manure.

The RCE of Sussex County is located at 129 Morris Turnpike, Newton, NJ. Brian Oleksak is the Department Head and an Agricultural Program Associate specializing in commercial and consumer horticulture, including the Sussex County Master Gardener program. Stephen Komar is the County Agricultural Agent, specializing in commercial plant and animal agriculture. (RCE) They may be contacted with any questions or for information on education programs or services. Mr. Oleksak can be contacted via e-mail at oleksak@njaes.rutgers.edu and Mr. Komar at skomar@njaes.rutgers.edu. Both can be contacted via phone at 973-948-3040.

The SSCC, NRCS, Sussex County SCD, and RCE of Sussex County, are part of the New Jersey Conservation Partnership. This partnership of agencies strives to further soil and natural resource conservation efforts. (*Agricultural and Natural Resources*)

New Jersey Department of Environmental Protection

The New Jersey Department of Environmental Protection (NJDEP)’s Division of Parks and Forestry oversees the ***Private Lands Management Program***. One aim of this program is to foster wise stewardship and management on 1.54 million acres of forest lands owned by 88,700 private landowners (*Division of Parks and Forestry*)¹⁰ This includes private woodlands under Farmland Assessment, which totaled 388,004 acres statewide in 2007. (*Farmland Assessment*)¹¹ Many properties in Frankford that are farmland assessed include extensive woodland tracts, especially in the western portion of the Township. Such tracts were added as “farm products” in the 1970’s. There are two classifications of woodlands under this program: appurtenant (or attached) woodlands and non-appurtenant (or unattached) woodlands. Overall, woodland acreage under farmland assessment decreased 44% between 1990 and 2007, with appurtenant woodlands decreasing by 47% and non-appurtenant woodlands decreasing by 40%.

Appurtenant woodlands are woodland acreage on a farm less than or equal to farmed acreage. So, if 125 acres of a farm are woodland and 50 acres are tilled or pastured, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP to qualify for farmland assessment. (*Jim Barresi*) In Frankford, between 1990 and 2000, attached woodland acreage changed little, with 2,637 appurtenant acres in farmland

assessment in Frankford in 1990 and 2,421 acres in 2000. Between 2000 and 2007, there was a significant drop to 1,398 acres. (*Farmland Assessment*)

Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). So, in the previous example, 75 of the 125 acres of woodlands would be non-appurtenant (125 woodland acres minus 50 farmed acres). In Frankford for 2007, there were 1,356 acres of non-appurtenant (or unattached) woodland in farmland assessment, up slightly from 1,177 acres in 2000, but down 40% from 2,268 acres in 1990. (*New Jersey Farmland Assessment*)¹²

Requirements for non-appurtenant woodland tracts are listed in N.J.A.C. 18:15-2.7. These tracts must be utilized by the farmer as a sustainable “product” and require Woodland Management Plans (WMPs) in order to receive reduced local property taxes accorded properties in the farmland tax assessment program. (*Jim Barresi*)¹³ The NJDEP’s Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews farmland assessment applications that include WMPs. These WMPs are prepared for farmers by private consultants. The BFM maintains a list of foresters for this purpose. Once a WMP is in place, a “Woodland Data Form” must be submitted with the farmland assessment application yearly to certify compliance with the WMP. However, the NJDEP, BFM, also inspects each site once every three years to verify compliance. (*Jim Barresi*) Since reduced local property taxes are often critical in keeping active agricultural lands economically viable, the NJDEP is an important partner for Frankford’s farmland preservation efforts.

The NJDEP’s Nongame and Endangered Species Program also administers the ***Landowner Incentive Program*** (LIP). LIP works to improve habitat, habitat management, and habitat protection for threatened and endangered species on private lands, some of which are agricultural lands. Project durations must be for a minimum of five years, and the property owner contributes a minimum 25% cost share. Some grain farmers have expressed concern over the use of LIP. This is because it provides habitat not only for threatened and endangered species but also for nuisance wildlife such as deer and turkey, which are known to cause severe loss to corn and other farm products.

LIP has been in existence in New Jersey since 2005 but has not been funded since 2007. While the program continues for contracts already in place, as of October 2010 there are no farm acres in Frankford that are enrolled in LIP and no new requests can be considered unless or until new funding is established for the program. (*Kim Korth*)¹⁴

USDA, Forest Service’s Forest Stewardship Program

The United States Forest Service sponsors the Forest Stewardship Program. This program supports landowners whose property has a WMP that recognizes and manages the wetlands, wildlife, aesthetics, soil, and water in addition to the commercial woodlands on the property. This program, when fully funded, offers landowners cost-share initiatives to allow the landowners to fully follow the guidelines in their WMP. In New Jersey, the state farmland tax program and the U.S. Forest Service program have merged to allow one

planning document for the landowner where the stewardship plan meets the state tax code and eliminates conflicts between the two. Increasing enrollment of landowners in this merged state-federal program will ensure increased protection of the natural resources for an extended period. The minimum is a ten-year management plan. This does not ensure preservation of the land in perpetuity, but it does allow recognition of the importance of the land value and stewardship of the property for a longer period of time. (*Forest Stewardship Program*)¹⁵

In Frankford, there are 49 acres of farmland on 3 different properties enrolled in the Forest Stewardship Program. (*Jon Klischies*)¹⁶

North Jersey Resource Conservation and Development Council

The North Jersey Resource Conservation and Development (RC&D) Council's main mission is to “*facilitate the transition to sustainable use and protection of the region's human and natural resources,*” including agricultural management for water quality and agricultural sustainability. The RC&D accomplishes this by working with communities and regional partnerships to deliver coordinated resource conservation and rural development assistance. Among other programs, the North Jersey RC&D offers a River-Friendly Farm Certification Program (currently limited to farms in the Raritan River Basin), which is a voluntary certification program designed to provide technical assistance and recognize farms that protect our shared natural resources through responsible management.

With support from the USDA, NRCS, each RC&D area usually consists of several counties, and has a council composed of local citizens and government representatives who serve on a voluntary basis. The North Jersey RC&D Council includes the counties of Hunterdon, Morris, Somerset, Sussex, Union and Warren. The office is located at 54 Old Highway 22, Suite 201, in Clinton, Hunterdon County, and the phone number is 908-735-0733. Sussex County government representatives include Chair Barbara Rosko (Sussex County Soil Conservation District) and Secretary Eric Snyder (Sussex County Planning Department). Frankford farmers can contact the North Jersey RC&D Council for assistance with issues related to natural resource conservation and sustainable farming. (*North Jersey RC&D Council website*)¹⁷

Wallkill River Watershed Restoration Plans

Under the lead of the Sussex County Municipal Utilities Authority (SCMUA), a consortium of stakeholders known as the Wallkill River Watershed Management Group, has received a \$1.4 million grant to implement watershed restoration plans for the Papakating Creek and Clove Brook (Wantage) watersheds. Their work plan includes Agricultural Best management Practices such as stream fencing, manure management and active conservation plans, as well as stream bank stabilization and riparian buffer restoration, and, according to Dan Mull of the NRCS, they are looking for farmers and other property owners to share in the implementation of the plan, with funding available to help on an individual project basis. Interested farmers should contact the Watershed Coordinator at (973) 587-6998, extension 109 or nsajdak@scmua.org.

Private nonprofit groups and private citizens

The preservation of agriculture and agricultural resources needs not only the broad support of state, county, and local governments but also the help of private nonprofit groups and citizens. Without this help, government programs and support for agriculture would fall short of what is needed to protect the natural resource base of the agricultural landscape. Nonprofit groups and individual citizens spend countless hours providing and sharing their expertise, as well as raising and contributing money. They are invaluable in assisting with all phases of farmland preservation for Frankford, including natural resource conservation and stewardship.

The Frankford agriculture community has the support of a variety of committees and organizations, including the Frankford Township Agricultural Advisory Committee (AAC), Frankford Township Open Space Committee (which makes recommendations concerning expenditures from the Open Space, Recreation and Farmland Preservation Trust Fund), Sussex County Board of Agriculture, Sussex County Agriculture Development Board (CADB), New Jersey Farm Bureau, 4-H, Future Farmers of America, and the New Jersey State Fair-Sussex County Farm and Horse Show held in Frankford.

Local and regional nonprofit organizations also contribute to the permanent protection of farmland. These groups include the Ridge and Valley Conservancy, The Land Conservancy of New Jersey, The Nature Conservancy, New Jersey Conservation Foundation and New Jersey Audubon Society.

The Frankford Township agricultural community, via the Frankford AAC and Sussex CADB, can work with nonprofit organizations and private citizens in a coordinated fashion to further the farmland preservation program in the Township.

Resource Protection Programs and Funding

2002 and 2008 Farm Bills

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) was landmark legislation, with much of its focus on conservation funding and environmental issues. Conservation provisions were designed to assist farmers in being good stewards of the land through grants and technical assistance. Voluntary programs relevant to New Jersey, and Sussex County, included the Conservation Reserve Enhancement Program (CREP), Conservation Innovation Grant Program (CIG), Environmental Quality Incentives Program (EQIP), Farm and Ranch Land Protection Program (FRPP), Grassland Reserve Program (GRP), Wetlands Reserve Program (WRP), and Wildlife Habitat Incentives Program (WHIP). (*Conservation Programs*)¹⁸ These programs are continued under the Food, Conservation and Energy Act of 2008 (2008 Farm Bill), which provides for “*the continuation of agricultural and other programs of the Department of Agriculture through fiscal year 2012.*”¹⁹ As in the past, the programs are administered by the local NRCS office in Hackettstown, and the Sussex County SCD, as discussed in this section.

The Mid-Atlantic region, of which New Jersey is part, is generally underserved by federal farm programs. The Northeast/Mid-Atlantic region receives on average less than two cents in commodity payments for every dollar in farm sales, in stark contrast to over fifteen cents in some Midwest and Western states. With smaller than average farms, lower profit margins, varied crops, and development pressure, New Jersey has unique farm and food policy needs, which do not match other, larger agricultural states who receive the bulk of commodity payments. (*American Farmland Trust*)²⁰ The 2008 Farm Bill created the new Average Crop Revenue Election (ACRE) program. This is a revenue guarantee program based on “five-year state average yield and the two-year national average price.” The program is voluntary, but participants would receive payments when their revenue falls below established levels. (*Farm Bureau Update newsletter*)²¹ Such a revenue support system may well have a positive effect for Sussex County farmers, since it would help specialty crops and niche markets receive their fair share of payment support.

Some of the most significant gains in the 2008 Farm Bill were made in the area of conservation practices. Authorized funding increased by over \$4 billion, which should translate into increased stewardship practices, and a healthier environment via cleaner water, reduced erosion and enhanced wildlife habitat. However, many of the programs require annual appropriations from Congress, which often can mean a shortfall in full implementation of these critical conservation programs. Some highlights of the 2008 Farm Bill include:

- Improvement of the Farm and Ranch Lands Protection Program (FRPP) to allow for greater flexibility at the local level. Nationally, authorized funding rises from \$97 million to \$200 million a year by 2012.
- Expansion of the Environmental Quality Incentives Program (EQIP) to allow for innovative approaches that generate public benefits such as water and soil quality improvements, renewable energy production, and wildlife and open space protection. Nationally, authorized funding rises from \$1.2 billion to \$1.75 billion in 2012.
- Establishment of a conservation loan guarantee program to help producers secure low interest loans in order to implement often-costly conservation and environmental practices.
- Creation of a cooperative conservation initiative as a way for producers and community groups to work together on common natural resource concerns.
- Greater flexibility with third party technical assistance providers to identify and implement the most effective conservation practices appropriate for the land.
- Continuation of the Wetlands Reserve Program (WRP) and the Grassland Reserve Program (GRP) to protect water resources and expand wildlife habitat.

(*American Farmland Trust website*)²²

The following is a synopsis of the natural resource conservation programs funded by the 2008 Farm Bill. They will be implemented by NRCS and the Sussex County SCD, and to a minor degree the Farm Service Agency, which is also part of USDA. These programs are

the backbone of natural resource conservation efforts in Sussex County and its municipalities, including Frankford.

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

Through CREP and CRP, agricultural producers voluntarily retire land to protect environmentally sensitive areas, decrease soil erosion, provide and restore wildlife habitat, and protect ground and surface water. (*NRCS Conservation Programs*)²³ CRP focuses on planting resource-conserving covers. CREP is used mostly along streams and rivers, to protect water resources. Examples of conservation practices include riparian buffers and filter strips for water quality, and contour buffer strips to reduce soil erosion. With incentive payments for farmers to fully implement a CREP contract, payment for this program may be fully funded by NRCS and NJDA. Both programs offer annual rental payments and cost-share assistance and require a 10 to 15-year contract. (*Maria Collazo*) There are no active contracts in Frankford Township.²⁴

Conservation Innovation Grants (CIG)

The aim of the CIG program is to stimulate the development and adoption of conservation approaches and technologies that are innovative, in conjunction with agricultural production. Funds are awarded as competitive 50-50 match grants to non-governmental organizations, tribes, or individuals. CIG is authorized under and funded through EQIP (see below), and administered by the NRCS. The CIG program offers both national and state components. At the state level, four CIGs were chosen for 2009, providing about \$200,000 in funding for innovative projects. The 2010 application deadline was in June and one project focusing on native plant seed products was chosen, receiving \$75,000 in funding. No CIG grants have been awarded in Frankford. (*NRCS Conservation Programs*)

Environmental Quality Incentive Program (EQIP)

EQIP is a conservation program in which farmers receive financial and technical assistance with structural and management conservation practices that address soil, water, and grazing land concerns. (*NRCS Conservation Programs*) New Jersey funding for 2010 focused on Livestock; Irrigated Cropland; Dry Cropland; Woodlands; and Organic Operations, with contract offers that include practices to address soil quality, soil erosion, water quality, reduced animal waste production and reduced energy consumption receiving high priority²⁵ EQIP is the most well funded of all the programs, receiving approximately \$4 million statewide on an annual basis. In Sussex County, there are 18 active EQIP contracts in Sussex County. While some farms in Frankford may be assisted through EQIP, the number of farms enrolled is not tracked on a municipal level. (*Dan Mull*)²⁶

Farm and Ranch Land Protection Program (FRPP)

FRPP provides up to 50% matching funds to purchase development rights and conservation easements to keep farm and rangeland in agricultural use. The USDA partners with state,

tribal, or local governments, and non-governmental organizations. (*NRCS Conservation Programs*) Farmers accepting funds through this program must adhere to strict impervious surface limitations. In New Jersey, this program receives approximately \$500,000 to \$1 million annually, most of which goes to the State Agriculture Development Committee or private conservation groups. (*Maria Collazo*) The FRPP provided \$271,701 towards preservation of the Bain farm in Frankford Township in 2009.

Wetlands Reserve Program (WRP)

WRP offers farmers payments for restoring and protecting wetlands on their property that had been previously drained for agricultural use. Wetlands help reduce flooding, filter pollutants from water, provide critical wildlife habitat, and protect open space. (*NRCS Conservation Programs*) Payment by NRCS is based upon appraised agricultural land value. With appraised values from \$100 to \$2,000 per acre, many farmers are not willing to create wetlands on otherwise productive agricultural lands. As a result, the WRP is not widely used in Sussex County. (*Tim Dunne*)

Wildlife Habitat Incentives Program (WHIP)

The Wildlife Habitat Incentives Program (WHIP) is a voluntary USDA program for improving or developing fish and wildlife habitat on private lands. The program provides both technical and financial assistance to establish and enhance habitat for priority species and habitat types.

NRCS and their wildlife partners in the state developed a state plan to direct WHIP financial and technical assistance in several areas. Applications are accepted year-round for individual projects that meet one of these objectives: Pollinator Habitat, Grasslands Habitat, Disturbance-dependent Habitat, Bog Turtle Priority Species, Wetland Habitat and Delaware Bay Priority Area. For more information visit the NRCS website at <http://www.nj.nrcs.usda.gov/programs/whip> or contact the Hackettstown Service Center at: (908) 852-2576, extension 3.

Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. There are 7 active contracts in Sussex County. While some farms in Frankford may be assisted through WHIP, the number of farms enrolled is not tracked on a municipal level. (*Dan Mull*)

Funding for WHIP through 2012 is authorized at \$85 million per fiscal year. (http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/whip_factsheet.pdf)

SADC Soil and Water Conservation Grants

The New Jersey Department of Agriculture, State Agriculture Development Committee (SADC) has in the past provided grants to farms that are permanently preserved, or are enrolled in the Eight Year Program, with permanently preserved farms given priority for funding. The purpose of the grants and program is to provide funding for soil and water conservation practices.

The types of soil and water conservation projects funded by SADC include soil erosion and sediment control systems (terrace systems), control of farmland pollution (stream protection; sediment retention, erosion or water control systems; animal waste control facilities; and agri-chemical handling facilities), the impoundment, storage and management of water for agricultural purposes (diversions; water impoundment reservoirs; irrigation systems; and drainage systems), and management of land to achieve maximum agricultural productivity (land shaping or grading) while conserving natural resources. (*Soil and Water Conservation Grants*)²⁷

These grants fund soil and water conservation projects approved by the Sussex County Soil Conservation District (District), with the program administered by both the District and the local NRCS office in Hackettstown. Both the District and the local NRCS office also provide technical assistance for Eight Year Program projects. Once the District deems the conservation project necessary and feasible, applications are forwarded to the New Jersey State Soil Conservation Committee (SCC), which recommends projects to the SADC for funding approvals. (*Soil and Water Conservation Grants*) Traditionally, 50% of the costs of approved soil and water conservation projects are paid with grant funds, but up to 75% has also been approved in the past. As of October 2010, \$500,000 in grant money for the 2010 year remained available. (*Clifford Lundin*)²⁸

Water Resources

The Importance of the Water Resource

The protection of the water resource as it relates to agriculture and farmland preservation in Frankford cannot be overstated. Without a consistent, plentiful, adequate and clean water source, agriculture cannot exist. In addition, farms are critical as open space areas to provide aquifer water recharge. In Frankford, many farm-assessed properties occupy some of the higher-ranking aquifer recharge areas and/or border the Paulins Kill, Papakating Creek and their tributaries (See *Farmland Map* in the Maps section). To a certain extent, some aspects of ensuring clean and plentiful water can be controlled at the individual farm level. These include:

- Minimizing the use of synthetic chemicals such as fertilizers, herbicides, pesticides, and fungicides so as to lessen impacts to groundwater;
- Providing riparian buffers along watercourses, so as to protect streams from the aforementioned synthetic chemicals;
- When possible, practicing organic farming methods;
- Practicing appropriate timing of chemical application, so as to minimize its use; and
- Practicing water conservation techniques, such as drip irrigation and water reuse for certain types of farming where feasible, such as smaller scale vegetable and fruit operations.

The necessity of clean and plentiful water, and its precariousness, is clearly stated in the *Sussex County Strategic Growth Plan*. The Plan indicates that clean water is “*part of the*

Sussex County character.... Particular focus should be on water quality, recharge, overall watershed management, soil erosion, protection of natural resources, threatened and endangered species and other indicator species habitat....A degradation of water quality exerts a negative impact on quality of life and property values.” (2007 Sussex County Strategic Growth Plan)²⁹ Some potential contamination sources are pesticides, which are used in agriculture and at private residences, and underground storage tanks for various substances such as gasoline and diesel fuel. Underground storage tanks are sometimes used on farms as fuel sources for equipment.

In addition, the 2003 *Sussex County Open Space and Recreation Plan* indicates the importance of agriculture to the water resource by stating, “*Agricultural land provides significant benefits associated with water. The fields and woodlands slow the force of storm water and allow more of it to filter into the ground. Conversion of this land to other uses having impervious surfaces would severely limit this function. These open fields also create the vistas and are the focal point of views from Sussex County’s higher elevations.*” The Plan states that “*Approximately 95% of Sussex County residents rely on groundwater for consumption. However, the Highlands-Appalachian province that Sussex County exists in has the least favorable conditions of any in the State for reliable groundwater supplies. The water resources are considered acceptable only as “potable supplies for small municipalities and farms.” (2003 Sussex County Open Space Plan)³⁰*

The *State Development and Redevelopment Plan* also discusses the importance of the water resource. The State Plan Policy Map from June 2010 (see *Chapter 3*) indicates that Frankford’s farmland is found predominantly in areas mapped as Rural Planning Area and, to a lesser degree, Rural/Environmentally Sensitive or Environmentally Sensitive Planning Areas. In all three of these areas, the Plan’s intent is to confine future/programmed sewer and public water service areas to centers or center-based developments. (*Draft Final New Jersey State Development and Redevelopment Plan*)³¹

Finally, emphasis is also given to the importance of the water resource via the New Jersey Department of Agriculture which “*...is working with Rutgers Cooperative Extension, the Natural Resources Conservation Service, the United States Geological Survey, the New Jersey Department of Environmental Protection and the farm community to assess the water needs of agriculture and to assist in the development of essential rules, policies and guidelines to ensure an adequate water supply to meet the current and future needs of the agricultural industry.” (2006 Agricultural Smart Growth Plan)³²*

Physical Features and Water Aquifer Supply Characteristics

The physiographic and geologic layout of Frankford dictates water supply, availability and recharge, as well as location of agriculture.

As indicated in the 2006 *Frankford Environmental Resource Inventory (ERI)*, the Township is one of a number of rural municipalities in New Jersey that fall within the Ridge and Valley Physiographic Province. The Ridge and Valley Province contains a series of northeast-to-southwest running sandstone ridgelines with limestone valleys in-

between. Much of the Township lies in the broad Kittatinny Valley, with the westernmost portion hugging the Kittatinny Ridge. A ridgeline at its eastern border drops down to the Township's lowest elevation, along Route 565 and Papakating Creek. This is one of the best areas in Frankford for aquifer recharge and contains some of the Township's best agricultural soils. From here westward, the terrain undulates, with each new ridgeline slightly higher than the last, reaching its highest point along the steep slopes of the forested Kittatinny Ridge. The other area with relatively high aquifer recharge potential extends from the Hampton Township border through the sewer Homestead Complex to Route 206, between Augusta Hill Road and Morris Ave, and extending across Rt. 206 through an area east of Branchville, in the vicinity of a proposed sewer service area expansion. This is another area with a high concentration of agricultural soils, which in general in Frankford Township cluster around the Paulins Kill, Papakating Creek and their tributaries.

While the Township predominantly relies on individual wells and septic, there are four public water supply wells; the two on the Homestead Complex and the one near the Frankford Township School are in the prime aquifer recharge area for Frankford Township and also in the vicinity of agricultural lands. As noted in the 2007 *Sussex County Wastewater Management Plan Update*, the aquifer from which these public wells—and also private wells—draw is a highly productive but highly vulnerable aquifer. Composed of sand and gravel, it exhibits “*what is known as primary porosity*” and is “*highly susceptible to drought events and the introduction of pollutants,*” including the pesticides and animal waste often association with farming. (*Sussex County WMP*)³³

Water Conservation Strategies

An adequate water supply is important to successful agriculture operations. Droughts in recent years have highlighted the precarious nature of the agriculture (and general) water supply, and the need for water conservation systems and regimens.

The SADC, through its *Agricultural Smart Growth Plan*, encourages farmers to:

“...work to accelerate the use of efficient water conservation technologies, such as drip irrigation [and] identify and promote new and efficient methods to conduct water distribution on farms, utilizing farm ponds and water reuse options.” (2006 *Agricultural Smart Growth Plan*)

The dominant field crop in Frankford is hay, followed by corn. These crops rely on rain and some groundwater for water needs, making water conservation strategies difficult to implement. For the more water intensive nursery, greenhouse and produce farming, it is possible to implement conservation strategies such as drip irrigation, water reuse, or watering crops in the cooler parts of the day. However, since vegetable, fruit, and nursery agriculture are minor to hay, corn, and soybeans, the positive effects of water conservation efforts for the Township are minimal. The year of greatest use was 2002, a drought year, with field crops being the primary beneficiary (24 acres), followed by ornamentals (14 acres). In 2007, irrigation was predominantly used for ornamentals (10 acres). Uses in other years have been extremely low. (*Farmland Assessment*) Acres devoted to active

agriculture are trending downward across the board in Frankford; unless this reverses, there is little reason to anticipate higher demand for water use by Frankford farmers.

