

Comprehensive Farmland Preservation Plan

Raritan Township Hunterdon County, NJ

March 2021



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INTRODUCTION

Raritan Township, which is shown in yellow to the right, is located in south central Hunterdon County. The Raritan River forms the Township's northern and easterly borders. The Borough of Flemington, which is the county seat of Hunterdon, contains a population of 4,500 people, is 1.1 square miles, and is totally surrounded by Raritan Township.

Raritan Township is bordered by five Hunterdon County Municipalities: Clinton Township, Readington Township, East Amwell Township, Delaware Township, and Franklin Township.

The Township contains 38.6 square miles, with a diverse mix of land uses. The corridors of N.J. Route 31 and U.S. Route 202, which pass through the Township, are intensely developed with highway commercial uses in the vicinity of Flemington. Overall, both residential and commercial development is focused around Flemington and in the eastern and northern areas of the Township. However, despite being the most populous municipality in the County, there are still large tracts of farmland, particularly in the western and southern quadrants of the Township. Agriculture has played an important role in the history of the Township and the Township has actively pursued farmland preservation over the last two decades.



This Comprehensive Farmland Preservation Plan is intended to be an integral element of the Raritan Township Master Plan. The specific agricultural and preservation goals and policies set forth herein are intended to complement the Township's 2018 Master Plan and Raritan Township's overall planning vision. This document will address both the State's guidelines for a Comprehensive Farmland Preservation Plan and Municipal Land Use Law requirements for a Farmland Preservation Plan element.

Farmland Preservation Plans have been specifically authorized as an element of municipal master plans (N.J.S.A. 40:55D-28.b(13)) since 1999 when the Municipal Land Use Law was amended. A Farmland Preservation Plan is required to include:

- An inventory of farm properties and a map illustrating significant areas of agricultural land;
- A statement showing that municipal ordinances support and promote agriculture as a business; and
- A plan for preserving as much farmland as possible in the short term by leveraging monies made available through the Farmland Preservation Planning Incentive Grant program, which may include option agreements, installment purchases, and donations to permanent development easements, among other techniques.

Vision Statement

Raritan Township's vision statement for farmland preservation is to:

- Secure the agricultural land base, bolster the industry of agriculture, proactively curtail conflicts with non-agricultural neighbors, ensure adequate water for agriculture, all Township residents and businesses, and prevent sprawl.
- Preserve farms and retain significant masses of agricultural land in agricultural production, which will:
 - continue to contribute to the economic viability of the agricultural industry;
 - provide for critical ground water recharge areas,
 - provide consumers with access to locally grown sources of horticultural and fresh food products; and
 - maintain the small town, rural lifestyle that characterizes this agricultural community.

Goals and Objectives

As noted in the 2018 Raritan Township Master Plan, the existing goals and objectives for farmland are to:

- Continue the preservation of farmland throughout the Township.
- Provide protection of existing farmland operations from encroaching development.
- Support the continuation of agriculture as a business.
- Plan for the protection and preservation of significant areas of agricultural resources.

In addition, the following statement is noted in the 2008 Farmland Element of the Raritan Township Master Plan under Objectives:

The preservation of farmland is advantageous to the Township because:

1. Farmland preserves a part of the history of the Township;
2. Farmland provides direct employment to farmers and farm workers and related employment to suppliers, distributors and processors;
3. The farmland remains privately owned and maintained;
4. Funding for the purchase of development easements to preserve farmland is provided from the State of New Jersey in accordance with the formula at N.J.A.C. 2:76-6.11, as described further on page 56. In addition, Hunterdon County provides funding of up to 20% as part of the conventional purchase of development easements and will also provide funding for PIG applications. The PIG program which provides for multi-year (up to 10 years) funding for the purchase of development easements of multiple farms in a project area, particularly advantageous because a stable source of funding is provided enabling a municipality to spread its share of the acquisition cost over a multi-year period.

I. RARITAN TOWNSHIP AGRICULTURAL LAND BASE

Raritan Township is located within the Piedmont physiographic province. The Piedmont contains gently rolling, moderately sloping terrain with wide valleys. Bedrock in the Piedmont includes shale (interbedded with sandstone, siltstone and argillite) of the Brunswick formation, argillite (interbedded with shale) of the Lockatong formation and sandstone (interbedded with shale) of the Stockton Formation. This bedrock includes basalt and diabase as well. Prime agricultural soils are prevalent in the Piedmont, especially in the Amwell Valley in the southern half of Raritan Township. These soils offer the best combination of physical and chemical characteristics to produce sustained high yields of a variety of crops when treated and managed according to accepted farming practices.

Raritan Township's and Hunterdon County's past have strong roots in agriculture. Prior to suburbanization in the latter half of the 20th Century, agriculture was the predominant land use. Over the years local agricultural uses have evolved as the economy of the country and location of agricultural uses has shifted from the northeast to