Waste Management and Recycling

Management of livestock waste has important implications for the quality of ground and surface waters. Unchecked, or poorly managed, these wastes can cause serious water quality problems by the introduction of unwanted microorganisms into natural systems. Poor management of animal waste can also cause disease among farm animals. Proper animal waste management not only is required but is environmentally responsible, as is recycling of farm by-products whenever feasible.

Waste Management in Frankford

Discussions with the local NRCS office in Hackettstown and the Sussex County Land Preservation Department indicate the following regarding animal and crop waste management in Sussex County and its municipalities, including Frankford:

- Many farmers have Comprehensive Nutrient Management Plans (CNMP) to manage the manure generated on their farms. (*Maria Collazo/Dan Mull*)
- Relative to disease, cattle manure is not as serious a problem as horse manure. This is due in part to the relatively large land area of dairy farms, making it easier to safely and effectively distribute the manure on fields. This helps to control the spread of disease. (*Maria Collazo*)
- Ag Choice LLC in Green Township, Sussex County, is operated by Jay and Jill Fisher. Ag Choice picks up or accepts and then composts horse waste. They also accept other animal waste, such as goat, ostrich, and sheep.³⁴ The composted waste is available as bulk pickup, is sold to landscapers and garden centers, or is bagged and sold at retail outlets. This type of operation not only helps control the problem of horse and other waste on farms, but also is a good revenue source for the Fishers. Frankford farmers can review the Ag Choice operation to ascertain if such operations might be beneficial to them. The Ag Choice website is <http://www.ag-choice.com/>.

Animal Waste

Animal feeding operations have the potential to cause water pollution since mismanagement of the animal waste has the potential to cause soil and groundwater contamination via introduction of organic matter, nitrogen, phosphorus, and bacterial pathogens into nearby surface waters. Proper management is essential. The NJDEP has outlined a statewide strategy to manage and regulate these operations. The strategy calls for NJDEP to administer permits for the few, large Concentrated Animal Feeding Operations (CAFOs) in the state, and the NJDA to administer appropriate measures for other farms with animals, using the Criteria and Standards for Animal Waste Management, adopted March 16, 2009. This strategy emphasizes the use of cost-effective voluntary measures, limiting the need for permits. (*Michael Westendorf*)³⁵

The Criteria and Standards for Animal Waste Management (N.J.A.C. 2:91), which went into effect on March 16, 2009, set forth requirements for the development and implementation of self-certified Animal Waste Management Plans (AWMPs), high-density AWMPs and Comprehensive Nutrient Management Plans (CNMPs) for farms that generate, handle or receive animal waste. All existing farms were given 12 months from the effective date to comply with the General Requirements of the rule, and new farms must comply within 12 months of meeting the 1 to 7 Animal Unit (AU) Threshold. All producers, regardless of size, must meet the general requirements, which are:

- 1) *“Agricultural animal operations shall not allow animals in confined areas to have uncontrolled access to the water of the state;*
- 2) *Manure storage areas shall be located at least 100 linear feet from surface waters of the state.*
- 3) *The land application of animal waste shall be performed in accordance with the principles of the NJDA Best Management Practices Manual.*
- 4) *Dead animals and related animal waste resulting from a reportable contagious disease or an act of bio-terrorism shall not be disposed of without first contacting the State Veterinarian.*
- 5) *Any person entering a farm to conduct official business related to these rules shall follow bio-security protocol.” (Criteria and Standards for Animal Waste Management)³⁶*

Additional requirements are either voluntary or mandatory, depending on the number and density of animals. Generally:

- Operations with 7 or fewer animal units (AU=1,000 pounds) or receiving or applying less than 142 tons of animal waste per year are encouraged, but not required, to develop a self-certified AWMP
- Operations with 8 to 299 AUs with densities of less than 1 AU per acre are required to complete a self-certified AWMP;
- Operations with 8 to 299 AUs at densities greater than 1 AU per acre are required to complete an AWMP, which must be reviewed by a conservation professional;
- Operations receiving or applying 142 or more tons of animal waste per year are required to develop a self-certified AWMP; and
- Operations with 300 or more AUs are required to have a CNMP developed, which must be certified by the NJDA. *(Criteria and Standards)*

In, general self-certified waste management plans will be coordinated through the RCE, which held training sessions on the new rules throughout 2009 to help farmers learn how to write and file AWMP plans. Farmers can apply for funding through EQIP to obtain a CNMP for their operation. Any livestock operation receiving EQIP funds for waste management practices such as a heavy use area protection (HUAP) or waste storage facility must have a Comprehensive Nutrient Management Plan (CNMP). *(Michael Westendorf and Maria Collazo)*

Recycling

Recycling should be an important part of natural resource conservation for the agriculture industry. Recycling saves natural resources, and can save farmers money through creative reuse, such as using leaves and grass clippings to mulch and fertilize farm fields, and saving on solid waste disposal costs. Recycling reduces the amount of refuse finding its way to limited landfill space. Hay, by far the dominant farm product by acreage in Frankford, uses limited products that can be recycled, and as such limits recycling opportunities. Although nursery and produce make up a small part of Frankford's agricultural operations, there still is a need to provide outlets for recyclable waste from these operations.

The Township's recycling ordinance (#2004-08) addresses only PET plastics, glass, ferrous scrap (non-aerosol aluminum and bi-metal cans), corrugated paper, newspapers and magazines and calls for residents to contract with private services or bring their recyclable materials to the Township's depot. Recycling dates are posted on the Township's website.

The NJDA website lists resources for agricultural recycling, including the Lyons Veterans Medical Center in Somerset County, which will pick up horticultural pots at no cost to the farmer, and Universal Commodity Services in Brooklyn, which accepts pots and plug trays and nursery/greenhouse film. There are also agricultural plastics collection sites in southern Jersey that accept mulch film and drip irrigation tape along with other agricultural plastics and which will truck the recyclables for a fee. Three New Jersey counties (Atlantic, Cumberland and Salem) also have seasonal pesticide container collection sites that are open to anyone with an NJDEP pesticide license. (NJDA)³⁷

Energy Conservation

Energy conservation makes economic sense for Frankford agriculture businesses. The less energy a farmer uses, the less money spent on energy, and the more money that can be invested elsewhere, or realized as profit. Energy conservation and the use of alternate technologies also make environmental sense. They help keep the air, water and soil clean, and minimize or eliminate further pollution to these critical agricultural resources.

In its 2006 *Agricultural Smart Growth Plan*, the NJDA emphasizes the importance of energy conservation and alternative energy use. The Plan indicates that it is important to:

“Promote the use of innovative technologies, recycling, energy conservation and renewable energy systems on New Jersey’s farms” and to “Promote, provide technical assistance for and inform the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs.” Also, the NJDA indicates that *“Through (these) numerous efforts coordinated between the state and federal levels, New Jersey’s agricultural community is proving itself to be an important player in protecting our state’s natural resources. Clearly, there is more work to be done, and the agricultural community has shown initiative in pursuing alternative energy sources, such as solar, wind and bio-gas in running*

farm operations, and by being a leader in the pursuit of ethanol and bio-diesel fuel markets.” (2006 Agricultural Smart Growth Plan)

Additionally, a law was enacted in January 2010 (P.L. 2009, c.213) that allows for the construction, installation, and operation of biomass, solar, or wind energy generation facilities, structures, and equipment on commercial farms, including preserved farms, with certain caveats regarding interference with agricultural productivity, valuation for farmland assessment, amount of farm acreage that can be devoted to such facilities, local and State approvals, etc. (P.L. 2009, c. 213)³⁸

The EQIP natural resource conservation program pays for some energy production programs, such as replacement of older, dirty polluting working diesel engines, with newer, more efficient, cleaner burning diesel engines that will meet EPA Tier requirements for the program year. Farmers should check the NRCS website regarding this program since requirements may change from year to year. *(Maria Collazo)*

The New Jersey Board of Public Utilities offers rebates for solar electric, wind and sustainable biomass systems as long as funding is available.

Greenhouse Gases

With the increasing release of excessive carbon dioxide emissions into the atmosphere, energy conservation and the use of alternate energy sources can help to slow the warming trend caused by such emissions.

This goal of reducing greenhouse gases is indicated in the Regional Greenhouse Gas Initiative (RGGI), a compact signed by the Governors of ten states, including New Jersey. As part of RGGI, the potential trading of carbon credits between energy companies and farmers can offer financial incentives for farmers to utilize processes that minimize carbon dioxide production. *(RGGI)*³⁹

Solar Energy

At least two Sussex County municipalities, Sparta and Hardyston, have contracted to install solar power systems⁴⁰. Frankford may have some individual residential ground solar installations, but no installations on farms. *(Sharon Tufaro)*⁴¹

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated, it can be sold back to the electric grid for a profit. The overall use of solar panels has greatly increased in New Jersey over the last decade. *(Agriculture and Green Energy)*⁴² The increase in use is due in large part to a federal investment tax credit, which has been extended through 2016, and a rebate program sponsored by the New Jersey Board of Public Utilities (BPU),⁴³ Recently, the BPU has altered its rebate program to support fewer solar power rebates, converting the program, in part, to “solar renewable energy certificates” (SRECs) earned by the electricity a system generates and sold or traded to the

public utilities under a long term contract. The market value of these certificates is not determined. This uncertainty has caused a slowdown in the interest of farmers to pursue solar energy on their farms. (*New Jersey's Clean Energy Program*)

EQIP provides some funding for solar livestock watering facility as part of a grazing system, and Frankford Township farmers interested in using this alternate energy source can contact the local NRCS office in Hackettstown for more information.

Other programs available to help agricultural producers take advantage of this technology include U.S. Department of Energy, "Solar Energy Technology Program," <http://www1.eere.energy.gov/solar/> and the "Solar Energy for New Jersey Agriculture" work and information sheet at <http://www.state.nj.us/agriculture/pdf/solarenergyguide.pdf>. Solar energy is one of the fastest growing sectors in the alternative energy market, and Frankford farmers can take advantage of this money and energy saving technology.

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. According to the NJDA, the northwest part of New Jersey, which includes Sussex County, has ample and consistent enough wind power to make turbine energy feasible. (*2006 Agricultural Smart Growth Plan*) A map published on the Rowan University Clean Energy website shows Frankford Township as one of the targeted municipalities for the New Jersey State Based-Anemometer Loan Program (funded by the United States Department of Energy Wind Powering America Program and the NJ Board of Public Utilities Office of Clean Energy Program) since its ridges provide resource areas with the potential for adequate wind speeds (greater than 5.5 miles per hour). The loan program allows potential installers to gather data to determine the economic feasibility of a wind turbine installation location.⁴⁴ The target market includes municipalities, farms, residential and small commercial customers. Currently, anemometers are installed on farms as close to Frankford as Hackettstown and Long Valley.

New Jersey's Clean Energy Program (NJCEP) provides a model ordinance that municipalities can adopt to create a friendly environment for wind installations. As of March 2009, the NJCEP Small Wind Model Ordinance has been adopted in Hillsborough Township (Somerset County's leading municipality in terms of agricultural land) and in eight other municipalities statewide.⁴⁵ Frankford Township is the first community in Sussex County to adopt an ordinance relating to wind energy systems.

Frankford has adopted Ordinance 2008-12, which permits and regulates Small Wind Energy Systems and Ordinance 2009-04, which amends Ordinance 2008-12 to set a maximum height of 145 feet, including blades and a capacity of 20 kilowatts or less, unless a kilowatt variance is granted. Ordinance 2008-12 amends Chapter XXX, the Comprehensive Land Use Ordinance. It takes much of its guidance from the New Jersey Small Wind Energy Systems Model Ordinance but is customized to conform to specific requirements of the Township in keeping with the goals of its Master Plan, including

protection of ridgelines, limiting the capacity to 20 kilowatts or less (versus 100 in the model ordinance), requiring fencing, and limiting use to the principal owner and not for primarily commercial purposes. The ordinance permits this use in the Agricultural Residential zone only (which applies to the majority of the Township) on lots of 10 acres or greater and includes requirements for noise and setback. The Site Plan Subcommittee of the Land Use Board has the final say as to a turbine's site location. (*Ordinance 2008-12 and Ordinance 2009-4*)

In addition to the Anemometer Loan Program, Incentives and Assistance for Terrestrial and Small Wind Systems include the Renewal Energy Incentive Program (REIP) which offers rebates to reduce the upfront cost of installing wind energy. These were set for the September 1, 2010 funding cycle at \$3.20/kWh for production levels up to 16,000 kWh and \$0.50/kWh above that.⁴⁶

Biopower

According to NJCEP, biopower “uses a renewable supply of organic material, such as wood, agricultural waste and/or methane gases from landfills, to spin a turbine that produces electricity.” This organic material, known as biomass, reduces our dependence on fossil fuels while promoting local businesses and farming. Biomass also can be used to produce transportation fuels, or chemicals. Using biomass helps reduce the amount of materials going into landfills and reduces methane, a greenhouse gas.⁴⁷ (*NJCEP*)

Sustainable biomass facilities incorporating the following methods of electricity generation, and complying with all NJDEP air pollution control regulations, are eligible for an incentive from REIP:

- Biogas, including captured methane from animal waste or sewage treatment
- Digestion of sewage sludge
- Combustion, as long as all matter used directly as biomass fuel was cultivated and harvested in a sustainable manner in accordance with the state environmental or agriculture agency in the state in which the plant was grown
- Landfill gas facilities (*NJCEP*)

REIP rebates for biomass facilities in 2010 range from \$4 per watt for facilities producing up to 10,000 watts to \$.15 per watt for facilities producing greater than 500,000 watts. There is also a Combined Heat and Power (CHP) initiative that offers a rebate schedule for biopower/CHP systems. (*NJCEP*)

Ethanol and Pelletized Switchgrass

Ethanol is a renewable fuel “made by distilling the starch and sugar in a variety of plants.” (*Agriculture and Green Energy*) It can then be blended into gasoline as an “oxygenate,” reducing air pollution. Its use also reduces dependence on foreign oil, and the harmful environmental effects of oil drilling. Also, unlike the gasoline additive MTBE, ethanol will not contaminate groundwater. (*Agriculture and Green Energy*) Corn, the second most dominant field crop in Frankford, could position the Township's farmers to financially capitalize on the spreading movement towards ethanol-blended fuels. More study would

need to be done on whether this would be profitable for farmers, and how it would affect other local agriculture industries. In addition, interest has been shown in utilizing switchgrass to make energy producing pellets. This could add another market for Frankford farmers, and another source of clean energy.

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 biomass equipment. Financial incentives are in the form of rebates, grants, energy certificates and loans. Additional information is at www.njcep.com/. A funding level for all renewable energy projects has been established at \$53.25 million for rebates for the period of 2009–2012. Funding cycles have been implemented to ensure that financing is available through 2012. (*NJCEP*)

As mentioned above, funding for solar electric, wind and sustainable biomass installations is available for 2010 through the *Renewable Energy Incentive Program (REIP)*, which provides incentives to residential and business customers to help reduce the initial cost of installing a renewable generation system. These incentives – which defray the costs of installation, equipment, and interconnection – are paid incrementally based on the size of the system. In addition the *Anemometer Loan Program*, administered by five New Jersey universities, provides a way for prospective locations to test the potential for wind power production and assess its economic feasibility. (*NJCEP*)

Renewable Energy Systems and Energy Efficiency Improvements Program: As part of the 2008 Farm Bill, this program “funds grants and loan guarantees to agricultural producers for assistance with purchasing renewable energy systems and making energy efficiency improvements.” Final rules for loans and grants were adopted by the U.S. Department of Agriculture in July 2005. www.rurdev.usda.gov/rbs/farbill/index.html.

Biomass Research and Development Initiative Grants: The United States Departments of Agriculture and Energy support development of biomass energy. Grants are available for research, development and demonstrations on bio-based products, bio-energy, bio-fuels, bio-power and additional related processes. In the recent past, grants have focused on development and demonstration projects that lead to greater commercialization. <http://www.brdisolutions.com/default.aspx>. (*Agriculture and Green Energy*)

Outreach and Incentives

The Township's Agricultural Advisory Committee (AAC) values the opportunity to partner with the Sussex CADB and regional agencies to reach out to farmers and landowners and educate them regarding natural resource conservation and agricultural productivity. The Frankford AAC supports and encourages the implementation of programs to aid in natural resource conservation on farms in the Township.

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CHAPTER 8: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION



Existing Agricultural Industry Support

Right to Farm

To ensure farmers have the ability to practice accepted agricultural operations, the Right to Farm Act (RFA) was enacted by the State Legislature in 1983 and amended in 1998. The Act provides “*protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey.*” (SADC Right to Farm Program)¹ The Act also created the State Agriculture Development Committee (SADC) and eighteen County Agriculture Development Boards (CADB’s), which among other duties, implement the RFA on the State and local levels.

The SADC works to maximize protection for commercial farmers under the RFA by developing Agricultural Management Practices, tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture. In order to qualify for right to farm protection a farm must meet the definition of a “commercial farm” in the RFA; be operated in conformance with federal and state law; comply with agricultural management practices recommended by the SADC, or site specific agricultural management practices; must not be a direct threat to public health and safety; and be located in an area where agriculture is a permitted use under the municipal zoning ordinance, or be consistent with the municipal master plan as of December 31, 1997. (If the commercial farm was in operation on the effective date of the amendments to the Right to Farm Act (July 2, 1998), the zoning ordinance/master plan requirement does not need to be met.) (*Eligibility Criteria for RTF Act Protection*)²

All right to farm complaints or issues that are brought before the Sussex CADB are first handled with fact finding and efforts to resolve differences between the parties. The mediation can be informal or, if the parties agree, the SADC will provide mediation or conflict resolution at no cost to the participants through its Agricultural Mediation Program. If a formal complaint is filed with the Sussex CADB, it is sent to the SADC for a determination as to whether the farm falls within the parameters established by the RFA for right to farm protection. Once the complaint is returned to the Sussex CADB from the

SADC, additional fact finding and technical review occurs and the issue is given a public, quasi-judicial hearing at the county level. After all information has been considered, the Sussex CADB will make a determination as to whether the agricultural activity is protected by the RFA or whether changes to the operation will be required. If the issue is not resolved by the Sussex CADB determination, either party in the dispute may take the matter for a subsequent appeal and determination to the New Jersey Superior Court, Appellate Division. (*Conflict Resolution*)³

Right to Farm Ordinances are necessary if a municipality, or property owner, wishes to enter into the farmland preservation program. Frankford's Right to Farm Ordinance (Ord. No. 99-1) was adopted in 1999 and is currently undergoing review towards amendment.¹ A copy can be found in the *Appendix*. The Ordinance states that its intent is to protect "commercial farm operations from nuisance actions, where recognized methods and techniques of agricultural production are applied."

To protect its farmers the Frankford Township Right to Farm Ordinance outlines the following seven permissible acts on a commercial farm that meets the eligibility criteria under the Farmland Assessment Act and conforms to SADC recommended agricultural management practices:

- Produce crops, forest products, livestock, poultry and other such commodities;
- Process and package the agricultural output;
- Construct building and parking areas for the marketing of agricultural output, in conformance with municipal land use and site plan ordinances;
- Replenish soil nutrients;
- Control pests, predators and diseases of plants and animals;
- Use open burning techniques, install soil and water conservation controls; and
- Conduct on-site disposal of organic agricultural wastes.

The ordinance acknowledges the need to "provide a proper balance among the varied and sometimes conflicting interests of all lawful activities...."

Frankford's Right to Farm Ordinance does not specifically list some of the suggested activity rights in the SADC Model Right to Farm Ordinance (a copy is included in the *Appendix*). These include: housing and employment of farm laborers; erection of essential agricultural buildings; construction of fences; conduction of education and recreation activities related to farming; and operation and transportation of large, slow moving farm equipment over municipal roads. Nor does it include mention of the Agricultural Mediation Program. However, in other parts of the Land Use chapter of its municipal code, Frankford does provide exceptions for agricultural uses for accessory buildings, fences, signage and farm vehicles. (See *Chapter 3*) The transportation issue is discussed in the section *Agriculture vehicle movement*, found later in this *Chapter*.

Additionally, the Land Use chapter of the municipal code states regarding Farming and Agricultural uses that "it is an express purpose of this chapter and section to promote farming and agricultural uses in Frankford Township in respect of the Township's rural

¹ As of December 2010.

and agricultural heritage. The provisions of this chapter and section shall, therefore, be liberally construed as applied to farming and agricultural uses, structures, buildings and standards. To the greatest practicable extent, the application of the standards and regulations of this chapter and section shall be reconciled with the Right to Farm Act, N.J.S.A. 4:1C-et seq. in such a way as to advance agricultural purposes and efforts without unnecessary or excessive zoning enforcement, provided, however, that the public health, safety and welfare shall not be thereby compromised.”

Frankford Township’s Agricultural Advisory Committee (AAC) can help avoid or minimize Right to Farm conflicts by making farmers and other residents aware of the provisions in the Township’s code and by having an open door policy that allows those with issues to talk informally with a member or members of the AAC or Township officials to try to resolve issues before engaging the formal processes of appeals to the Sussex CADB or the SADC. A draft of a revised Right to Farm Ordinance is under consideration that would replace and strengthen the current ordinance by including several additional provisions that align with elements of the SADC’s model ordinance not addressed by the current ordinance. The AAC can take advantage of opportunities in the Township’s planning process to support and promote strengthening of the RTF ordinance, as appropriate.

Farmland Assessment

The Farmland Assessment program is a tax incentive that reduces property taxes on active commercial farmed land, thereby assisting farmers with a critical financial aspect in helping to keep land in farms. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq.

Basic eligibility requirements include:

- The applicant must own the land;
- The property owner must apply annually for Farmland Assessment on Form FA-1 with the municipal tax assessor on or before August 1 of the year immediately preceding the tax year;
- Land must be devoted to agricultural and/or horticultural uses for at least two years prior to the tax year;
- Land must consist of at least five contiguous farmed and/or woodland management plan acres. Land under or adjoining a farmhouse is not counted towards the minimum five acres;
- Gross sales of products from the land must average at least \$500 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement is \$.50 per acre for any acreage over five. Dependent on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period of time; and,
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.
(*New Jersey’s Farmland Assessment Act*)⁴

The Farmland Assessment program does not, however, apply to farm structures, such as barns and storage facilities. It has been proposed that additional tax incentives which encourage farmers to maintain their buildings in good working order as part of active farm operations, and which do not financially penalize them for renovating or replacing old or unsafe structures, are necessary. Maintained buildings not only are critical to the farmer but also add to farm “aesthetics” for the larger community, helping to support agri-tourism, an element that could help agricultural sustainability in Frankford.

Frankford Township is 34.8 square miles, with about 5% being water. There are 22,602 acres in the municipality and 7,335 acres (or approximately 32% percent of the Township) are farmland assessed. (*NJ Farmland Data Report*)⁵ According to the New Jersey Farmland Assessment data from 1983 to 2007, general trends indicate:

- Total farmland assessed acreage decreased 43% from 1983 to 2007, with cropland and woodland declining at about the same rate;
- Harvested cropland rose from 3,707 in 1983 to a high of 4,713 in 2000 then declined to 2,165 by 2007 (a net decrease of 42%);
- Pastured cropland decreased from 1,236 acres in 1983 to 479 acres in 2004, but increased again in 2007 to 604 acres (a net decrease of 51%);
- Permanent pasture declined steadily, from 2,847 acres in 1983 to 1,488 in 2007 (a net decrease of 48%);
- Total acreage in active agricultural use (cropland harvested, cropland pastured and permanent pasture) decreased 45%, from 7,789 acres in 1983 to 4,257 acres in 2007.
- Woodland acreage has generally been on the decline since 1983, dropping by 44%, from 4,641 acres to 2,754;
- Equine acreage has been changeable, rising from 34 in 2000 to 51 in 2002, then dropping to 30 in 2004 and rising again to 69 in 2007 (a net increase of 103%). (*NJDA Farmland Assessment*)⁶

It is important to sustain and expand tax incentives such as Farmland Assessment to keep land in farms, and to encourage the development or extension of other tax incentives for the agricultural industry. By making agriculture more profitable and viable, tax incentives will help to ensure a steady, permanent source of agricultural lands for the Township’s farmland preservation efforts. The Township considers the assessment procedure as essential to continued agricultural success, and supports the law in its current form.

Additional Strategies to Sustain, Retain, and Promote Agriculture in Frankford

Regulatory Flexibility

Municipalities play a key role in the preservation of farming as an industry. In municipalities with a sizable acreage of assessed farmland, zoning powers can be utilized to require buffers between agriculture and other uses to minimize conflict. The Right to

Farm Ordinances are an active example of municipalities' support for agriculture. Such actions create an atmosphere favorable to agriculture, its economics and profitability.

The viability of farming in New Jersey is impacted by many issues, including government regulation, development pressures, and the economics of the marketplace. While land preservation is vital for maintaining a sufficient land base suitable for farming, sustaining Frankford's strong agricultural base requires support on many fronts, one of which is flexibility in government regulation. (*2006 Agricultural Smart Growth Plan*)⁷ It is essential that the Frankford Agricultural Advisory Committee; Sussex CADB, Planning Division, Board of Agriculture, and County Freeholders; Sussex Soil Conservation District; Natural Resources Conservation Service; Rutgers Cooperative Extension of Sussex County; private farm preservation groups; and other interested entities and individuals work together to present a united front in issues regarding government regulation and permits as they relate to agriculture. Some specific areas relative to regulatory flexibility and priority, which can help support continued agricultural viability in Frankford Township, are identified in the *2006 Agricultural Smart Growth Plan* for New Jersey identified, as follows:

- *Positive and supportive public policy*: This includes legal protection (right to farm), priority in decisions on taxation (farmland assessment), regulation exemptions, and financial incentives (planning incentive grants). These need to be strengthened and modified if, and when, necessary;
- *Exemptions*: State, county, and municipal regulations must be responsive to the needs of farmers. Minor changes to, or exemptions from, certain local and state regulations, rules and ordinances help to buffer agricultural operations from burdensome costs, creating a farmer-friendly environment. Frankford's Right to Farm Ordinance stands as one example of such regulations. At a state level, the Department of Environmental Protection's "Freshwater Wetlands Protection Act Rules" (N.J.A.C. 7:7A-et. seq.) and the "Flood Hazard Area Control Act Rules" (N.J.A.C. 7:13) grant exemptions, permits by rule, or general permits for agricultural activities. The Frankford agriculture community must work to ensure that exemptions are adequate and reasonable;
- *Flexibility*: State agencies such as the Department of Environmental Protection, Department of Transportation, Department of Community Affairs, Department of Labor, and New Jersey Commerce Commission, should consider the NJDA Agricultural Smart Growth Plan when making important decisions regarding existing and proposed infrastructure, developing and amending regulations and programs, and protecting environmental and historical resources. These agencies should coordinate with NJDA to ensure that regulations and programs are attuned to the needs of Sussex County and Frankford Township farmers;

- *Agriculture-Friendly Zoning*: This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way. The desired result is that it encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues. In other words, it seeks to harmonize potentially conflicting land use policies. This strategy would be done mostly at the local and county levels.
(2006 Agricultural Smart Growth Plan)

Farm Labor

An adequate labor supply is integral to harvesting vegetables, fruits, and berries. Measured in farmed acreage, Frankford has a relatively small industry for these products compared with field crops such as hay. Harvesting of the latter farm products is more mechanized, and/or not as labor intensive as produce, with most work being done by farm family members. (*Kent Hardmeyer*)⁸ As of 2007, 77 acres were devoted to fruits, berries, and vegetables, while 2,517 acres were devoted to field crops and nursery products. (*NJDA Farmland Assessment*) Since the overall acreage devoted to labor intensive farming is small in Frankford, seasonal farm labor housing, a large issue in towns and counties with high farm labor populations is, for the most part, not of high concern in the Township.

Rising farm labor costs are not currently impacting the agriculture sustainability of the majority of farmers in Sussex County or Frankford, which is due at least in part to the continued strong trend of mechanized, non-labor intensive crop farming in the county. In addition, in Frankford, the major issues with farm laborers is the need to provide year-round on-farm housing to offset the low wages and make it viable for laborers to work on farms. These trends may change over time, warranting a brief discussion of the topic.

The New Jersey Department of Labor recommends the following to address farm labor issues at the state and local levels:

- Work with the U.S. Department of Agriculture's Rural Development program to reexamine program criteria to enable New Jersey's rural communities to qualify for more programs related to farm labor. While some areas of New Jersey are not eligible, Sussex County is eligible for most Rural Development programs.
- Link neighborhood revitalization efforts with housing opportunities for farm workers and, where appropriate, establish on-site housing, to ensure a safe and stable workforce.
- Develop and promote comprehensive and ongoing training opportunities for farm workers.
- Work with the New Jersey Department of Labor, Rutgers Cooperative Extension and others to provide farm safety training.
- Join other agricultural stakeholders in supporting ongoing efforts at the federal level to streamline and modernize the immigration process.
(2006 Agricultural Smart Growth Plan)

In January 2006, the Agriculture Transition Policy Group (Group) composed of government and agriculture industry representatives, submitted a report to then Governor-elect Jon Corzine, with recommendations to keep agriculture strong and viable in the Garden State. The Group reported many serious problems facing New Jersey farm employers. Two of these are the impacts of the rise in the state minimum wage (which rose again to \$7.25 per hour, effective July 24, 2009) and the ongoing issue before the U.S. Congress regarding immigration and undocumented workers. (*Agriculture Transition Policy Group, Final Report*)⁹ The State Department of Agriculture passed resolutions in 2007 and 2008, urging that the New Jersey Department of Agriculture, New Jersey Farm Bureau and New Jersey Agricultural Experiment Station “*work cooperatively with the Governor and the Legislature to develop an agricultural assistance program*” that would “*offset the economic impact of increases in farm labor costs.*”¹⁰

The cost of labor in New Jersey is a critical issue for some farming sectors such as produce, and one that needs further consideration for its effect on agriculture in Sussex County and New Jersey. This is because as labor costs increase, so does the cost to farmers producing commodities. Though a farmer may wish to raise his/her prices to cover increased production costs, this is many times not feasible due to competition from neighboring states with lower production (i.e. labor) costs. The result is lower profits for Sussex County and Frankford Township farmers, making the business of farming less profitable, and therefore more difficult.

Agriculture Education and Training

To sustain a modern, diverse and stable food and agricultural industry, education and progressive ongoing training for farmers will promote a more efficient and productive business environment. This includes programs covering “*farmer risk management education, agricultural leadership training, secondary school and college agricultural education.*” (2006 Agricultural Smart Growth Plan)

One educational link for Frankford agricultural land owners and operators is to collaborate with the Rutgers New Jersey Agricultural Experiment Station (NJAES) Cooperative Extension (RCE) of Sussex County (associated with the School of Environmental and Biological Sciences [formerly Cook College], Rutgers University). During the growing season, RCE of Sussex County provides one-on-one, on-site consultations with farmers to assist with control of insect identification, plant disease diagnoses and pest management recommendations for agricultural operations. In addition its online resources, and on-site programs through the state, the NJAES, in combination with extension services at universities nationwide, increasingly offers its educational and training opportunities via Webinars, Webcasts and online tutorials.

RCE of Sussex County also provides practical assistance to farmers. Examples are assistance in obtaining pesticide application licenses (necessary to buy and apply pesticides), and also to obtain water certification and registration permits from the New Jersey Department of Environmental Protection, for groundwater and/or surface water allocations. Finally, the RCE of Sussex County performs applied research on area farms to

further knowledge on a wide range of issues pertaining to agricultural plants and animals. Results of any research are used to advise local farmers on an as needed basis. All of the aforementioned available programs and assistance offer an individual farm operator the opportunity to gain the latest information on numerous and pertinent agriculture topics, which are important to agricultural sustainability. Frankford farmers may take advantage of these resources on an ongoing, and as needed basis.

Through its Division of Agriculture and Natural Resources, Natural Resources Conservation Program, the New Jersey Department of Agriculture offers technical, financial, and regulatory assistance, and provides educational outreach to landowners throughout the state. The Department also offers, in conjunction with the U.S. Department of Agriculture, farm risk management and crop insurance education programs to assist farmers in understanding what assistance is available to reduce agricultural risks. *(2006 Agricultural Smart Growth Plan)*

Hired farm workers continue to be one of the most economically disadvantaged groups in the United States due to low wages, usually seasonal employment and limited participation in the non-farm labor market. Therefore, as an important statewide resource to the agricultural industry, the New Jersey Department of Labor recommends that more must be done to ensure a well-trained, educated farm labor workforce, that has adequate living and working conditions, and is trained in worker safety. *(2006 Agricultural Smart Growth Plan)*

Agriculture labor education and training funding may be available through the New Jersey Department of Labor and Workforce Development programs. These programs can help to assist in upgrading the skills and productivity of the agricultural workforce. *(NJDA, Training)*¹¹ Some of the programs which may be applicable include Customized Training Initiative, Basic Skills Program, and Occupational Safety and Health Training Program.

Finally, as a form of “education,” government agencies at the state and county level can provide continuous outreach information to farmers, to ensure they take full advantage of all federal and state loan, grant, education, and technical assistance programs. This is especially important since these programs are meant to aid the farming business to thrive and survive. Due to the complexity and vast array of the programs, they may be unknown to many farmers.

Youth Farmer Education Programs

According to the Census of Agriculture, the farmer population in Sussex County is getting older, with an average age of 57.3 in 2007 versus 55.3 in 2002 and 53 in 1992. This tracks with the figures nationwide, where the average age of U.S. farm operators increased from 55.3 in 2002 to 57.1 in 2007. Nationally, the number of operators 75 years and older grew by 20 percent from 2002, while the number of operators under 25 years of age decreased 30 percent. *(Census of Agriculture)*¹² Due to the aging farmer population, the next generation of the county’s farmers needs to become interested in and exposed to the business of agriculture, and be prepared to enter the industry. Educational programs in

agriculture offered as an optional and viable opportunity for the youth of Frankford will assist those who are interested in pursuing such careers. Creating new opportunities via secondary and post secondary education programs in Agriculture, Food and Natural Resources will reassure students that opportunities exist for them in Frankford, and wider Sussex County. (2006 Agricultural Smart Growth Plan)

The New Jersey Department of Agriculture offers an “Agricultural Education” program. This is “a systematic program of instruction available to students desiring to learn about the science, business, and technology of plant and animal production and/or about the environmental and natural resources systems. A complete Agricultural Education program is composed of three components: class/lab instruction, experiential learning, i.e., supervised agricultural experience (SAE), and leadership development through membership in Future Farmers of America (FFA) and/or the National Postsecondary Agricultural Student Organization (PAS), which provide a well-rounded and practical approach to student learning.” (NJDA, Agricultural Education)¹³

In 2008, there were 37 FFA chapters in New Jersey with more than 1,950 members.¹⁴ Through the local FFA and New Jersey Department of Agriculture’s Office of Agriculture, Food and Natural Resource Education, Sussex County offers youth agriculture education at Newton High School (ornamental horticulture and conservation & natural resources) and Sussex County Vocational Technical School in Sparta (Ag Business Management), which hosts the Sussex County FFA chapter and is available to Frankford students, but not at High Point Regional High School, where most Frankford students would attend secondary school. (Office of Agriculture)¹⁵ Daniel Delcher is the local FFA representative and can be contacted at ddelcher@sussex.tec.nj.us for further information. The Frankford Agricultural Advisory Committee supports the continuation, and expansion, of these courses.

Youth agriculture education classes or programs are not offered at any elementary schools within the County, but are an opportunity to cultivate young people’s interest in the field of agriculture.

The national Agriculture in the Classroom program helps K-12 students become aware of the importance of agriculture. 4-H is an informal, practical educational program for youth, which assists young people interested in farm animals through livestock projects; the Sussex County chapter is overseen by Dave Foord, assisted by Michelle Teitsma, and is located at the RCE facility in Newton. Programs include traditional 4-H project clubs, school enrichment activities, special interest projects, and 4-H camping programs. The New Jersey Agricultural Society’s Agriculture Leadership Program provides young professionals in agriculture with leadership development skills and opportunities. (2006 Agricultural Smart Growth Plan)

Public outreach

Over the last 50 years, New Jersey has transformed away from a largely rural and agricultural landscape, to a more urban and suburban landscape. However, farming remains strong and viable in many portions of the state, including Sussex County and

Frankford Township. If the Township's many remaining agricultural acres are to survive and prosper, the non-farming public needs to be aware of the continuing financial, cultural, scenic and agricultural contributions made by Frankford. The Township recognizes the importance of agriculture and the agricultural character of the landscape in many of its planning documents, but it is also important to create visual public awareness of opportunities for the public to interact with farmers and know how and where to access their products. The County fairgrounds advertise their whereabouts with a billboard along Route 206, but other opportunities for signage abound. In Warren County's Blirstown Township, for example, at a farmer's request and cost, the Township mounts wooden signs at intersections, alerting drivers to the presence of a farm in the vicinity, as does the State of Vermont. The Township website could also be a vehicle for publicizing local roadside stands; Christmas tree farm, nursery and other pick-your-own operations; riding stables, corn mazes, and other agri-tourism activities and events.

Management of nuisance and crop damaging wildlife

Management of nuisance and crop damaging wildlife is critical to the short and long term sustainability of Frankford's agriculture industry. Crop damage from wildlife leads to economic loss for the farmer and/or land owner, and is an extremely serious problem throughout Sussex County, causing up to 90% damage in some instances. Most damage is caused by a multitude of insects, as well as deer, bear, turkeys, geese and other wildlife. This has been ascertained by aerial wildlife studies and bear damage surveys conducted through the Sussex County Board of Agriculture and RCE. (*Donna Traylor, Coordinator, Sussex CADB*) It is imperative to not only control and manage damage to crops but also to do it in a manner that causes the least amount of collateral natural resource damage (e.g., limit pesticide use to the greatest extent possible, using natural pest control. State, County and local government units need to be sensitive to the negative economic impacts caused by crop damage, and support efforts to control it through education, technical and financial assistance, and regulatory flexibility.

One key way for Frankford Township farmers to control damage from deer, bear and turkey is through the harvesting of crop damaging animals. This is allowed through depredation permits, issued by the New Jersey Department of Environmental Protection's (NJDEP) Fish and Wildlife Program. (*Donna Traylor*). In many instances, this is the only short term solution to control crop damage. Farmers in Sussex County continue to work with the NJDEP and NJDA, as well as other counties and municipalities, to implement wildlife control strategies on privately and publicly owned land. (*Agricultural Smart Growth Plan 2006*)

The New Jersey Department of Agriculture's Division of Plant Industry works to safeguard New Jersey's plant resources from injurious insect and disease pests. The Division implements several programs for detection, inspection, eradication and control of insect pests, which helps to ensure that the public can enjoy high quality, pest-free agricultural products. (*Division of Plant Industry*)¹⁶ In addition, "*the Division oversees programs that certify plant stock for interstate and international shipments, protects forested communities from tree loss caused by the gypsy moth and Asian longhorned beetle, inspects honeybees*

for harmful bee diseases and pests, regulates the quality of plant seeds, and produces and releases beneficial insects to reduce crop and environmental damage, and decrease dependence on chemical pesticides.” (Division of Plant Industry)

Protection of forest resources is important to Frankford farmers who harvest wood as part of Woodland Management Plans on their farmland assessed properties. One example of the Division of Plant Industry’s work is in control of the gypsy moth, which is considered the most destructive defoliation forest insect pest in New Jersey. The Division promotes an integrated pest management approach, which “*encourages natural controls to reduce gypsy moth feeding and subsequent tree loss.*” However, aerial spray treatments of *Bacillus thuringiensis* are utilized when gypsy moth cycles are at peak and natural controls are not sufficient to control defoliation. The gypsy moth problem in Sussex County was heavy enough in several recent years to require aerial spray treatments in some areas. In Frankford, in 2010 the aerial defoliation survey identified 12 acres of moderate infestation and 5 acres of heavy infestation versus 132 acres of moderate infestation in 2009. No aerial spraying to control the moth’s caterpillar stage occurred in the Township in 2009. (*Gypsy Moth Suppression*)¹⁷

Agriculture vehicle movement

In recent years, as many portions of the rural landscape have become developed with residential subdivisions and malls, the sometimes conflicting lifestyles of farmers and residents clash. Frankford farmers need to move heavy, slow moving agricultural equipment over local, county and sometimes state roads to access unconnected fields and barns. Local residents also need to commute to workplaces, or drive to area destinations for shopping, town sports and social activities, at a pace much faster than the slow moving agricultural equipment. These different paces can cause conflict between Frankford’s farmers and other residents, while creating unsafe road conditions as residents and farmers “compete” for road space. The public needs to be educated that agriculture vehicle movement is part of the agricultural environment.

Since many farm vehicles travel over local municipal roads, Frankford should continue to support local agricultural business’ right to do so. The current Right to Farm Ordinance in Frankford does not specifically protect the right to transport large, slow moving farm equipment over roads within the Township, but a revision currently in draft form would, if adopted, include the movement of large, slow-moving equipment over roads in the Township as a recognized right.

Signage alerting fast moving cars as to the possible movement and road crossing of slow moving farm vehicles is an additional effective tool to protect farmer (and automobile passenger) safety. Signage also informs the public at large that agriculture is an important, equal and permanent fixture of life in Frankford. The Township may want to consider the posting of such signage, where appropriate.

If local non-agriculture residents are to enjoy the scenic vistas, fresh produce, clean air and limited traffic congestion that Sussex County’s agriculture provides, they must be more

tolerant of the farming community. Local, county and state government can advertise the contributions of the farming community via public outreach at local schools and various community activities. The annual New Jersey State Fair/Sussex County Farm and Horse Show is a prime example of advertising the importance and permanence of agriculture in Frankford Township and Sussex County.

Federal Programs

The federal government is an important partner in supporting Sussex County and Frankford Township agriculture. There are several federal programs that support, or could support, the agricultural industry in the Township.

USDA Rural Development

The United States Department of Agriculture (USDA), through its Rural Development programs, has an extensive array of loans and grants to assist residents in rural areas of the country to support essential public facilities and services such as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA Rural Development offers technical assistance and information to agricultural producers and cooperatives to get started or improve their effectiveness, as well as to communities for empowerment programs. With a multi-billion dollar portfolio of loans, loan guarantees, and grants, the USDA can be an effective partner to assist with agriculture sustainability. (*Rural Development*)¹⁸

Grants and loans are available in the following sectors: Business and Cooperative (including economic development, biomass R&D, value added producer and small minority producer grants), Housing and Community Facilities (including farm labor housing, seasonal or year round direct loans and grants), and Utilities (including water and waste disposal and solid waste loans, grants or guarantees). Sussex County and Frankford Township are eligible for most Rural Development programs, although qualifying population limits vary from program to program.

Income Averaging for Farmers

The U.S. Taxpayer Relief Act of 1997, administered by the U.S. Department of Treasury's Internal Revenue Service, is meant to smooth out economic disparities that farmers experience from year to year due to the cyclical nature of agriculture. Known as Farm Income Averaging, qualified farmers can average all or part of their current year farm income over the previous three years. Substantial tax dollars can be saved by income averaging. (*United States Department of the Treasury*)¹⁹

In the New Jersey Legislature in the 2008-2009 sessions, New Jersey Senate Bill 1409 was introduced in March 2008 and referred to the Senate Economic Growth Committee, while Assembly Bill 1406 was introduced in January 2008 and referred to the Assembly's Agriculture and Natural Resources, and Appropriations Committees. (*New Jersey State Legislature*)²⁰ These bills would have provided income averaging similar to the federal

program described above. However, no similar bills appear to be before the Legislature for 2010-2011. The New Jersey Department of Agriculture, State Agriculture Development Committee, Sussex County Freeholders, and Sussex County Agriculture Development Board can work with, and encourage, the New Jersey Legislature to reintroduce and adopt income averaging legislation. This would greatly assist Sussex County farmers, and farmers statewide, to remain economically viable.

USDA Farm Service Agriculture Program

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

The United States Department of Agriculture (USDA), Farm Service Agency (FSA) makes "...guaranteed farm ownership and operating loans to (beginning farmers), family-size farmers and ranchers who cannot obtain commercial credit from a bank, Farm Credit System institution, or other lender", often due to financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations. FSA loans can be used for most agriculture necessities such as purchasing land, livestock, equipment, feed, seed, supplies, and also for construction of buildings, or to make farm improvements. (*Farm Service Agency*)²¹ Requests for guaranteed loans were up in 2009 and 2010, reaching levels not seen since the mid-1980s. (*Virginia Brophy*)²²

The FSA also makes "Direct" farm loans. These loans include supervision and credit counseling for farmers so they have a better chance for success. Under this program, farm ownership, operating, emergency and youth loans are the main types of loans available, but there are also minority applicant and beginning farmer loans. (*Farm Service Agency*) In Sussex County farm loans have been as follows:

- Fiscal year 2010 had four loans, two in Frankford, with an average loan amount of \$86,750. They were used for operating expenses and to refinance payables.
 - Fiscal year 2009 had three loans, with an average loan amount of \$80,000. They were used predominantly for operating expenses and equipment.
 - Fiscal year 2008 had three loans, with an average loan amount of \$20,000. They were used for operating expenses and building improvements.
 - Fiscal year 2007 had three loans, with an average loan of \$61,000. They were used to buy dairy cows and refinance debt.
 - Fiscal year 2006 had five loans, with an average loan of \$234,000. They were used to buy farms and cows, and to refinance operating and real estate debt.
 - Fiscal year 2005 had two loans, with an average loan of \$42,500. They were used to buy equipment, and for operating expenses.
- (*Virginia Brophy*)²³

The FSA office for Sussex County is located at 101 Bilby Road, Suite 1H in Hackettstown, Warren County, at the same location as the NRCS office discussed in Chapter 7. The County Executive Director is Lindsay Caragher, and she may be reached at (908) 852-2576, extension 109, or at Lindsay.Caragher@nj.usda.gov. Virginia Brophy is the Farm Loan Manager and should be contacted by Frankford farmers for assistance in determining whether they qualify for these loans, and assistance in applying. She may be reached at (908) 852-2576, extension 110 or virginia.brophy@nj.usda.gov. This FSA office also administers the financial aspect of the CREP program, which was discussed in *Chapter 7*.

Township of Frankford: Vision for Farmland Preservation

The Mission Statement of the Frankford Township Agricultural Advisory Committee

The Township's Agricultural Advisory Committee (AAC), together with the Township Committee, is committed to preserving the community's productive agricultural lands and the local agriculture industry, and to sustaining the livelihood of its farmers and their associated support industries and businesses. The Township has produced the *Comprehensive Farmland Preservation Plan Update* and enrolled in the State of New Jersey's municipal farmland Planning Incentive Grant program to maximize local, county and state funding sources to preserve farmland in the Township.

Goals of the Frankford Agricultural Advisory Committee

The goal of the Township's Agricultural Advisory Committee is to protect the Township's productive agricultural lands while ensuring that farming remains a viable industry within the Township. The Agricultural Advisory Committee strives to preserve farms in the Township where the farmer is interested in participating in preservation programs and the land is currently in agricultural production or has a strong potential for sustained agricultural production in the future. To date, 1,121 acres have been permanently preserved as farmland in the Township.

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Virginia Brophy, United States Department of Agriculture, Farm Service Agency.
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Lindsay Caragher, Farm Service Agency. December 2010.

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2010.

Maria Collazo, currently Assistant State Conservationist for Operations, United States
Department of Agriculture, Natural Resources Conservation Service, New Jersey,.
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Jill Fisher, Ag Choice. August 7, 2009.

Kent Hardmeyer, United States Department of Agriculture, Natural Resources
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Dan Mull, District Conservationist, United States Department of Agriculture, Natural
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November 2010.

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Sharon Tufaro, Assistant Zoning Officer, Township of Frankford. November 2010

Michael Westendorf, Ph.D., PAS, Extension Specialist in Animal Sciences. Rutgers
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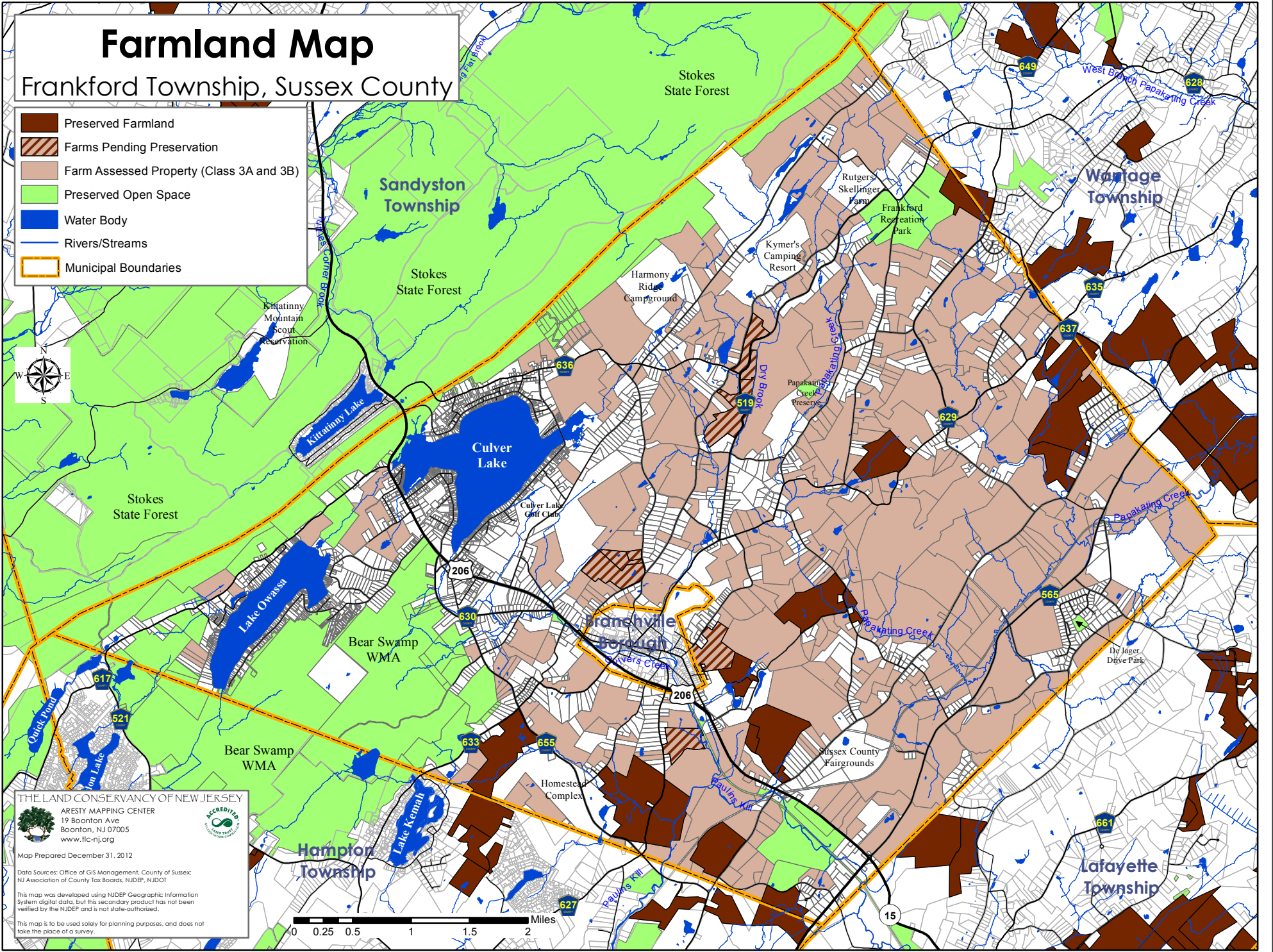
MAPS

1. Farmland
2. Sussex County Agricultural Development Area
3. Sussex County Project Area
4. Agricultural Soils Categories
5. Project Area
6. Farm Parcels that meet SADC Criteria for Agricultural Soils
7. Farm Parcels that meet SADC Criteria for Tillable Land
8. Farm Parcels that meet SADC Criteria for both Agricultural Soils and Tillable Land

Farmland Map

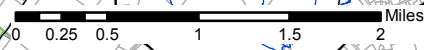
Frankford Township, Sussex County

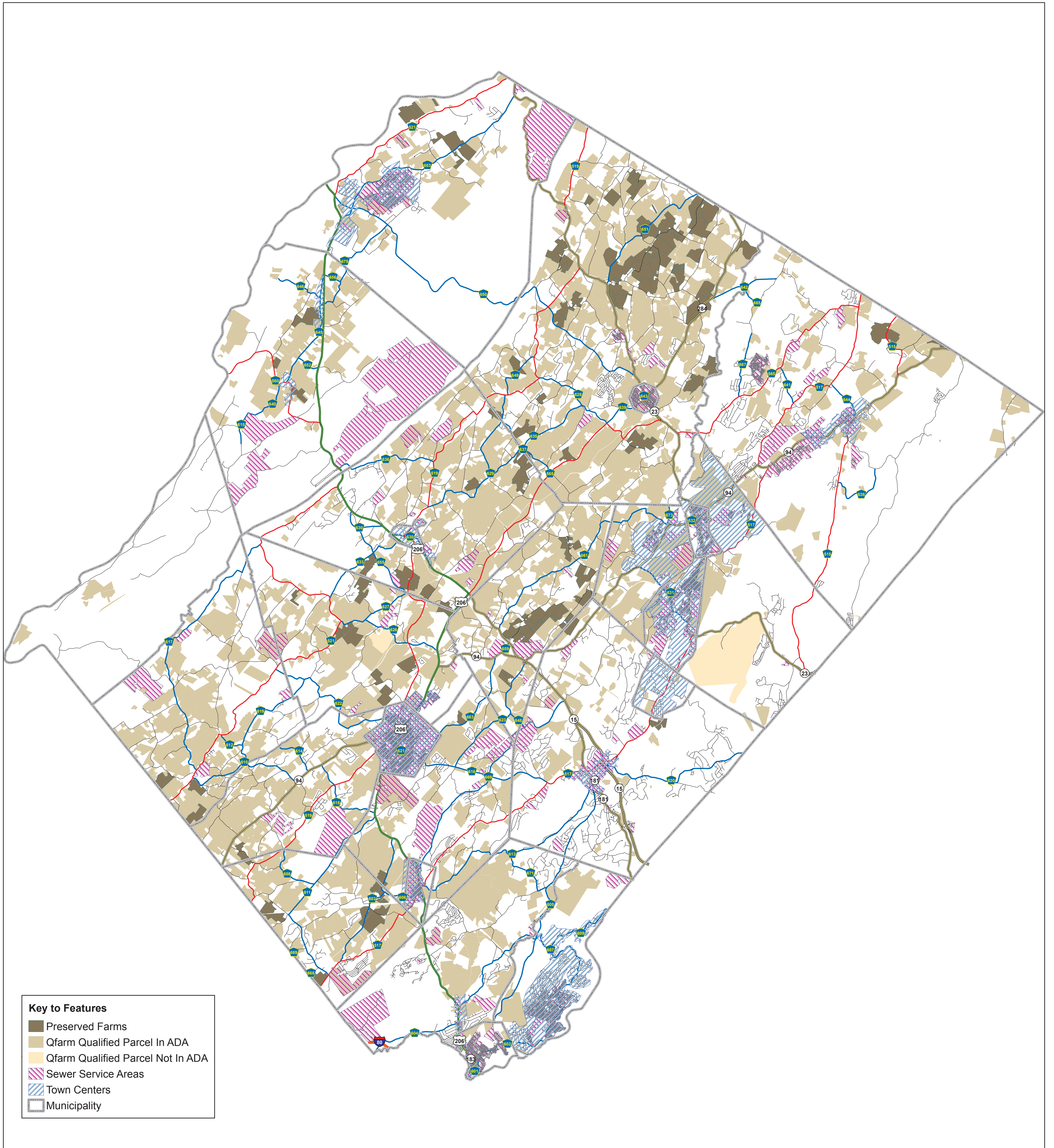
-  Preserved Farmland
-  Farms Pending Preservation
-  Farm Assessed Property (Class 3A and 3B)
-  Preserved Open Space
-  Water Body
-  Rivers/Streams
-  Municipal Boundaries



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 19 Boonton Ave
 Boonton, NJ 07005
 www.tlc-nj.org

Map Prepared December 31, 2012
 Data Sources: Office of GIS Management, County of Sussex;
 NJ Association of County Tax Boards, NJDEP, NJDOT
 This map was developed using NDEP Geographic Information
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Key to Features

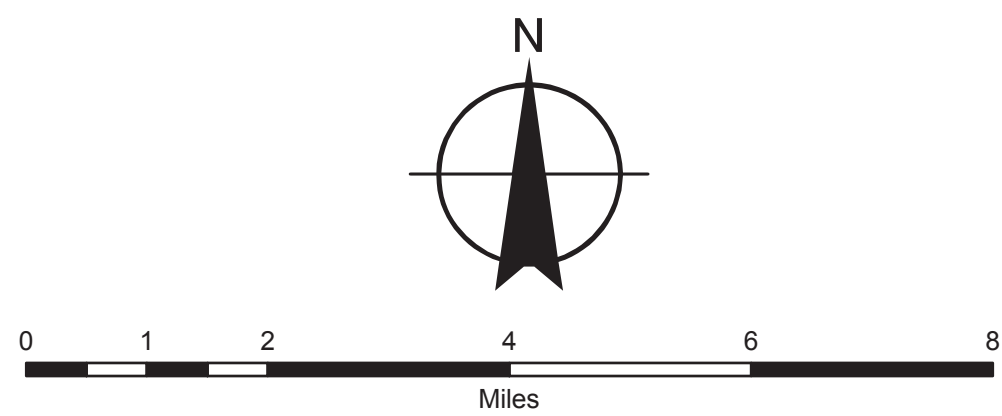
- Preserved Farms
- Qfarm Qualified Parcel In ADA
- Qfarm Qualified Parcel Not In ADA
- Sewer Service Areas
- Town Centers
- Municipality

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Due to inconsistencies in the parcel data and origin of data sources, the data on this map may not identify all q-farm assessed properties, preserved farms, or accurate town center boundaries.



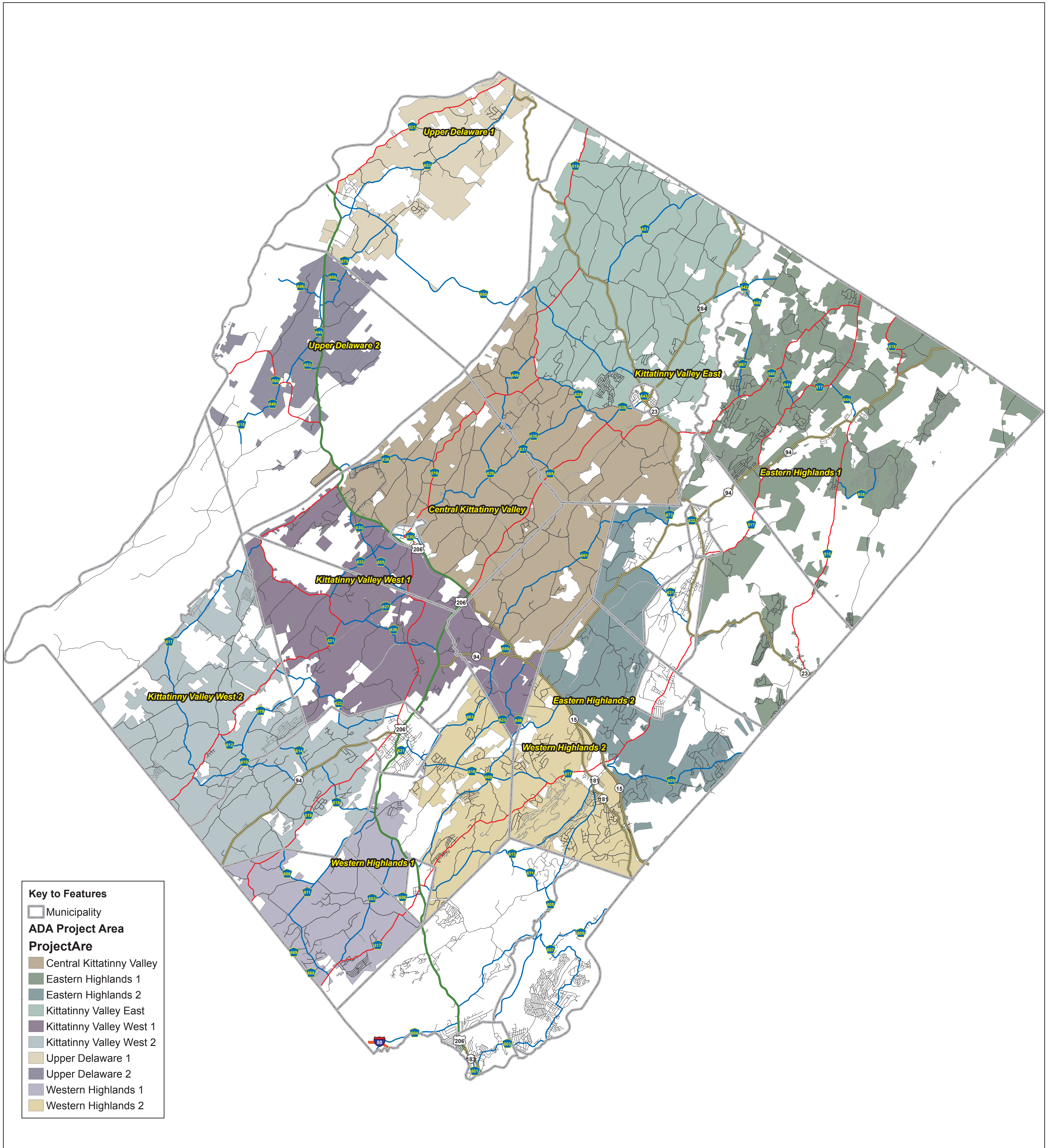
Office of GIS Management
Division of Engineering
Department of Engineering and Planning




Sussex County -- People & Nature Together


**Comprehensive Farmland
Preservation Plan**

Agriculture Development Areas

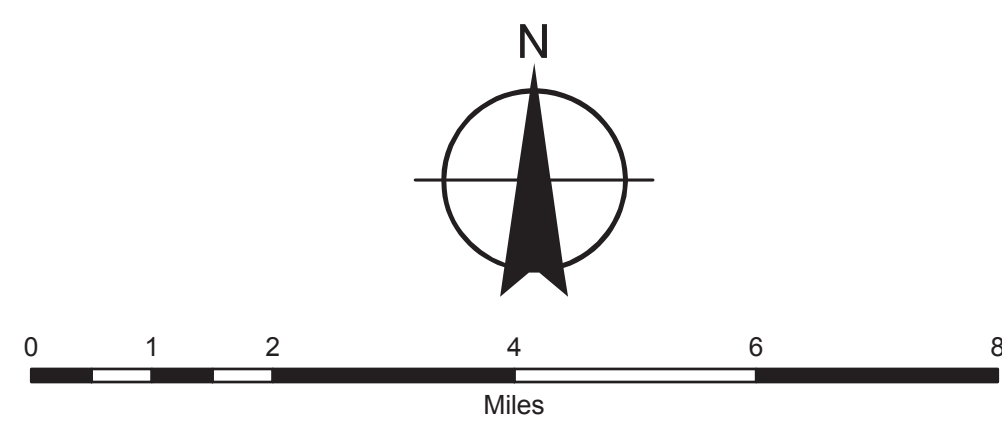


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Office of GIS Management
Division of Engineering
Department of Engineering and Planning










Sussex County -- People & Nature Together

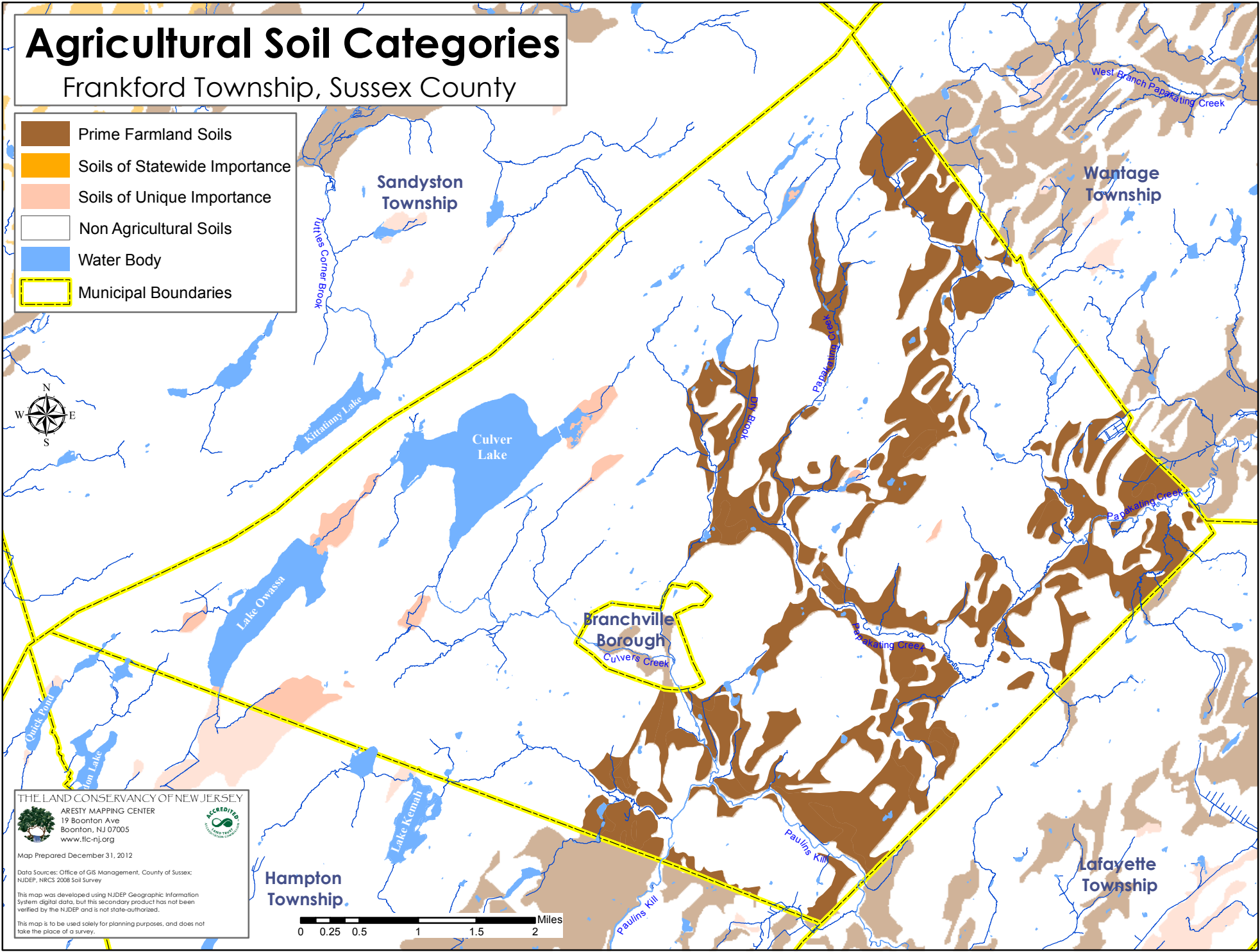
Comprehensive Farmland Preservation Plan

Proposed Project Areas

Agricultural Soil Categories

Frankford Township, Sussex County

	Prime Farmland Soils
	Soils of Statewide Importance
	Soils of Unique Importance
	Non Agricultural Soils
	Water Body
	Municipal Boundaries



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Map Prepared December 31, 2012

Data Sources: Office of GIS Management, County of Sussex;
 NJDEP, NRCS 2008 Soil Survey

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Hampton Township

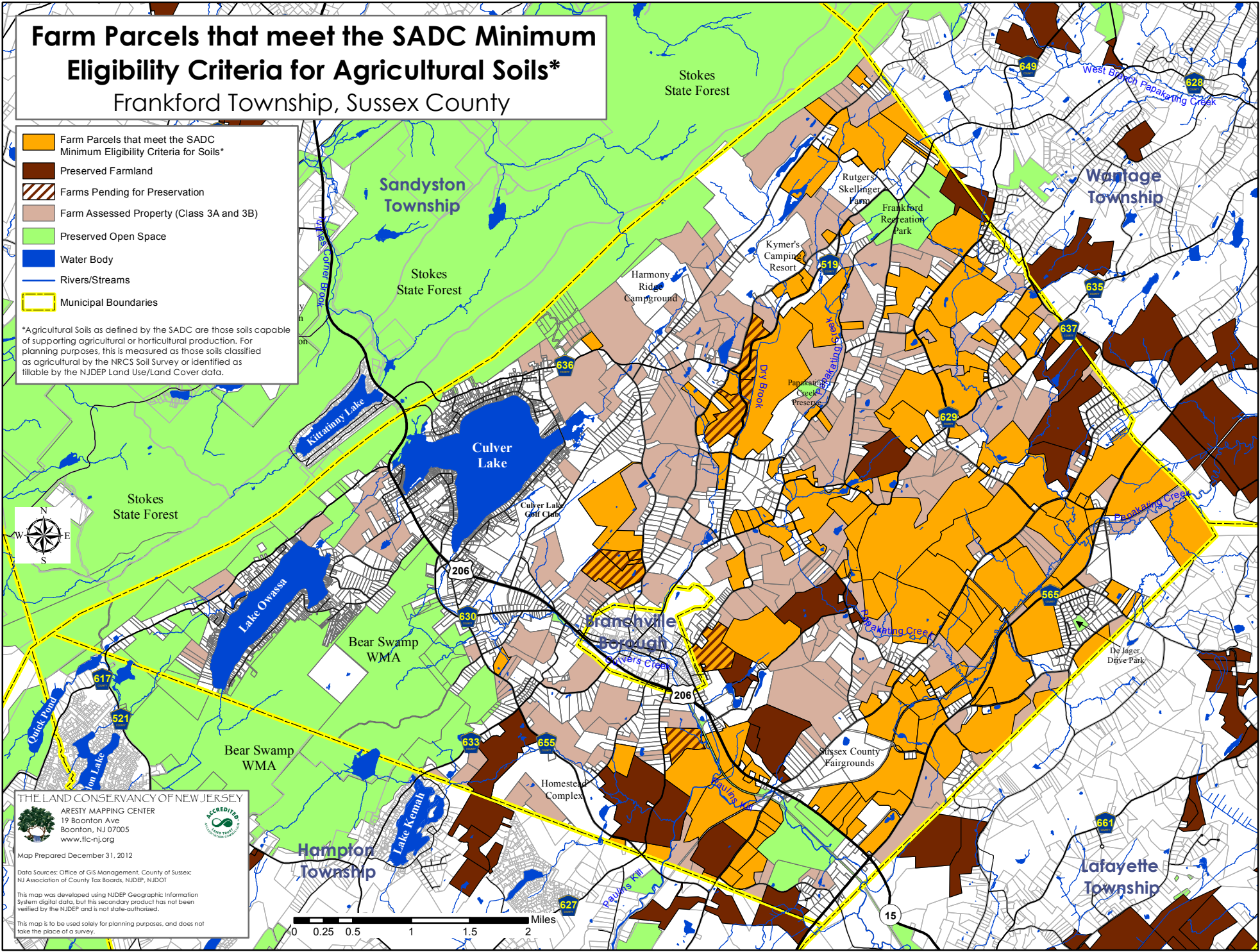


Farm Parcels that meet the SADC Minimum Eligibility Criteria for Agricultural Soils*

Frankford Township, Sussex County

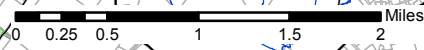
- Farm Parcels that meet the SADC Minimum Eligibility Criteria for Soils*
- Preserved Farmland
- Farms Pending for Preservation
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Water Body
- Rivers/Streams
- Municipal Boundaries

*Agricultural Soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. For planning purposes, this is measured as those soils classified as agricultural by the NRCS Soil Survey or identified as fillable by the NJDEP Land Use/Land Cover data.



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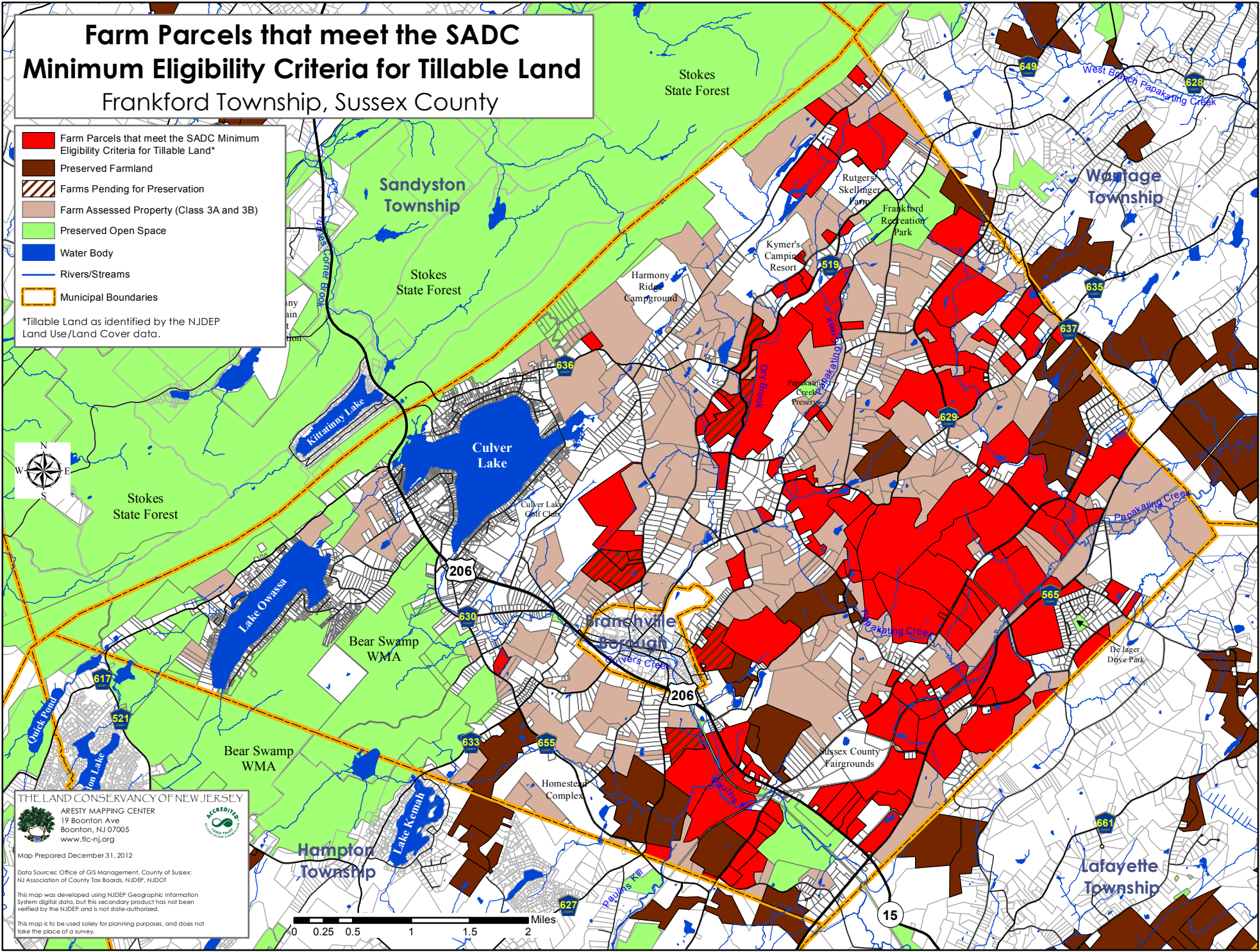
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Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land

Frankford Township, Sussex County

- Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land*
 - Preserved Farmland
 - Farms Pending for Preservation
 - Farm Assessed Property (Class 3A and 3B)
 - Preserved Open Space
 - Water Body
 - Rivers/Streams
 - Municipal Boundaries
- *Tillable Land as identified by the NJDEP Land Use/Land Cover data.



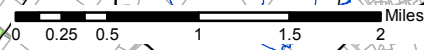
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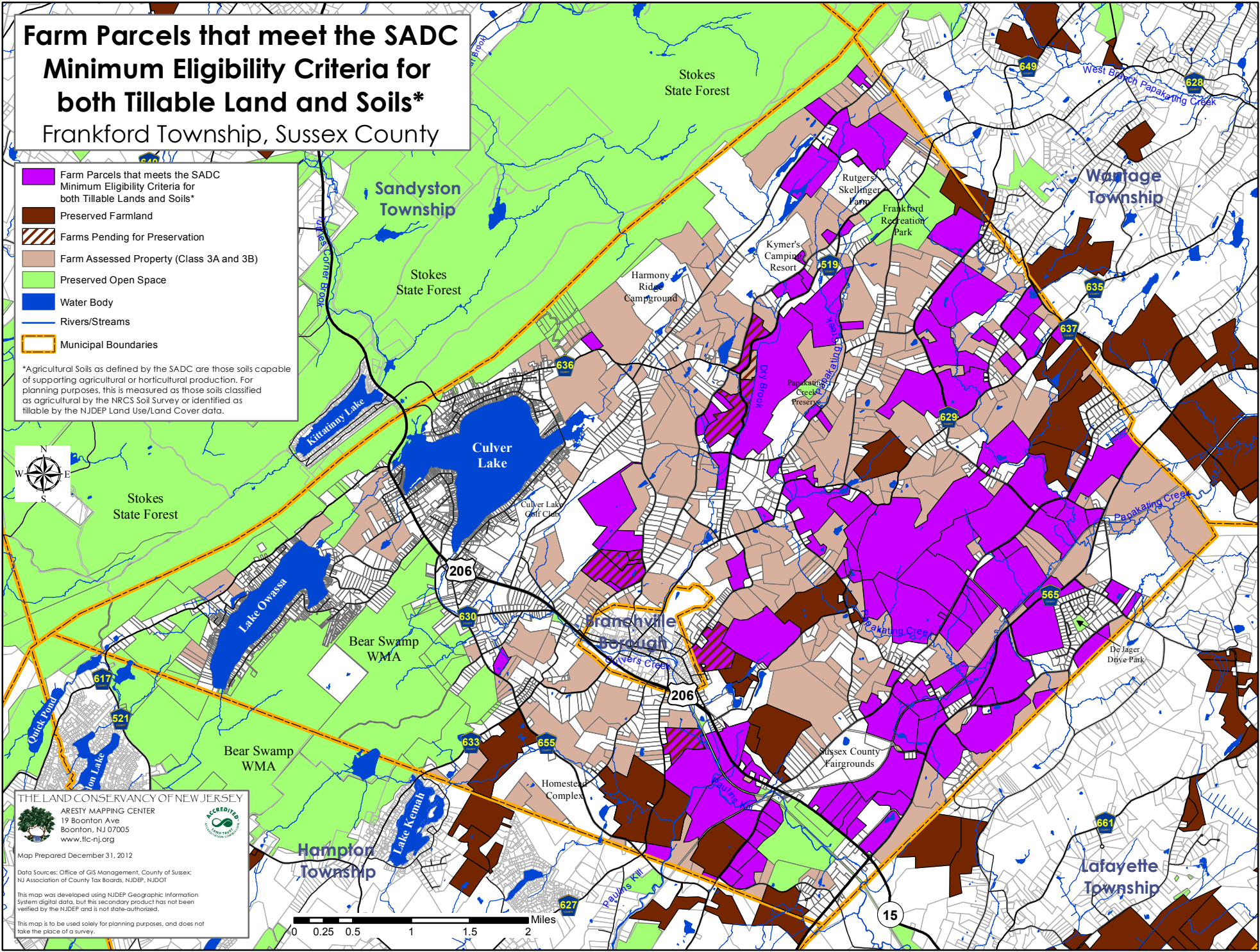


Farm Parcels that meet the SADC Minimum Eligibility Criteria for both Tillable Land and Soils*

Frankford Township, Sussex County

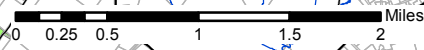
- Farm Parcels that meet the SADC Minimum Eligibility Criteria for both Tillable Lands and Soils*
- Preserved Farmland
- Farms Pending for Preservation
- Farm Assessed Property (Class 3A and 3B)
- Preserved Open Space
- Water Body
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- Municipal Boundaries

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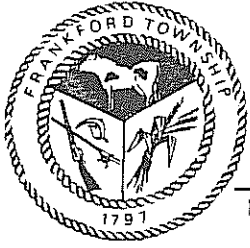
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APPENDICES

- A. Notice of Submittal: Frankford Township to Sussex County – September 14, 2010
- B. Public Hearing October 19, 2010– Notice and Agenda
- C. Sussex County FY2011 Minimum Score Report
- D. SADC Deed of Easement
- E. State Ranking Criteria
- F. Frankford Township Right to Farm Ordinance
- G. Parcel Data Tables:
 - 1. Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land
 - 2. Farm Assessed Property



FRANKFORD township

151 US Hwy 206, Augusta New Jersey 07822 • Phone: 973-948-5566 • Fax: 973-948-2612
Web Site: www.frankfordtownship.com • E-mail: clerk@frankfordtwp-nj.com

WILLIAM HAHN
Mayor

GARY LARSON
Deputy Mayor

SAM CASTIMORE
Committeeman

PATRICIA BUSSOW
Acting Municipal Clerk

September 14, 2010

Ms. Donna Traylor
Sussex County Agriculture Development Board
Sussex County Administrative Center
One Spring Street
Newton, NJ 07860

RE: Frankford Township, Sussex County
Intention of Submitting Draft Comprehensive Farmland Preservation Plan
Intention of Submitting Planning Incentive Grant Application

Dear Donna,

The Township of Frankford is submitting this letter to you and the members of the Sussex County Agriculture Development to inform you of our intention to submit a draft Comprehensive Farmland Preservation Plan Update and Planning Incentive Grant application by the December 15th SADC deadline. The Township has formed an Agricultural Advisory Committee and has scheduled its first meeting for Tuesday, September 28, 2010 at 2:00PM. If you are able to attend this first meeting of our Committee we would be most appreciative. Following this Committee meeting we will be scheduling the first of two public meetings on the Draft Plan and application. We will be sure to notify your office of both of those meetings.

This notification to the CADB is being done as required by the SADC, 90 days in advance of the SADC December 15th deadline. If you have any questions about our application or Comprehensive Plan, please call me or contact Barbara Heskins Davis at The Land Conservancy of New Jersey at (973) 541-1010, extension 33.

Thank you.

Sincerely,

Patricia L. Bussow
Municipal Clerk

cc Sam Castimore, Chair, Frankford Township Agricultural Advisory Committee
Tim Brill, State Agriculture Development Committee
Barbara Heskins Davis, The Land Conservancy of New Jersey

FRANKFORD TOWNSHIP
PUBLIC HEARING NOTICE

Take Notice that a Public Hearing will be held on the Draft Farmland Preservation Plan for Frankford Township.

The hearing will take place during the Regular Meeting of the Frankford Township Committee on October 19, 2010, 7:00PM in the Municipal Building, 151 Route 206, Augusta, NJ.

Patricia L. Bussow
Acting Municipal Clerk

Township of Frankford

Invites the Public to Provide Comment on the Draft Comprehensive Farmland Preservation Plan

Tuesday, October 19, 2010 - 7:00 pm
Frankford Township Municipal Building

Agenda

- **Welcome and Introduction**
William H. Hahn, Mayor
Sam Castimore, Chair, Agricultural Advisory Committee

 - **Framework of Farmland Planning Process**
 - Overview of the Farmland Plan
 - Presentation of the Farmland Maps
 - Identification of Project Areas and Farmland Preservation Goals
Barbara Heskins Davis, The Land Conservancy of New Jersey
Kathleen Caccavale, The Land Conservancy of New Jersey

 - **Public Comment on Draft Plan and Maps**
-

For further information please contact:



The Land Conservancy of New Jersey
19 Boonton Avenue, Boonton, NJ 07005
(973) 541-1010
www.tlc-nj.org email: info@tlc-nj.org



Township of Frankford Agricultural Advisory Committee
151 Route 206, Augusta, NJ 07822
(973) 948-5566

Why draft an Updated Farmland Preservation Plan?

The primary purpose of completing the Farmland Preservation Plan is for the Township to conform to the updated State Agriculture Development Committee (SADC) guidelines so it can apply for funding through the municipal Planning Incentive Grant (PIG) program from the SADC. The Plan is a requirement for eligibility into this Program. The Plan will provide a vision and strategy for the preservation of agricultural resources and will prioritize farmland for preservation based upon input local farmland owners, residents, municipal officials, county board and committees.

Fast Facts about an Updated Farmland Preservation Plan

- The Farmland Plan is required for by the State Agriculture Development Committee (SADC) in order to qualify for a Planning Incentive Grant from the State and Sussex County. The Township will not receive funds from the SADC without this updated plan.
- The Farmland Plan must become adopted as part of the Township's Master Plan
- Submission deadline for the Farmland Plan is December 15th to the State and County.
- The first public hearing is scheduled for October 19, 2010 during the regular Township Committee meeting. The meeting is required by the SADC to gather public input. SADC requires two public hearings as part of the Plan Update.
- The second public meeting will be held after the comments are received by the SADC (probably in mid to late 2011). The second meeting should be held as part of the Planning Board meeting.
- Information that will be provided in the updated plan includes:
 - Interpretation of the Agricultural Census and Farmland Assessment data
 - Preserved property – open space and farmland
 - Status of farming in Township
 - Proposed farmland preservation areas
 - Preservation Eligibility Requirements
 - Eligible Properties for Farmland Preservation
- Frankford's Land Use Board, Open Space Committee and Agricultural Advisory Committee are included in the review and development of the Plan

SADC Minimum Standards for "Eligible" Farm			
	<u>*2011 Average Quality Score</u>	<u>70% of Average Quality Score</u>	<u>**70% of Average Quality Score</u>
Atlantic	52.61	36.83	36.00
Bergen			
Burlington	65.06	45.54	45.00
Camden			
Cape May	54.69	38.28	38.00
Cumberland	61.55	43.09	43.00
Gloucester	59.69	41.78	41.00
Hunterdon	62.64	43.85	43.00
Mercer	77.19	54.03	54.00
Middlesex	59.49	41.64	41.00
Monmouth	71.75	50.23	50.00
Morris	60.01	42.01	42.00
Ocean	56.69	39.68	39.00
Passaic			
Salem	69.77	48.84	48.00
Somerset	66.93	46.85	46.00
Sussex	51.24	35.87	35.00
Warren	57.51	40.26	40.00
* Based on preliminary or Green Light quality scores for County '08, '09, and '10 Rounds N.J.A.C. 2:76-17.9 (a) and 17.2 (County Planning Incentive Grant Program) Effective January 1, 2011 through December 31, 2011			
** all numbers are rounded down to the nearest whole number			
S:\Minimum Standards for Programs\july2010\fy2011\Minimum Standards July 2010			

E3-E

DEED OF EASEMENT

STATE OF NEW JERSEY AGRICULTURE RETENTION AND DEVELOPMENT PROGRAM

This Deed is made _____, 20 _____.

BETWEEN _____, whose address is _____ and is referred to as the Grantor;

AND _____, whose address is _____ and is referred to as the Grantee and/or Board.

The Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns grants and conveys to the Grantee a development easement and all of the nonagricultural development rights and credits on the Premises, located in the Township of _____, County of _____, described in the attached Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), the tract of land described in the attached Schedule C, which schedules are incorporated by reference in this Deed of Easement, for and in consideration of the sum of _____ Dollars.

Any reference in this Deed of Easement to "Premises" refers to the property described in Schedule A, and, for the limited purpose of the restrictions contained in Paragraph 13(b), to the tract of land described in Schedule C.

The tax map reference for the Premises is:

Township of _____
Block _____, Lot _____

WHEREAS, the legislature of the State of New Jersey has declared that the development of agriculture and the retention of farmlands are important to the present and future economy of the State and the welfare of the citizens of the State; and

WHEREAS, the Grantor is the sole and exclusive owner of the Premises; and

WHEREAS, the Grantee believes that the retention and preservation of agricultural lands is beneficial to the public health, safety and welfare of the citizens of _____ County;

NOW THEREFORE, THE GRANTOR, GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, PERSONAL OR LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS PROMISES that the Premises will be owned, used and conveyed subject to, and not in violation of the following restrictions:

1. Any development of the Premises for nonagricultural purposes is expressly prohibited.
2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee, (hereinafter Committee). Agricultural use shall mean the use of the Premises for common farmsite activities including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.
3. Grantor certifies that at the time of the application to sell the development easement to the Grantee and at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other nonagricultural uses are prohibited except as expressly provided in this Deed of Easement.

Prepared by: _____

4. All nonagricultural uses, if any, existing on the Premises at the time of the landowner's application to the Grantee as set forth in Section 3 above may be continued and any structure may be restored or repaired in the event of partial destruction thereof, subject to the following:

- i. No new structures or the expansion of pre-existing structures for nonagricultural use are permitted;
- ii. No change in the pre-existing nonagricultural use is permitted;
- iii. No expansion of the pre-existing nonagricultural use is permitted; and
- iv. In the event that the Grantor abandons the pre-existing nonagricultural use, the right of the Grantor to continue the use is extinguished.

5. No sand, gravel, loam, rock, or other minerals shall be deposited on or removed from the Premises excepting only those materials required for the agricultural purpose for which the land is being used.

6. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the Committee as an agricultural management practice.

7. No activity shall be permitted on the Premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation, nor shall any other activity be permitted which would be detrimental to the continued agricultural use of the Premises.

- i. Grantor shall obtain within one year of the date of this Deed of Easement, a farm conservation plan approved by the local soil conservation district.
- ii. Grantor's long term objectives shall conform with the provisions of the farm conservation plan.

8. Grantee and Committee and their agents shall be permitted access to, and to enter upon, the Premises at all reasonable times, but solely for the purpose of inspection in order to enforce and assure compliance with the terms and conditions of this Deed of Easement. Grantee agrees to give Grantor, at least 24 hours advance notice of its intention to enter the Premises, and further, to limit such times of entry to the daylight hours on regular business days of the week.

9. Grantor may use the Premises to derive income from certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the actual use of the land for agricultural production and that the activities only utilize the Premises in its existing condition. Other recreational activities from which income is derived and which alter the Premises, such as golf courses and athletic fields, are prohibited.

10. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this Deed of Easement or as otherwise provided by law.

11. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this Deed of Easement.

12. Nothing in this Deed of Easement shall be deemed to restrict the right of Grantor, to maintain all roads and trails existing upon the Premises as of the date of this Deed of Easement. Grantor shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, bogs, agricultural buildings, or reservoirs as may be necessary.

13(a). At the time of this conveyance, Grantor has existing single family residential buildings on the Premises and residential buildings used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises subject to the following conditions:

- i. Improvements to agricultural buildings shall be consistent with agricultural uses;
- ii. Improvements to residential buildings shall be consistent with agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed on the Premises; and
- iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

13(b). Grantor, their heirs, executors, administrators, personal or legal representatives, successors and assigns may use and maintain the Exception Area, as described in the attached Schedule C, conditions:

sample conditions:

- a. the Exception Area shall not be severed or subdivided from the Premises
- b. the Exception area may be severed and subdivided from the Premises
- c. the Exception Area shall be limited to one residential unit
- d. (Right to Farm Language if Exception is Non-Severable)

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

- e. (Right to Farm Language if Exception is Severable)

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

14. Grantor may construct any new buildings for agricultural purposes. The construction of any new buildings for residential use, regardless of its purpose, shall be prohibited except as follows:

- i. To provide structures for housing of agricultural labor employed on the Premises but only with the approval of the Grantee and the Committee. If Grantee and the Committee grant approval for the construction of agricultural labor housing, such housing shall not be used as a residence for Grantor, Grantor's spouse, Grantor's parents, Grantor's lineal descendants, adopted or natural, Grantor’s spouse’s parents, Grantor’s spouse’s lineal descendants, adopted or natural; and
- ii. To construct a single family residential building anywhere on the Premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement but only with the approval of the Grantee and Committee.
- iii. _____ residual dwelling site opportunity(ies) have been allocated to the Premises pursuant to the provisions of N.J.A.C. 2:76-6.17, "Residual Dwelling Site Opportunity". The Grantor's request to exercise a residual dwelling site opportunity shall comply with the rules promulgated by the Committee in effect at the time the request is initiated.

In the event a division of the Premises occurs in compliance with deed restriction No. 15 below, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement reflecting the reallocation of the residual dwelling site opportunities to the respective divided lots. The Corrective Deed shall be recorded with the County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

In the event a residual dwelling site opportunity has been approved by the Grantee, the Grantor shall prepare or cause to be prepared a Corrective Deed of Easement at the time of Grantee's approval. The Corrective Deed of Easement shall reflect the reduction of residual dwelling site opportunities allocated to the Premises. The Corrective Deed shall be recorded with the

County Clerk. A copy of the recorded Corrective Deed shall be provided to the Grantee and Committee.

(OR)

- iii. No residual dwelling site opportunities have been allocated pursuant to the provisions of N.J.A.C. 2:76-6.17. No residential buildings are permitted on the Premises except as provided in this Deed of Easement.

For the purpose of this Deed of Easement:

"Residual dwelling site opportunity" means the potential to construct a residential unit and other appurtenant structures on the Premises in accordance with N.J.A.C. 2:76-6.17.

"Residual dwelling site" means the location of the residential unit and other appurtenant structures.

"Residential unit" means the residential building to be used for single family residential housing and its appurtenant uses. The construction and use of the residential unit shall be for agricultural purposes.

"Use for agricultural purposes" as related to the exercise of a residual dwelling site opportunity and the continued use of the residential unit constructed thereto, means at least one person residing in the residential unit shall be regularly engaged in common farmsite activities on the Premises including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage, water management and grazing.

15. The land and its buildings which are affected may be sold collectively or individually for continued agricultural use as defined in Section 2 of this Deed of Easement. However, no division of the land shall be permitted without the joint approval in writing of the Grantee and the Committee. In order for the Grantor to receive approval, the Grantee and Committee must find that the division shall be for an agricultural purpose and result in agriculturally viable parcels. Division means any division of the Premises, for any purpose, subsequent to the effective date of this Deed of Easement.

- i. For purposes of this Deed of Easement, "Agriculturally viable parcel" means that each parcel is capable of sustaining a variety of agricultural operations that yield a reasonable economic return under normal conditions, solely from each parcel's agricultural output.

16. In the event of any violation of the terms and conditions of this Deed of Easement, Grantee or the Committee may institute, in the name of the State of New Jersey, any proceedings to enforce these terms and conditions including the institution of suit to enjoin such violations and to require restoration of the Premises to its prior condition. Grantee or the Committee do not waive or forfeit the right to take any other legal action necessary to insure compliance with the terms, conditions, and purpose of this Deed of Easement by a prior failure to act.

17. This Deed of Easement imposes no obligation or restriction on the Grantor's use of the Premises except as specifically set forth in this Deed of Easement.

18. This Deed of Easement is binding upon the Grantor, the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns and the Grantee; it shall be construed as a restriction running with the land and shall be binding upon any person to whom title to the Premises is transferred as well as upon the heirs, executors, administrators, personal or legal representatives, successors, and assigns of all such persons.

19. Throughout this Deed of Easement, the singular shall include the plural, and the masculine shall include the feminine, unless the text indicates otherwise.

20. The word 'Grantor' shall mean any and all persons who lawfully succeed to the rights and responsibilities of the Grantor, including but not limited to the Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns.

21. Wherever in this Deed of Easement any party shall be designated or referred to by name or general reference, such designation shall have the same effect as if the words, 'heirs, executors, administrators, personal or legal representatives, successors and assigns' have been inserted after each and every designation.

22. Grantor, Grantor's heirs, executors, administrators, personal or legal representatives, successors and assigns further transfers and conveys to Grantee all of the nonagricultural development rights and development credits appurtenant to the lands and Premises described herein. Nothing contained herein shall preclude the conveyance or retention of said rights by the Grantee as may be permitted by the laws of the State of New Jersey in the future. In the event that the law permits the conveyance of said development rights, Grantee agrees to reimburse the Committee (_____) percent of the value of the development rights as determined at the time of the subsequent conveyance.

23. That portion of the net proceeds, representing the value of the land only (and not the value of the improvements), of a condemnation award or other disposition of the Premises following termination of this Deed of Easement, as permitted pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, shall be distributed among the Grantor and the Grantee in shares in proportion to the fair market value of their interests in the Premises on the date of execution of this Deed of Easement. For this purpose, the Grantee's allocable share of the proceeds shall be the net proceeds multiplied by a fraction, the numerator of which is the fair market value of the development easement as certified by the Committee at the time of the initial acquisition and the denominator of which is the full fair market value of the unrestricted Premises as certified by the Committee at the time of the initial acquisition, which is identified as (/).

Furthermore, the Grantee's proceeds shall be distributed among the Grantee and the Committee in shares in proportion to their respective cost share grants on the date of execution of this Deed of Easement. The Grantee shall use its share of the proceeds in a manner consistent with the provisions of N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32.

24. No historic building or structure located on the Premises may be demolished by the grantor or any other person without the prior approval of the State Agriculture Development Committee. Historic building or structure is a building or structure that, as of the date of this Deed of Easement, has been included in the New Jersey Register of Historic Places established pursuant to N.J.S.A. 13:1B-15.128 et seq.

The Grantor signs this Deed of Easement as of the date of the top of the first page. If the Grantor is a corporation, this Deed of Easement is signed and attested to by its proper corporate officers, and its corporate seal, if any, is affixed.

_____(L.S.)

_____(L.S.)

_____(Corporate Seal)

Secretary
(For use by corporations only)

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

_____ personally came before me and acknowledged under oath, to my satisfaction, this that person (or if more than one, each person):

- (a) is named in and personally signed this DEED OF EASEMENT;
- (b) signed, sealed and delivered this DEED OF EASEMENT as his or her act and deed;
- (c) made this DEED OF EASEMENT for and in consideration of mutual obligations and benefits to each party; and
- (d) the actual and true consideration paid for this instrument is \$_____.

Print name and title below signature

(CORPORATE ACKNOWLEDGMENT)

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____ 20 _____, the subscriber

_____, personally appeared before me, who, being by me duly sworn on his or her oath, deposes and makes proof to my satisfaction, that he or she is the Secretary of _____, the Corporation named in the within Instrument; that _____ is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation, that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his or her name thereto as attesting witness; and that the full and actual consideration paid to purchase a development easement as evidenced by the DEED OF EASEMENT is \$ _____ and the mutual obligations and benefits contained herein.

Sworn to and subscribed before me, the date aforesaid

Print name and title below signature

(COUNTY AGRICULTURE DEVELOPMENT BOARD)

THE UNDERSIGNED, being Chairperson of the _____ County Agriculture Development Board, hereby accepts and approves the foregoing restrictions, benefits and covenants.

ACCEPTED AND APPROVED this _____ day of _____, 20 ____.

Chairperson
_____ County Agriculture Development Board

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

_____ personally came before me and acknowledged under oath, to my satisfaction that this person: (a) is named in and personally signed this DEED OF EASEMENT, (b) signed, sealed and delivered this DEED OF EASEMENT as the Board's act and deed; and (c) is the Chairperson of the _____ County Agriculture Development Board.

Print name and title below signature

(STATE AGRICULTURE DEVELOPMENT COMMITTEE)

The State Agriculture Development Committee has approved the purchase of the development easement on the Premises pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and has authorized a grant of _____% of the purchase price of the development easement to _____ County in the amount of \$ _____.

Gregory Romano, Executive Director
State Agriculture Development Committee

Date

STATE OF NEW JERSEY, COUNTY OF _____ SS.:

I CERTIFY that on _____, 20 _____,

_____ personally came before me and acknowledged under oath, to my satisfaction, that this person:

- (a) is named in and personally signed this DEED OF EASEMENT,
- (b) signed, sealed and delivered this DEED OF EASEMENT as the Committee's act and deed, and
- (c) is the Executive Director of the State Agriculture Development Committee.

Print name and title below signature

FARMLAND PRESERVATION PROGRAM

RANKING CRITERIA

Applicant: _____
Block(s)/ Lot(s): _____
Municipality: _____

Density or Contiguous Properties (maximum of 10 points)

Add 2 points for the subject farm: _____
 Add 2 points for each permanently farm indicated: _____
 Add 1 point for each 8-Year farm indicated: _____
Sub Total for this Category: _____

Boundaries and Buffers (multiply percentage as indicated)

Deed Restricted Farmland (permanent) x .20: _____
 Deed Restricted Wildlife Areas x .18: _____
 Streams (perennial) and Wetlands x .18: _____
 Cemeteries x .16: _____
 Parks (limited public access) x .14: _____
 Military Installations x .14: _____
 Golf Course (public) x .14: _____
 8 year programs/EP Applications x .13: _____
 Highway (limited access) or Railroads x .10: _____
 Farmland (unrestricted) x .06: _____
 Woodlands x .06: _____
 Parks (high use) x .05: _____
 Residential Development x .00: N/A
 Residential (< 5 acres w/o infrastructure) x .00: N/A
 Commercial x .00: N/A
 Industrial x .00: N/A
 Schools x .00: N/A
Sub Total for this Category: _____

Tillable Acres (multiply percentage as indicated)

Cropland Harvested x .15: _____
 Cropland Pastured x .15: _____
 Permanent Pasture x .02: _____
 Woodlands x .00: N/A
 Wetlands x .00: N/A
 Other x .00: N/A
Sub Total for this Category: _____

Soils (multiply percentage as indicated)

Prime x .15: _____
 Statewide x .10: _____
 Unique x .125: _____
 Locals x .05: _____
 Other x .00: N/A
Sub Total for this Category: _____

Imminence of Change or Conversion

If the premises is in an estate situation add 3 points: _____
 If the owner has filed for bankruptcy add 4 points: _____
 If subdivision approval has been granted add 2 points: _____
Sub Total for this Category: _____

Local Commitment (maximum of 20 points)

If any question 2a through 2e is "yes" add 5 points: _____

If there is **no** sewer/water indicated add 3 points: _____

If preservation is supported by State/local plans add 2 points: _____

If there is an active CADB liaison add 1 point: _____

If planning board actions support preservation add 1 point: _____

If municipal actions support preservation add 1 point: _____

If any 8-Year municipal programs exist add 1 point: _____

If any easements have been purchased in the town add 1 point: _____

If the town has a Right-to-Farm ordinance add 4 points: _____

If the RTF ordinance requires builder notification add 1 point: _____

Sub Total for this Category: _____

County Ranking

If the property is the County's top ranked farm add 10 points: _____

Sub Total for this Category: _____

General Applicant Information

Up to 10 points can be added to the ranking score depending on the net acres to be preserved in comparison to the average size of a farm in the county. The formula for determining point value for the Size Criterion is:

10 x net acres to be preserved

2 x average farm size in county

(73 acres - from the 2002 U.S. Census of Agriculture)

Points based on above formula: _____

Sub Total for this Category: _____

Exceptions

If exception sum is more than 10% of farm subtract 1 point: _____

If the exception is severable subtract 2 points: _____

If the landowner does not agree to restrict the exception to one house, subtract the number of units in excess of the local zoning requirements: _____

Sub Total for this Category: _____

Amount of all Sub Totals: _____

Final Ranking

Amount of farms submitted in round: _____

Ranking of property based on farms submitted in round: _____

CHAPTER XXVIII

RIGHT TO FARM

28-1 FINDINGS.

a. The retention of agricultural activities would serve the best interest of all citizens of the Township by insuring the numerous social, economic and environmental benefits which accrue from one of the largest industries in the Garden State;

b. Several factors have combined to create a situation wherein the regulations of various State agencies and the ordinances of individual municipalities may unnecessarily constrain essential farm practices;

c. It is the express intention of this chapter to establish as the policy of this Township the protection of commercial farm operations from nuisance actions, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and sometimes conflicting interests of all lawful activities in the Township.

(Ord. No. 99-1 § 1)

28-2 DEFINITIONS.

As used in this chapter:

Commercial farm shall mean any place producing agricultural or horticultural products worth two thousand five hundred (\$2,500.00) dollars or more annually.

(Ord. No. 99-1 § 2)

28-3 PERMISSIBLE ACTS.

The owner or operator of a commercial farm which meets the eligibility criteria for differential property taxation pursuant to the "Farmland Assessment Act of 1964", P.L. 1964, c.48 (C.54:4-23.1 et seq.) and the operation of which conforms to agricultural management practices recommended by the State Agriculture Development Committee and to all relevant Federal, State, or municipal statutes, ordinances, rules and regulations and which does not pose a direct threat to public health and safety may;

- a. Produce agricultural and horticultural crops, trees and forest products, livestock, and poultry and other commodities as described in the Standard Industrial Classification for agriculture, forestry, fishing and trapping;
 - b. Process and package the agricultural output of the commercial farm;
 - c. Provide for the wholesale and retail marketing of the agricultural output of the commercial farm and related products that contribute to farm income, including the construction of building and parking areas in conformance with municipal land use and site plan ordinances;
 - d. Replenish soil nutrients;
 - e. Control pests, predators and diseases of plants and animals;
 - f. Clear woodlands using open burning and other techniques, install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetland areas; and
 - g. Conduct on-site disposal of organic agricultural wastes.
- (Ord. No. 99-1 § 3)

30-1029—30-1030 RESERVED.**30-1031. FARMING AND AGRICULTURAL USES.**

It is an express purpose of this chapter and section to promote farming and agricultural uses in Frankford Township in respect of the Township's rural and agricultural heritage. The provisions of this chapter and section shall, therefore, be liberally construed as applied to farming and agricultural uses, structures, buildings and standards. To the greatest practicable extent, the application of the standards and regulations of this chapter and section shall be reconciled with the Right to Farm Act, N.J.S.A. 4:1C-et seq. in such a way as to advance agricultural purposes and efforts without unnecessary or excessive zoning enforcement, provided, however, that the public health, safety and welfare shall not be thereby compromised.

30-1032. PERFORMANCE STANDARDS FOR THE LI LIGHT INDUSTRIAL ZONE.

a. Any building, structure, site or tract of land developed, constructed or used for any permitted principal or accessory light industrial use shall comply with all the performance standards set forth in this section. These performance standards shall apply unless exceeded by any State or Federal standards or amendments thereto. If there is any reasonable doubt that the intended use will conform to any section of the performance standards, the Land Use Board shall establish and request a deposit for each section in doubt, which deposit shall be used to defray the cost of a special report by an expert consultant qualified to advise on conformance to the required standard. The amount of the deposit shall be based on a quotation from said expert consultant. Said report shall be made within thirty (30) days of the request and copies supplied to the applicant. If any existing use or building is extended, enlarged or reconstructed, the performance standards shall apply to such extended, enlarged or reconstructed portion or portions of such use or building or structure.

b. *Noise.* Measured at the lot line, the sound pressure level of noise emitted by all sources on a single lot shall not exceed the levels tabulated below and corrected for the character of the noise. Measurement shall be made with a sound level meter corresponding to ANSI standards S1.4 and an octave band filter conforming to ANSI standard Z24.10.

Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land

Block	Lot	Property Location	Owner	Acres	Tillable Land (acres)	% Tillable	Project Area
1	11	15 LOSEY RD	LOSEY, EARL M & ESTHER	14.84	11.94	80.45	
1	12	5 LOSEY RD	KAYSER, KENNETH G & BONNIE A	7.94	5.80	73.00	
2	3	214 PLAINS RD	CLIFRIDGE GREENVILLE, LLC	99.77	57.44	57.57	Agricultural Heartland
3	1	227 PLAINS RD	NORTH PLAINS HOLDINGS, INC	10.46	8.18	78.24	Papakating Creek Valley
3	2	219 PLAINS RD	MTAE, INC C/O LAPATKA, ALEXANDER J	33.64	20.05	59.60	Papakating Creek Valley
3	3	199 PLAINS RD	GEORGE, JAMES & HENZE, THOMAS	13.43	11.39	84.81	Papakating Creek Valley
3	4	191 PLAINS RD	STAMER, PETER E & WENDELYN ET AL	50.57	34.23	67.69	Papakating Creek Valley
3	6	169 PLAINS RD	FRANKFORD 320, LLC	11.70	9.14	78.14	Papakating Creek Valley
3	8	43 ARMSTRONG RD	FRANKFORD 320, LLC	134.45	35.09	26.10	Papakating Creek Valley
3	9	676 COUNTY ROUTE 565	FRANKFORD 320, LLC	19.99	10.21	51.09	Papakating Creek Valley
5	2	95 FENWICK RD	ALLISON, WILLIAM F & BARBARA J	32.83	22.32	68.01	Papakating Creek Valley
6	1	677 COUNTY ROUTE 565	FRANKFORD 320, LLC	109.23	39.75	36.39	Papakating Creek Valley
7	2	3 FENWICK RD	MORGAN, WILBUR A	14.72	11.26	76.50	Papakating Creek Valley
7	4	27 FENWICK RD	KIM, DUKPIL ET AL C/O LEE, YOUNG	104.50	71.19	68.12	Papakating Creek Valley
8	2	629 COUNTY ROUTE 565	SCHINDELAR, RICHARD P	95.81	43.09	44.98	Papakating Creek Valley
8	6	8 FENWICK RD	KRAJEWSKI, HENRY	10.56	10.00	94.71	Papakating Creek Valley
9	2	628 COUNTY ROUTE 565	SCHINDELAR, RICHARD P	28.00	23.01	82.19	Papakating Creek Valley
9	6	129 PLAINS RD	GEBAUER, BARRY & VIRGINIA	27.97	20.33	72.67	Papakating Creek Valley
9	6.01	137 PLAINS RD	MORBEE, JOAN & OLSEN, KENNETH	16.72	11.60	69.38	Papakating Creek Valley
9	6.02	139 PLAINS RD	SMITH, GARY W & KAREN	15.07	10.29	68.29	Papakating Creek Valley
9	7	117 PLAINS RD	LITTLE FARM ON THE PLAINS, LLC	32.45	31.91	98.31	Papakating Creek Valley
9	9.07	17 LINN SMITH RD	WINGLE, MATTHEW J IV & CHERYL L	26.95	14.60	54.15	Papakating Creek Valley
9	11	7 LINN SMITH RD	CASTIMORE, EMERY JR	17.64	12.60	71.44	Papakating Creek Valley
10	1	578 COUNTY ROUTE 565	CASTIMORE, EMERY JR	31.41	26.84	85.47	Papakating Creek Valley
10	2	8 LINN SMITH RD	CAROUSEL LAND COMPANY, LLC	20.11	14.33	71.23	Papakating Creek Valley
10	3	65 PLAINS RD	SUSSEX COUNTY FARM & HORSE SHOW	47.81	40.16	84.00	Papakating Creek Valley
10	3.02	18 LINN SMITH RD	WITTRIEN, ALFRED & JOAN	12.55	8.04	64.09	Papakating Creek Valley
10	3.05	81 PLAINS RD	BRANNING, KATHLEEN	19.63	16.39	83.48	Papakating Creek Valley
10	6	11 NORTHRUP RD	WESTVIEW PROPERTIES, INC	36.30	25.70	70.78	
11	1	552 COUNTY ROUTE 565	WESTVIEW PROPERTIES, INC	92.49	68.73	74.31	
11	13	524 COUNTY ROUTE 565	LAKELAND BANK CORPORATION	24.60	13.18	53.57	
11	13.04	106 US HIGHWAY 206	TANIS, ROSE MC KINNON	27.28	19.96	73.14	
11	13.05	96 US HIGHWAY 206	G & G ENTERPRISES, LLC	17.54	13.42	76.47	
11	13.06	90 US HIGHWAY 206	TANIS, JACOB JR	10.95	8.72	79.62	

Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land

Block	Lot	Property Location	Owner	Acres	Tillable Land (acres)	% Tillable	Project Area
11	13.07	100 US HIGHWAY 206	SUSSEX BANK	13.36	9.64	72.14	
11	13.09	506 COUNTY ROUTE 565	LAKELAND BANK CORPORATION	33.32	26.34	79.06	
11	13.10	110 US HIGHWAY 206	CASTIMORE, EMERY SR & LILLIAN	24.16	14.34	59.36	
12	2.01	579 COUNTY ROUTE 565	CASTIMORE, EMERY JR	59.08	46.95	79.47	Papakating Creek Valley
18	18	12 AUGUSTA HILL RD	HUFF, JAMES & NANCY	13.05	9.84	75.37	Kittatinny Valley West
18	18.01	30 AUGUSTA HILL RD	TELL, WILHELM	9.12	6.81	74.72	Kittatinny Valley West
18	18.02	30 AUGUSTA HILL RD	TELL, WILHELM	7.55	5.96	78.96	Kittatinny Valley West
18	18.03	18 AUGUSTA HILL RD	AMBROSINO, GARY M	9.93	6.87	69.16	Kittatinny Valley West
18	19	71 PRICE RD	THOMAS, JERRY	11.22	8.96	79.84	Kittatinny Valley West
18	19.02	44 AUGUSTA HILL RD	LAWRENCE, ROBERT W & BEVERLY A	18.04	15.99	88.64	Kittatinny Valley West
18	19.03	63 PRICE RD	WILSON, WILLIAM S	28.36	15.32	54.01	Kittatinny Valley West
19	8	47 NEWTON AVE	WILLIAMS, RUTH ANN DUFFY & DONALD E	43.82	23.34	53.26	Kittatinny Valley West
19	9	59 NEWTON AVE	TANIS, JACOB III	96.12	33.93	35.30	Kittatinny Valley West
19	11	207 COUNTY ROUTE 519	M & H BRODHECKER FARM, LLC	17.10	9.93	58.10	Kittatinny Valley West
19	14.01	65 AUGUSTA HILL RD	GUILE, LESLIE W & DEBORAH	4.30	4.21	97.91	Kittatinny Valley West
19	16	23 AUGUSTA HILL RD	CRESPO, FRANCISCO	29.54	14.88	50.36	Kittatinny Valley West
19	24	167 US HIGHWAY 206	BAIN, THOMAS J	20.27	14.11	69.64	Kittatinny Valley West
19	25	167 US HIGHWAY 206	BAIN, THOMAS J	97.45	40.85	41.92	Kittatinny Valley West
19	26	181 US HIGHWAY 206	HARRIS, RICHARD H & LESLEY A	22.50	17.90	79.58	Kittatinny Valley West
24	4	57 FOX HILL RD	BECKER, DONALD G & JULIE M	26.06	13.09	50.22	
25	4	24 FOX HILL RD	MC MAHON, ARTHUR & JUDITH	61.44	26.61	43.31	Agricultural Heartland
25	16	54 PINES RD	HARRIS, RICHARD H & LESLEY A	127.01	49.97	39.34	Agricultural Heartland
26	13	178 US HIGHWAY 206	FMI, INC	36.60	34.37	93.90	Agricultural Heartland
26	15	164 US HIGHWAY 206	BAIN, MARGARET	5.83	5.47	93.85	Agricultural Heartland
26	17	152 US HIGHWAY 206	BAIN, MARGARET	10.57	10.33	97.72	Agricultural Heartland
27	4	62 PLAINS RD	SMITH, LINDEN B JR	13.71	9.97	72.68	Agricultural Heartland
27	7	86 PLAINS RD	SCHOCH, GEORGE A & ANN L	6.53	5.06	77.44	Agricultural Heartland
28	2.02	105 DICKERSON LN	GOERIG, PATRICK & DOROTHY	6.14	5.41	88.11	Agricultural Heartland
29	1	174 PLAINS RD	STAMER, PETER E & WENDELYN ET AL	113.22	86.81	76.67	Agricultural Heartland
29	11	100 DICKERSON RD	STAMER, PETER E & WENDELYN W	304.27	163.91	53.87	Agricultural Heartland
29	12	61 DICKERSON RD	GOERIG, PATRICK M & DOROTHY M	29.77	15.45	51.90	Agricultural Heartland
29	16	110 PLAINS RD	POLK, IRA & EMILY	143.30	32.81	22.89	Agricultural Heartland
29	16.02	110 PLAINS RD	POLK, IRA & EMILY	1.71	1.63	95.65	Agricultural Heartland
29	17	128 PLAINS RD	M C LAND TRUST OF FRANKFORD, LLC	104.34	42.49	40.72	Agricultural Heartland

Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land

Block	Lot	Property Location	Owner	Acres	Tillable Land (acres)	% Tillable	Project Area
29	18	144 PLAINS RD	COSTANZO, FRANK J & DIANA SUE	70.50	26.27	37.26	Agricultural Heartland
30	1	105 DICKERSON RD	STAMER, PETER E & WENDELYN W	26.37	15.20	57.62	Agricultural Heartland
30	2.01	65 GEORGE HILL RD	GOERIG, PATRICK M & DOROTHY	16.07	8.06	50.17	Agricultural Heartland
30	2.02	65 GEORGE HILL RD	GOERIG, PATRICK M & DOROTHY	5.23	4.73	90.58	Agricultural Heartland
30	3.03	79 GEORGE HILL RD	MARIN, RONALD & RUTH	10.45	7.37	70.58	Agricultural Heartland
30	4	101 GEORGE HILL RD	MOUNTAINVIEW FARM	90.61	53.19	58.71	Agricultural Heartland
30	6	105 WYKERTOWN RD	CASSIDY, LEON	35.09	21.03	59.93	Agricultural Heartland
31	9.04	47 GUNN RD	MALFATTO, FRANK & GRACE	6.46	5.23	80.94	
31	12	63 WYKERTOWN RD	ROLL, EUGENE & JOAN A	13.47	9.17	68.07	Agricultural Heartland
32	17	204 WYKERTOWN RD	DALRYMPLE, BARRET	91.64	40.30	43.97	Agricultural Heartland
33	4	237 MEYER RD	WINGLE, RICHARD J JR ET AL	70.14	25.18	35.91	Agricultural Heartland
34	2	200 PLAINS RD	ROMAN CATHOLIC DIOCESE OF PATERSON	70.79	39.74	56.14	Agricultural Heartland
35	4.06	67 BEEMER CHURCH RD	IACOPELLI, JOHN & STEPHANIE	8.94	6.18	69.15	Agricultural Heartland
36	2.03	46 HAGGERTY RD	UNISS, GEORGE	11.50	7.54	65.57	Agricultural Heartland
37	1	57 DALRYMPLE RD	DALRYMPLE, DOUGLAS & KAY	20.48	11.92	58.21	Agricultural Heartland
37	2.01	56 HAGGERTY RD	POSTHUMUS, HENRY & ELEANOR L	29.05	27.35	94.15	Agricultural Heartland
37	2.03	56 HAGGERTY RD	POSTHUMUS, HENRY & ELEANOR L	21.69	11.89	54.81	Agricultural Heartland
38	4	269 WYKERTOWN RD	KLIMAS, RICHARD C	132.71	83.18	62.68	Agricultural Heartland
38	5	223 WYKERTOWN RD	DOUMA, HARRY C/O FOX, M	65.22	25.60	39.25	Agricultural Heartland
38	6	197 WYKERTOWN RD	DALRYMPLE, BARRET V & ANN F	76.21	41.53	54.49	Agricultural Heartland
38	8	14 DALRYMPLE RD	RUGGIERO, LOUIS R & DOMENICK	19.73	13.63	69.09	Agricultural Heartland
38	8.03	26 DALRYMPLE RD	GERBER, ROBERT C & SUSANN L	11.88	8.39	70.61	Agricultural Heartland
39	5	304 WYKERTOWN RD	FELDMAN, ROBERT J & FELICE	74.24	37.26	50.18	Agricultural Heartland
40	4.01	97 GUNN RD	BOVE, THOMAS & JOANNE M	7.62	5.25	68.88	Agricultural Uplands
41	8	191 DENNIS PHILLIPS RD	BEEMERVILLE FARMS LP	129.71	32.86	25.33	Agricultural Uplands
42	2	190 DENIIS PHILLIPS RD	BEEMERVILLE FARMS LP	3.13	2.82	89.91	Agricultural Uplands
42	4	218 PHILLIPS RD	MOULI MANUFACTURING CORPORATION	84.69	29.16	34.43	Agricultural Uplands
42	18.01	69 KYMER RD	KYMER, FRANK	3.68	2.98	80.91	Agricultural Uplands
42	19.02	97 KYMER RD	TIPTON, PATRICK B & GRILLO, MARIA	5.51	5.42	98.50	Agricultural Uplands
43	2.03	72 KYMER RD	ERICSON, IRENE L	7.33	5.35	72.97	Agricultural Uplands
43	2.05	257 WANTAGE AVE	BARONE, JOHN	23.02	11.83	51.36	Agricultural Uplands
43	4	207 WANTAGE AVE	GOLDMAN FRANKFORD FARM PARTNERS	28.93	16.86	58.27	Agricultural Uplands
44	4	108 GUNN RD	GRANDE, ANTONIO & CLARA	100.03	42.16	42.15	Agricultural Uplands
44	8	38 GUNN RD	RHOAT ASSOCIATES	6.04	4.66	77.06	Agricultural Uplands

Farm Parcels Meeting the SADC Minimum Eligibility Criteria for Agricultural Soils and Tillable Land

Block	Lot	Property Location	Owner	Acres	Tillable Land (acres)	% Tillable	Project Area
44	10	224 WANTAGE AVE	GOLDMAN FRANKFORD FARM PARTNERS	254.97	89.02	34.91	Agricultural Uplands
44	12	298 WANTAGE AVE	MARINI, PASQUALINO & GERALDINE C	5.79	4.79	82.67	Agricultural Uplands
44.01	1.04	4 PERRY RD	MC CHESNEY, LOUISE	8.86	5.90	66.60	
44.01	3.05	30 WYKERTOWN RD	KOZA, PETER	6.92	5.53	79.91	
45	1	30 PERRY RD	KYMER, CLARENCE R	19.20	13.52	70.38	Agricultural Uplands
46	2	167 WANTAGE AVE	GOLDMAN FRANKFORD FARM PARTNERS	54.18	25.53	47.12	Agricultural Uplands
46	4	83 PHILLIPS RD	ADLER, DONALD A & MARION S	8.81	7.57	85.96	Agricultural Uplands
46	4.03	93 PHILLIPS RD	KONOPKA, MARK J & SHARON R	5.73	5.70	99.38	Agricultural Uplands
46	4.05	81 PHILLIPS RD	ROY, RICHARD M	8.86	8.42	94.98	Agricultural Uplands
48	18	67 MATTISON RD	FIORE, VICTOR R JR & PATRICIA	103.56	50.94	49.19	Agricultural Uplands
48	20	40 ROSLYN RD	GOLDEN VIEW FARM, LLC	58.86	33.46	56.85	Agricultural Uplands
48	20.03	28 ROSLYN RD	BERHMAN, FRANCIS P	2.89	2.89	100.00	Agricultural Uplands
48	20.04	57 MATTISON RD	GOLDEN VIEW FARM, LLC	6.03	5.06	83.92	Agricultural Uplands
48	20.06	63 MATTISON RD	RODRIGUEZ, IVAN C/O ANTIQUE BAKERY	30.41	24.86	81.75	Agricultural Uplands
48	20.07	59 MATTISON RD	GOLDEN VIEW FARM, LLC	18.27	13.35	73.07	Agricultural Uplands
55	18	223 MORRIS TNPK	SHELL, JASON & ZAGULA, LAURIE	11.19	7.11	63.52	
68	1	341 MATTISON RESERVOIR AV	MOSEFUND FARM	11.53	6.68	57.94	
68	2.06	321 MATTISON RESERVOIR AV	MOSEFUND FARM	20.93	14.99	71.59	
68	15.03	113 UPPER NORTH SHORE RD	CONNOLLY, PATRICIA	10.12	6.09	60.15	

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
1	2	749 COUNTY ROUTE 565	3B	NORTH PLAINS HOLDINGS, INC	127.17
1	5	43 PELLETOWN RD	3B	WINGLE, RICHARD	48.26
1	11	15 LOSEY RD	3A	LOSEY, EARL M & ESTHER	14.84
1	12	5 LOSEY RD	3A	KAYSER, KENNETH G & BONNIE A	7.94
1	13	3 PELLETOWN RD	3B	MARAGLIANO, GEORGE A	113.09
1	15	749 COUNTY ROUTE 565	3B	NORTH PLAINS HOLDINGS, INC	0.47
2	3	214 PLAINS RD	3B	CLIFRIDGE GREENVILLE, LLC	99.77
2	3.01	218 PLAINS RD	3A	GSTATTEBAUER, WOLFGANG & PHYLLIS	5.56
2	3.02	224 PLAINS RD	3A	GSTATTEBAUER, WOLFGANG & PHYLLIS	3.18
2	5	234 PLAINS RD	3A	NICHOLSON, CONSTANTIN & CHRISTINA	13.80
3	1	227 PLAINS RD	3B	NORTH PLAINS HOLDINGS, INC	10.46
3	2	219 PLAINS RD	3B	MTAE, INC C/O LAPATKA, ALEXANDER J	33.64
3	3	199 PLAINS RD	3B	GEORGE, JAMES & HENZE, THOMAS	13.43
3	4	191 PLAINS RD	3B	STAMER, PETER E & WENDELYN ET AL	50.57
3	5	179 PLAINS RD	3B	RUVO, SCOTT J & QUE, VICTORIA	18.19
3	5.01	177 PLAINS RD	3B	FERNANDEZ, LILLIAN	14.24
3	5.02	175 PLAINS RD	3A	FERNANDEZ, LILLIAN M & JODI	17.13
3	6	169 PLAINS RD	3B	FRANKFORD 320, LLC	11.70
3	8	43 ARMSTRONG RD	3B	FRANKFORD 320, LLC	134.45
3	9	676 COUNTY ROUTE 565	3B	FRANKFORD 320, LLC	19.99
3	9.01	658 COUNTY ROUTE 565	3A	NADOLNY, PETER R & AUSTIN, JEANNE L	5.87
3	11	704 COUNTY ROUTE 565	3B	MTAE, INC C/O LAPATKA, ALEXANDER J	48.21
3	12	720 COUNTY ROUTE 565	3B	NORTH PLAINS HOLDINGS, INC	1.10
3	13	720 COUNTY ROUTE 565	3B	NORTH PLAINS HOLDINGS, INC	2.16
4	3	31 LOSEY RD	3A	KOBIS, BRUCE H	9.86
5	2	95 FENWICK RD	3B	ALLISON, WILLIAM F & BARBARA J	32.83
5	3	95 FENWICK RD	3B	ALLISON, WILLIAM F & BARBARA J	11.50
6	1	677 COUNTY ROUTE 565	3B	FRANKFORD 320, LLC	109.23
7	1	51 FENWICK RD	3A	DE PIANO, MARK & ANTOINETTE	47.07
7	2	3 FENWICK RD	3B	MORGAN, WILBUR A	14.72
7	3	599 COUNTY ROUTE 565	3A	CASTIMORE, EMERY JR	13.21
7	4	27 FENWICK RD	3A	KIM, DUKPIL ET AL C/O LEE, YOUNG	104.50
7	5	2 SKYLINE DR	3B	MOOSE, CANDACE C	10.94
8	1	26 ARMSTRONG RD	3B	FRANKFORD 320, LLC	3.76
8	2	629 COUNTY ROUTE 565	3B	SCHINDELAR, RICHARD P	95.81
8	6	8 FENWICK RD	3B	KRAJEWSKI, HENRY	10.56

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
9	2	628 COUNTY ROUTE 565	3B	SCHINDELAR, RICHARD P	28.00
9	3	630 COUNTY ROUTE 565	3B	SCHINDELAR, RICHARD P	15.33
9	4	650 COUNTY ROUTE 565	3B	FRANKFORD 320, LLC	1.30
9	5	34 ARMSTRONG RD	3B	FRANKFORD 320, LLC	42.50
9	6	129 PLAINS RD	3A	GEBAUER, BARRY & VIRGINIA	27.97
9	6.01	137 PLAINS RD	3A	MORBEE, JOAN & OLSEN, KENNETH	16.72
9	6.02	139 PLAINS RD	3A	SMITH, GARY W & KAREN	15.07
9	7	117 PLAINS RD	3A	LITTLE FARM ON THE PLAINS, LLC	32.45
9	9	23 LINN SMITH RD	3B	SMITH, LINDEN B JR	42.72
9	9.07	17 LINN SMITH RD	3A	WINGLE, MATTHEW J IV & CHERYL L	26.95
9	11	7 LINN SMITH RD	3B	CASTIMORE, EMERY JR	17.64
10	1	578 COUNTY ROUTE 565	3A	CASTIMORE, EMERY JR	31.41
10	2	8 LINN SMITH RD	3A	CAROUSEL LAND COMPANY, LLC	20.11
10	3	65 PLAINS RD	3A	SUSSEX COUNTY FARM & HORSE SHOW	47.81
10	3.01	26 LINN SMITH RD	3A	PFEIL, PETER A & DAWN M	1.03
10	3.02	18 LINN SMITH RD	3A	WITTRIEN, ALFRED & JOAN	12.55
10	3.05	81 PLAINS RD	3A	BRANNING, KATHLEEN	19.63
10	3.13	30 LINN SMITH RD	3B	DIAZ, JESSE & KATHY A	6.39
10	6	11 NORTHRUP RD	3B	WESTVIEW PROPERTIES, INC	36.30
10	7	15 NORTHRUP RD	3B	WESTVIEW PROPERTIES, INC	1.08
11	1	552 COUNTY ROUTE 565	3B	WESTVIEW PROPERTIES, INC	92.49
11	2	20 NORTHRUP RD	3B	WESTVIEW PROPERTIES, INC	0.23
11	13	524 COUNTY ROUTE 565	3B	LAKELAND BANK CORPORATION	24.60
11	13.04	106 US HIGHWAY 206	3A	TANIS, ROSE MC KINNON	27.28
11	13.05	96 US HIGHWAY 206	3B	G & G ENTERPRISES, LLC	17.54
11	13.06	90 US HIGHWAY 206	3B	TANIS, JACOB JR	10.95
11	13.07	100 US HIGHWAY 206	3B	SUSSEX BANK	13.36
11	13.09	506 COUNTY ROUTE 565	3B	LAKELAND BANK CORPORATION	33.32
11	13.10	110 US HIGHWAY 206	3B	CASTIMORE, EMERY SR & LILLIAN	24.16
12	1	553 COUNTY ROUTE 565	3A	WESTVIEW PROPERTIES, INC	46.84
12	2.01	579 COUNTY ROUTE 565	3B	CASTIMORE, EMERY JR	59.08
13	1	8 STATE ROUTE 15	3A	TANIS, JACOB	61.82
17	3	32 PRICE RD	3A	KOLICH, MARK & JILL	35.69
17	4.01	62 PRICE RD	3B	HANSEN, DAVID S & KAREN L	0.73
17	4.02	50 PRICE RD	3A	DI PETRILLO, EDWARD M JR & JOANNE	11.51
18	18	12 AUGUSTA HILL RD	3A	HUFF, JAMES & NANCY	13.05

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
18	18.01	30 AUGUSTA HILL RD	3A	TELL, WILHELM	9.12
18	18.02	30 AUGUSTA HILL RD	3B	TELL, WILHELM	7.55
18	18.03	18 AUGUSTA HILL RD	3A	AMBROSINO, GARY M	9.93
18	19	71 PRICE RD	3A	THOMAS, JERRY	11.22
18	19.01	53 PRICE RD	3A	VAN WINGERDEN, CORNELIUS & RITA	9.12
18	19.02	44 AUGUSTA HILL RD	3A	LAWRENCE, ROBERT W & BEVERLY A	18.04
18	19.03	63 PRICE RD	3B	WILSON, WILLIAM S	28.36
18	19.04	55 PRICE RD	3B	VAN WINGERDEN, CORNELIUS & RITA	3.64
18	20.03	27 PRICE RD	3B	AMERMAN, BRUCE & ROSEANN	6.42
18	20.04	15 PRICE RD	3A	DE WITT, FRANK & DAWN	13.06
19	7	25 NEWTON AVE	3B	DRIESE, JEFFREY G	5.46
19	8	47 NEWTON AVE	3B	WILLIAMS, RUTH ANN DUFFY & DONALD E	43.82
19	8.02	35 NEWTON AVE	3A	BURGER, NATALIE M	24.53
19	9	59 NEWTON AVE	3B	TANIS, JACOB III	96.12
19	10	71 NEWTON AVE	3A	CERBO'S FRANKFORD FARM, LLC	85.67
19	11	207 COUNTY ROUTE 519	3A	M & H BRODHECKER FARM, LLC	17.10
19	12	109 NEWTON AVE	3B	BAIN, THOMAS J & ANN G	29.20
19	14	199 COUNTY ROUTE 519	3B	DIBSIE, DAVID	9.64
19	14.01	65 AUGUSTA HILL RD	3B	GUILE, LESLIE W & DEBORAH	4.30
19	14.02	195 COUNTY ROUTE 519	3A	ZAZZALI, BARTHOLOMEW A & LINDA I	6.20
19	15	47 AUGUSTA HILL RD	3A	VAN WINGERDEN, WILLIAM & CHARMAINE	78.78
19	16	23 AUGUSTA HILL RD	3A	CRESPO, FRANCISCO	29.54
19	17	167 US HIGHWAY 206	3B	BAIN, THOMAS J	1.70
19	24	167 US HIGHWAY 206	3A	BAIN, THOMAS J	20.27
19	24.01	163 US HIGHWAY 206	3A	BAIN, ANN G	1.86
19	25	167 US HIGHWAY 206	3B	BAIN, THOMAS J	97.45
19	26	181 US HIGHWAY 206	3A	HARRIS, RICHARD H & LESLEY A	22.50
21	3	53 MORRIS AVE	3A	GIANATTASIO, PETER J & MARCY	28.32
21	3.08	43 MORRIS AVE	3A	GIANATTASIO, JOSEPH	5.50
21	6	64 NEWTON AVE	3B	CERBO'S FRANKFORD FARM, LLC	153.60
21	7.03	50 NEWTON AVE	3A	TOMASINO, SHERMAN L & SALLY H	5.29
21	7.04	50 NEWTON AVE	3A	TOMASINO, SHERMAN L & SALLY H	5.83
22	3	108 MORRIS TNP	3A	WAGNER, LEE & JACQUELINE	5.47
22	6	138 MORRIS TNP	3A	VAN WINGERDEN, THOMAS & MARY	19.15
22	7	132 MORRIS TNP	3B	VAN WINGERDEN, THOMAS & MARY	43.28
22	8	180 MORRIS TNP	3B	SADLON, CAROLYN	115.13

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
22	8.01	591 KEMAH LAKE RD	3A	TROLLER, HARRY C JR	13.54
22	13	591 KEMAH LAKE RD	3A	TROLLER, HARRY C JR	0.94
22	15	617 KEMAH LAKE RD	3B	SADLON, PAUL	24.40
23	1	555 KEMAH LAKE RD	3A	TONNESEN, WILLIAM & PHYLLIS	8.84
23	1.03	179 MORRIS TNP	3A	LORENZO, MICHAEL J & DOROTHY A	75.17
23	8	66 MORRIS AVE	3A	REHE, WILLIAM & PATRICIA	11.92
23	8.01	66 MORRIS AVE	3A	REHE, WILLIAM & PATRICIA	2.83
23	9	34 MORRIS AVE	3A	MASKER, DIANE E	75.91
23	9.04	40 MORRIS AVE	3A	KUCHTA, DENIS J & KATHLEEN	14.27
24	2	1 WYKERTOWN RD	3A	WALLACE, ANDREW C & DEMBY, PATRICIA	30.90
24	4	57 FOX HILL RD	3A	BECKER, DONALD G & JULIE M	26.06
25	4	24 FOX HILL RD	3A	MC MAHON, ARTHUR & JUDITH	61.44
25	9	129 PLAINS RD	3B	GEBAUER, BARRY & VIRGINIA	9.09
25	10	64 FOX HILL RD	3A	GARDNER, ARTHUR C ET AL	17.51
25	10.01	46 FOX HILL RD	3B	HARRIS, RICHARD H & LESLEY A	24.03
25	10.02	56 FOX HILL RD	3A	SPAGNUOLO, SALVATORE & JOSEPHINE	17.74
25	11	68 FOX HILL RD	3A	SHELTON, WILLIAM & JUDITH	24.40
25	12	80 FOX HILL RD	3A	BRADY, BRIAN G & KATHLEEN	6.38
25	12.01	17 WYKERTOWN RD	3A	WINTERBERGER, PETER J	17.89
25	12.02	78 FOX HILL RD	3B	MOTYKA, PHILLIP	20.90
25	13	100 GEORGE HILL RD	3B	KENT, GARY L & LUCILLE H	31.35
25	14	86 GEORGE HILL RD	3A	SCHWARTZ, CHARLES K & LAURIE A	51.24
25	14.02	82 GEORGE HILL RD	3B	SANTOS, MARCOS & MARIA	14.74
25	14.04	70 GEORGE HILL RD	3B	VAN BOERUM, GARY & BARBARA	4.07
25	14.05	70 GEORGE HILL RD	3A	VAN BOERUM, GARY & BARBARA	4.35
25	14.08	80 GEORGE HILL RD	3B	GASSELLE, GENE	4.32
25	14.09	82 GEORGE HILL RD	3B	GASSELLE, GENE	4.58
25	15	80 PINES ROAD	3B	H J HAUTAU & SONS, INC	97.25
25	16	54 PINES RD	3A	HARRIS, RICHARD H & LESLEY A	127.01
25	19.01	30 PINES RD	3B	STOLL, GARY E	29.69
25	20	30 PINES RD	3B	STOLL, GARY E	10.98
26	1	40 GEORGE HILL RD	3B	H J HAUTAU & SONS, INC	12.94
26	2.02	85 PINES RD	3A	NEWTON, ROBERT & JOAN	10.44
26	2.03	85 PINES RD	3A	NEWTON, ROBERT & JOAN	8.59
26	3	59 PINES RD	3A	HARRIS, RICHARD H & LESLEY A	30.31
26	13	178 US HIGHWAY 206	3A	FMI, INC	36.60

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
26	14	164 US HIGHWAY 206	3B	BAIN, MARGARET	12.61
26	15	164 US HIGHWAY 206	3B	BAIN, MARGARET	5.83
26	16	156 US HIGHWAY 206	3B	BAIN, MARGARET	106.47
26	17	152 US HIGHWAY 206	3A	BAIN, MARGARET	10.57
26	20.05	26 PLAINS RD	3A	LONGCORE, RICHARD P & SUSAN JANE	5.25
26	20.06	26 PLAINS RD	3A	LONGCORE, RICHARD P & SUSAN JANE	5.70
26	20.08	30 PLAINS RD	3B	OLSEN, JACK W & SHARON T	8.23
26	20.10	6 PLAINS RD	3B	BAIN, JAMES F	6.36
26	22	38 PLAINS RD	3B	HARRIS, LESLEY A	157.13
26	23	10 DICKERSON RD	3B	PALMER, BRANDON ALEXANDER	27.73
26	23.01	14 DICKERSON RD	3B	KIPSEY, HELEN KATHLEEN	3.46
26	23.02	12 DICKERSON RD	3B	KIPSEY, HELEN KATHLEEN	3.81
26	25	20 DICKERSON RD	3B	MORROW, MATTHEW C & ELAINE M	6.14
26	26.02	89 PINES RD	3B	HANSEN, JOHN & CAROL	12.68
26	26.06	75 PINES RD	3A	MULLER, JEFFREY & GAIL T	8.21
27	2	8 GEORGE HILL RD	3B	WINGLE, MATHEW J	17.50
27	2.01	21 DICKERSON RD	3A	CONCANNON, CATHERINE	7.34
27	4	62 PLAINS RD	3B	SMITH, LINDEN B JR	13.71
27	6	80 PLAINS RD	3A	TRESSLAR, SHANE ET AL	7.13
27	6.02	82 PLAINS RD	3A	NELSON, CHRISTIAN E & ELLEN L	26.71
27	7	86 PLAINS RD	3B	SCHOCH, GEORGE A & ANN L	6.53
28	1	45 GEORGE HILL RD	3A	H J HAUTAU & SONS, INC	12.29
28	2	61 GEORGE HILL RD	3A	KERSHA, VADIN & FRANCINA	17.65
28	2.02	105 DICKERSON LN	3A	GOERIG, PATRICK & DOROTHY	6.14
29	1	174 PLAINS RD	3A	STAMER, PETER E & WENDELYN ET AL	113.22
29	2	228 MEYER RD	3A	GIUNTA, JOSEPH J & ALICE	5.84
29	6	252 MEYER RD	3B	LISTA, GEORGE	48.77
29	6.03	260 MEYER RD	3A	BAWA, MANJIT & CATHERINE C	9.52
29	6.04	264 MEYER RD	3A	CAGNO, DOMINICK & ISABEL	9.95
29	9	153 WYKERTOWN RD	3A	PALOMARES, MANUEL & LIBRADA	29.26
29	10	137 WYKERTOWN RD	3A	COZINE, EDWARD L	33.71
29	11	100 DICKERSON RD	3A	STAMER, PETER E & WENDELYN W	304.27
29	12	61 DICKERSON RD	3B	GOERIG, PATRICK M & DOROTHY M	29.77
29	14.03	27 GEORGE HILL RD	3A	LOPATIN, KEVIN	32.71
29	16	110 PLAINS RD	3A	POLK, IRA & EMILY	143.30
29	16.02	110 PLAINS RD	3B	POLK, IRA & EMILY	1.71

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
29	17	128 PLAINS RD	3A	M C LAND TRUST OF FRANKFORD, LLC	104.34
29	18	144 PLAINS RD	3B	COSTANZO, FRANK J & DIANA SUE	70.50
29	18.02	154 PLAINS RD	3B	O'CONNOR, EDWARD & MADELINE	8.51
29	19	110 PLAINS RD	3A	POLK, IRA & EMILY	2.67
30	1	105 DICKERSON RD	3A	STAMER, PETER E & WENDELYN W	26.37
30	2	69 GEORGE HILL RD	3B	TORAN, NATALIE	7.23
30	2.01	65 GEORGE HILL RD	3A	GOERIG, PATRICK M & DOROTHY	16.07
30	2.02	65 GEORGE HILL RD	3B	GOERIG, PATRICK M & DOROTHY	5.23
30	3.03	79 GEORGE HILL RD	3A	MARIN, RONALD & RUTH	10.45
30	3.04	75 GEORGE HILL RD	3A	BRODHECKER, STEPHEN A & DEBRA	40.95
30	3.06	71 GEORGE HILL RD	3B	KEHDE, JUDITH A	6.02
30	4	101 GEORGE HILL RD	3A	MOUNTAINVIEW FARM	90.61
30	6	105 WYKERTOWN RD	3B	CASSIDY, LEON	35.09
31	5	88 WYKERTOWN RD	3A	NICHOLS, ERNEST & LOUISE	24.10
31	6	26 HYATT RD	3A	PHILLIPS, JESSE R JR & WENDY	81.98
31	7	76 HYATT RD	3B	DAYON, THOMAS	10.44
31	9	51 GUNN RD	3A	FLYNN, STEPHEN & JUNE	7.21
31	9.03	41 GUNN RD	3A	RIOTTO, LILLIAN	8.19
31	9.04	47 GUNN RD	3A	MALFATTO, FRANK & GRACE	6.46
31	9.05	55 GUNN RD	3A	GUILD, JAMES & CAROL	9.68
31	10	31 GUNN RD	3B	ALBANESE, ANTONIO C & MARIA T	10.10
31	10.01	27 GUNN RD	3A	ALBERTSON, JAMES D & MANYA S	10.37
31	10.02	25 GUNN RD	3B	SHARROCK, KENNETH & MELINDA	6.18
31	12	63 WYKERTOWN RD	3A	ROLL, EUGENE & JOAN A	13.47
32	1	234 WYKERTOWN RD	3B	DOWD, MICHAEL J TST	10.50
32	1.03	228 WYKERTOWN RD	3A	ROMANO, DIANA	11.35
32	2	25 DORY ROE RD	3B	BARMONT COMPANY	25.24
32	2.01	73 HYATT RD	3A	GREGORIO, JOSEPH & SUSAN	6.82
32	2.05	87 HYATT RD	3B	BARMONT COMPANY	1.77
32	3.02	71 HYATT RD	3B	KRILL, JOEL & CLARA ANN	2.52
32	5	53 HYATT RD	3A	RHEEDER, WERNER J & JOHANNA J	6.99
32	6	33 HYATT RD	3A	MCDERMOTT, JOHN V JR	16.00
32	6.01	7 HYATT RD	3B	BASSETT, JEFFERY C & TERESA A	10.21
32	6.02	43 HYATT RD	3A	CERRA, JAMES M & LINDA R	19.99
32	6.03	31 HYATT RD	3A	PHILLIPS, JESSE R JR & WENDY M	2.71
32	6.04	37 HYATT RD	3A	PIRRELLO, LOUIS A & ROSE MARIE	7.86

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
32	6.07	27 HYATT RD	3A	EATON, THOMAS E & KAREN L	15.18
32	7	108 WYKERTOWN RD	3B	CASSIDY, LEON & ANN	15.62
32	9	118 WYKERTOWN RD	3B	STAMER, PETER E & WENDELYN W	11.58
32	10	130 WYKERTOWN RD	3B	COZINE, EDWARD & BARBARA	4.94
32	11	138 WYKERTOWN RD	3A	OPILLA, KAREN M	14.46
32	12	148 WYKERTOWN RD	3A	EVERETT, RICHARD & ELIZABETH	76.16
32	16	166 WYKERTOWN RD	3B	CATERINA INVESTMENTS, LLC	67.11
32	17	204 WYKERTOWN RD	3A	DALRYMPLE, BARRET	91.64
32	18	61 HYATT RD	3B	CERRA, JAMES M & LINDA R	8.63
32	19	71 HYATT RD	3B	KRILL, JOEL & CLARA ANN	5.45
32	20	69 HYATT RD	3B	KLIMAS, RICHARD C	5.21
32	21	69 HYATT RD	3B	KLIMAS, RICHARD C	5.37
33	1	1 HAGGERTY RD	3A	GANNON, LYNN S	10.93
33	4	237 MEYER RD	3A	WINGLE, RICHARD J JR ET AL	70.14
33	5	13 HAGGERTY RD	3A	DALRYMPLE, BARRET D	36.32
33	6	31 HAGGERTY RD	3A	LOPEZ, PETER & SCHMIDT, SUSANNE	5.97
33	6.01	37 HAGGERTY RD	3A	KOBIS, TY & EUGENIA	52.06
34	2	200 PLAINS RD	3B	ROMAN CATHOLIC DIOCESE OF PATERSON	70.79
35	1	8 DAVIS RD	3A	CUNEO, JAMES A & DIANE C	52.55
35	1.04	12 DAVIS RD	3A	COCCIO, ANDREW C & DONNA M	7.80
35	2	20 DAVIS RD	3A	ANDERSEN, MARK & CARL	126.61
35	4	57-61 BEEMER CHURCH RD	3B	BOHEIM, HENRY M	71.06
35	4.02	73 HAGGERTY RD	3B	BOHEIM, HENRY M	9.26
35	4.04	55 BEEMER CHURCH RD	3A	LITTEL, JOHN J & BERDY, ANN	5.29
35	4.05	55 BEEMER CHURCH RD	3B	LITTEL, JOHN J & BERDY, ANN	5.30
35	4.06	67 BEEMER CHURCH RD	3A	IACOPELLI, JOHN & STEPHANIE	8.94
35	7	61 HAGGERTY RD	3B	KOBIS, TY & EUGENIA C	62.11
36	2.01	8 LITTLE RD	3A	HUNTER, GREGORY J & SHIELA M	5.86
36	2.03	46 HAGGERTY RD	3A	UNISS, GEORGE	11.50
36	2.04	42 HAGGERTY RD	3A	BRIEGEL, MICHAEL & CLAIRE	8.14
37	1	57 DALRYMPLE RD	3B	DALRYMPLE, DOUGLAS & KAY	20.48
37	2.01	56 HAGGERTY RD	3A	POSTHUMUS, HENRY & ELEANOR L	29.05
37	2.03	56 HAGGERTY RD	3B	POSTHUMUS, HENRY & ELEANOR L	21.69
37	3.01	74 HAGGERTY RD	3B	SERRANO, AMY	7.65
37	4	77 BEEMER CHURCH RD	3A	KELLY, ALFRED	6.41
37.01	1	96-100 BEEMER CHURCH RD	3B	KELLY, PATRICK B & MARJORIE P TST	0.19

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
37.01	1.01	92 BEEMER CHURCH RD	3A	FERRUGGIA, CHARLES R SR	3.05
37.01	1.04	96-100 BEEMER CHURCH RD	3B	KELLY, PATRICK B & MARJORIE P TST	0.89
38	3	285 WYKERTOWN RD	3A	MC WALTERS, WILLIAM H & HELEN T	15.94
38	4	269 WYKERTOWN RD	3A	KLIMAS, RICHARD C	132.71
38	5	223 WYKERTOWN RD	3A	DOUMA, HARRY C/O FOX, M	65.22
38	5.02	235 WYKERTOWN RD	3B	INGENITO, ROBERT G & EVELYN	5.95
38	6	197 WYKERTOWN RD	3A	DALRYMPLE, BARRET V & ANN F	76.21
38	6.04	213 WYKERTOWN RD	3A	ROMANIA, JEROME J & SUZANNE H	10.45
38	8	14 DALRYMPLE RD	3B	RUGGIERO, LOUIS R & DOMENICK	19.73
38	8.02	32 DALRYMPLE RD	3A	DE LIMA, CHRISTOPHER & STEPHANIE	6.86
38	8.03	26 DALRYMPLE RD	3A	GERBER, ROBERT C & SUSANN L	11.88
38	8.04	24 DALRYMPLE RD	3A	BLOCH, DAVID S & MICHELLE A	30.78
38	10	56 DALRYMPLE RD	3A	DEAVER, THERESA C	20.72
39	2	320 WYKERTOWN RD	3B	BARNITT, RAY	39.62
39	5	304 WYKERTOWN RD	3B	FELDMAN, ROBERT J & FELICE	74.24
39	6	280 WYKERTOWN RD	3A	SMOLEN, STEPHEN	21.72
39	6.05	276 WYKERTOWN RD	3B	MANGANO, CLAUDINE & ROBERT	2.98
39	7	264 WYKERTOWN RD	3B	PELLOW, HAROLD & LOIS	66.06
39	9.02	242 WYKERTOWN RD	3A	PELLOW, HAROLD & LOIS	8.41
39	10	22 DORY ROE RD	3B	GARBER, GEORGE & PHYLLIS	8.13
39	12	335 KLIMAS RD	3A	MORSELL, KEITH R & BARO, GIANILDA A	28.65
39	12.02	343 KLIMAS RD	3A	BIENKOWSKI, ED & BARBARA	11.12
39	17	376 WANTAGE AVE	3B	BARTSCH, WILLIAM J	10.32
40	2	322 KLIMAS RD	3A	BERARDO, JOSEPH C/O DURONIA, INC	51.23
40	4	101 GUNN RD	3A	BOVE, GENE M ET AL	70.55
40	4.01	97 GUNN RD	3A	BOVE, THOMAS & JOANNE M	7.62
40	6	101 GUNN RD	3B	BOVE, GENE M ET AL	0.36
41	1	371 WANTAGE AVE	3A	BARTSCH, ROBERT A & LUANN	37.97
41	5	363 WANTAGE AVE	3A	BUCHWALD, RONALD G & THERESA	2.96
41	6	363 WANTAGE AVE	3A	BUCHWALD, RONALD G & THERESA	3.81
41	8	191 DENNIS PHILLIPS RD	3A	BEEMERVILLE FARMS LP	129.71
41	11	334 MATTISON RESERVOIR AV	3B	ANDERSEN, G CHRIS	31.13
41	12	352 MATTISON RESERVOIR AV	3A	LIBBY, LANE F & LINDA M	14.06
42	2	190 DENIIS PHILLIPS RD	3B	BEEMERVILLE FARMS LP	3.13
42	4	218 PHILLIPS RD	3A	MOULI MANUFACTURING CORPORATION	84.69
42	7	214 MATTISON RESERVOIR AV	3B	RADIMER, L FAMILY LP C/O BRADFORD	17.15

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
42	12	169 UPPER NORTH SHORE RD	3A	DE WOLF, RAYMOND & MARGARET	6.10
42	14.01	180 MATTISON RESERVOIR AV	3A	RADIMER, JONATHAN T & FAITH E	25.47
42	14.04	173 UPPER NORTH SHORE RD	3A	HARPER, DOUGLAS & KAREN	15.46
42	14.05	185 UPPER NORTH SHORE RD	3B	ANSBACH, HARRIETTE ETALS	43.39
42	14.06	180B MATTISON RESERVOIR A	3A	RADIMER, JASON T	6.63
42	14.09	163 UPPER NORTH SHORE RD	3A	CARR, MICHAEL T & DONNA J	3.31
42	14.14	163 UPPER NORTH SHORE RD	3A	CARR, MICHAEL T & DONNA J	4.63
42	14.25	179 UPPER NORTH SHORE RD	3A	ECKERT, WILLIAM & LORI	7.74
42	15	204 UPPER NORTH SHORE RD	3A	ANSBACH, HARRIETTE ET ALS	55.69
42	18.01	69 KYMER RD	3B	KYMER, FRANK	3.68
42	18.02	85 KYMER RD	3A	PRESTE, JOHN & AUDRA LEE	5.94
42	19	297 WANTAGE AVE	3A	TIPTON, PATRICK B & MARIA	68.14
42	19.01	305 WANTAGE AVE	3A	TORIELLO, SANDRA W	21.75
42	19.02	97 KYMER RD	3B	TIPTON, PATRICK B & GRILLO, MARIA	5.51
43	2	275 WANTAGE AVE	3A	SWENSON-JUUL, LEE A & DAVID	5.90
43	2.03	72 KYMER RD	3A	ERICSON, IRENE L	7.33
43	2.05	257 WANTAGE AVE	3B	BARONE, JOHN	23.02
43	3	42 KYMER RD	3A	DESOTO, CHARLES A & PHYLLIS H	22.49
43	4	207 WANTAGE AVE	3B	GOLDMAN FRANKFORD FARM PARTNERS	28.93
44	4	108 GUNN RD	3A	GRANDE, ANTONIO & CLARA	100.03
44	5	72 GUNN RD	3B	GRANDE, ANTONIO & CLARA	68.86
44	8	38 GUNN RD	3A	RHOAT ASSOCIATES	6.04
44	8.01	48 GUNN RD	3A	RHOAT, WILLIAM & MARGARET	23.06
44	10	224 WANTAGE AVE	3B	GOLDMAN FRANKFORD FARM PARTNERS	254.97
44	10.02	204 WANTAGE AVE	3B	GOLDMAN FRANKFORD FARM PARTNERS	12.55
44	11.05	130 GUNN RD	3B	TODARO, THOMAS & JENNIFER	8.73
44	12	298 WANTAGE AVE	3B	MARINI, PASQUALINO & GERALDINE C	5.79
44	13	306 WANTAGE AVE	3A	MARINI, PASQUALINO & GERALDINE C	4.89
44.01	1.04	4 PERRY RD	3A	MC CHESNEY, LOUISE	8.86
44.01	3.05	30 WYKERTOWN RD	3A	KOZA, PETER	6.92
44.01	4	16 WYKERTOWN RD	3A	LONGSON, KIM L	8.79
44.01	4.01	12 WYKERTOWN RD	3A	NOLAND, EVELYN	9.78
44.01	4.02	20 WYKERTOWN RD	3B	HUBBELL, WILLIAM J & SHARON E	8.43
45	1	30 PERRY RD	3A	KYMER, CLARENCE R	19.20
45	2	45 PHILLIPS RD	3A	HANS, MAXINE STEPHANIE	7.76
45	3	55 PHILLIPS RD	3B	OBSHARSKI, JOSEPH & MONICA	24.46

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
45	3.04	38 PERRY RD	3B	REO, JOHN & PATRICIA	6.12
45	4	61 PHILLIPS RD	3B	GRIMAL, JANET	3.26
46	1	99 PHILLIPS RD	3B	VARGA, BARRY	13.77
46	2	167 WANTAGE AVE	3A	GOLDMAN FRANKFORD FARM PARTNERS	54.18
46	4	83 PHILLIPS RD	3A	ADLER, DONALD A & MARION S	8.81
46	4.03	93 PHILLIPS RD	3B	KONOPKA, MARK J & SHARON R	5.73
46	4.05	81 PHILLIPS RD	3B	ROY, RICHARD M	8.86
47	2	70 PHILLIPS RD	3B	ROY, RICHARD M	77.91
47	2.01	82 PHILLIPS RD	3A	ROY, RICHARD M	13.40
47	2.03	90 PHILLIPS RD	3A	HOPKINS, MICHAEL & HEATHER	12.86
47	3	66 PHILLIPS RD	3A	GRIMAL, JANET	62.87
47	4	98 MATTISON RD	3A	RISDON, HUGH C JR	48.69
47	6	120 MATTISON RESERVOIR AV	3B	ROY, RICHARD M	33.13
47	9	144 MATTISON RD	3A	HEATER, JERRY M & LINDA J	6.59
47	12	164 UPPER NORTH SHORE RD	3B	ESPOSITO, MARY	14.38
47	12.01	166 UPPER NORTH SHORE RD	3B	YOHE, PHILLIP & CONSTANCE	6.77
47	12.02	154 UPPER NORTH SHORE RD	3B	ROY, RICHARD M	8.60
48	16	95 MATTISON RD	3A	BAILEY, GUY C & BONNIE A	54.36
48	18	67 MATTISON RD	3A	FIORE, VICTOR R JR & PATRICIA	103.56
48	20	40 ROSLYN RD	3A	GOLDEN VIEW FARM, LLC	58.86
48	20.02	28 ROSLYN RD	3A	BERHMAN, FRANCIS P	12.23
48	20.03	28 ROSLYN RD	3B	BERHMAN, FRANCIS P	2.89
48	20.04	57 MATTISON RD	3A	GOLDEN VIEW FARM, LLC	6.03
48	20.06	63 MATTISON RD	3A	RODRIGUEZ, IVAN C/O ANTIQUE BAKERY	30.41
48	20.07	59 MATTISON RD	3B	GOLDEN VIEW FARM, LLC	18.27
48	20.10	3 COOK RD	3B	CASTLE STORAGE, INC	18.80
48	21.10	14 ROSLYN RD	3A	VANCE, SCOTT A & MELISSA A	5.90
48	21.13	20 ROSLYN RD	3B	MARTINEZ, LUIS E & CONCETTA	5.91
48	21.14	22 ROSLYN RD	3A	TOLLEN, MARC R & INA-LEE	5.69
48	26	15 COOK RD	3B	FABEL, CHARLES JR	60.02
48.01	2	18 PHILLIPS RD	3A	PURFUERST, PAUL J & ROBERTA E	5.74
48.01	2.02	34 PHILLIPS RD	3A	TAURIELLO, PETER A & PATRICIA A	7.63
48.02	3.04	44 MATTISON RD	3B	NOTO, MARGARET E	36.76
48.02	4.01	35 KICE RD	3A	HAMM, AMBROSE & LILLIAN	30.26
48.02	4.07	23 PHILLIPS RD	3A	TALLAMY, PAUL THOMAS & ALICE	6.09
49	1	29 ROSLYN RD	3B	LAWSON, REX & SHIRLEY	4.61

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
49	2.01	35 MATTISON RD	3B	LAWSON, REX & SHIRLEY	3.41
55	3.01	15 SHARP RD	3B	UTTER, JACK & KRAUSS, MARIANNE L	16.81
55	12	15 SHARP RD	3B	UTTER, JACK & KRAUSS, MARIANNE L	36.51
55	14	18 STEPERT RD	3A	MEYER, JEFFREY	12.30
55	18	223 MORRIS TNP	3B	SCHELL, JASON & ZAGULA, LAURIE	11.19
55	19.01	221 MORRIS TNP	3B	CLARK, ROBERT	5.53
55	19.02	219 MORRIS TNP	3A	CLARK, MARLENE	6.32
56	2	522 KEMAH LAKE RD	3B	LEENHEER, CASEY A & PATRICIA	53.13
57	6.07	210 MORRIS TNP	3A	CLARK, MARK & CYNTHIA	2.80
57	6.08	210 MORRIS TNP	3B	CLARK, MARK & CYNTHIA H	3.76
57	6.09	212 MORRIS TNP	3A	TUCKER, SCOTT J & GERI E	3.24
57	6.10	212 MORRIS TNP	3B	TUCKER, SCOTT J & GERI E	3.00
58	16	234 MORRIS TNP	3B	KASIEWNIAK, MARK	8.37
62	22	71 WEST OWASSA TNP	3A	POLLAK, CHARLES & NADINE	32.38
63	4	20 MAPLE LN	3A	OLIVER, VIRGIL & CARMELA	12.56
63	22	467 US HIGHWAY 206	3B	MILLER, MABEL A & MILLER, J A	68.73
63	29	144 WEST OWASSA TNP	3A	ROWAN, HAROLD F JR	25.69
65	25	26 MILL LN	3A	KNACKERGAARD, PAUL V & MICHELLE L	24.40
65	25.02	6 MILL LN	3B	KNACKERGAARD, PAUL V	19.37
66	5	66 RIDGE RD	3A	VESPER, ROBERT D & MARILYN	14.74
66	11	151 MATTISON RD	3B	RISDON, EDWIN F & DORIS ANN	29.83
66	12	110 UPPER NORTH SHORE RD	3A	CIRALDO, ANDREW G	125.81
67	2	153 MATTISON RESERVOIR AV	3A	HEATER, RONALD & EVELEEORA	6.71
68	1	341 MATTISON RESERVOIR AV	3B	MOSEFUND FARM	11.53
68	1.03	347 MATTISON RESERVOIR AV	3A	EISELE, RAYMOND	13.58
68	2	315 MATTISON RESERVOIR AV	3A	ANDERSEN, G CHRIS ET AL	120.00
68	2.01	335 MATTISON RESERVOIR AV	3A	ANDERSEN, G CHRIS	6.64
68	2.02	333 MATTISON RESERVOIR AV	3A	GORAB, GREGORY T & COLLEEN J	10.05
68	2.03	329 MATTISON RESERVOIR AV	3A	ANDERSEN, G CHRIS	9.78
68	2.04	325 MATTISON RESERVOIR AV	3B	KIEFFER, CHARLES & DIANE M	8.00
68	2.06	321 MATTISON RESERVOIR AV	3B	MOSEFUND FARM	20.93
68	5.01	233 MATTISON RESERVOIR AV	3A	SAPONE, ANTHONY C & STEPHANIE A	20.84
68	6.01	11 RISDON DR	3A	GROSSKURTH, ALFRED & MARGARET	46.45
68	6.02	7 RISDON DR	3A	UNTIG, ROBERT & MARGARET	18.24
68	6.04	6 RISDON DR	3B	RISDON, EDWIN F & DORIS A	13.56
68	9.01	187 MATTISON RESERVOIR AV	3B	RISDON, EDWIN F & DORIS ANN	15.22

Farm Assessed Parcels

Block	Lot	Property Location	Class	Owner	Acres
68	14	123 UPPER NORTH SHORE RD	3B	RISDON, EDWIN F & DORIS A	153.21
68	15.03	113 UPPER NORTH SHORE RD	3A	CONNOLLY, PATRICIA	10.12
68.03	7	3 GIGI LN	3B	WORTS, HOWARD & DORIS B	2.34
68.03	8	3 GIGI LN	3A	WORTS, A HOWARD & DORIS B	3.02
68.03	9	3 GIGI LN	3B	WORTS, HOWARD & DORIS B	3.06
68.03	10	3 GIGI LN	3B	WORTS, HOWARD & DORIS B	3.01
68.03	11	3 GIGI LN	3B	WORTS, HOWARD & DORIS B	3.02
68.03	12	3 GIGI LN	3B	WORTS, HOWARD & DORIS B	3.05
114	7	110 UPPER NORTH SHORE RD	3B	CIRALDO, ANDREW G	1.60
130	21	16 MC NEEL RD	3A	ULCHINSKY, JUDITH	18.18
130	21.02	10 MC NEEL RD	3B	DUBE, ARTHUR R & APRIL P	11.90
130	41	10 MC NEEL RD	3A	DUBE, ARTHUR R & APRIL P	0.54
267	1.01	74 WEST OWASSA TNPk	3A	LANGLEY, DARLENE	8.47
270	12	69 BLACKFORD RD	3A	SULLIVAN, PATRICIA & FRANK	9.86
270	12.01	77 BLACKFORD RD	3B	SULLIVAN, PATRICIA & FRANK	5.05
270	12.02	73 BLACKFORD RD	3B	SULLIVAN, PATRICIA & FRANK	5.29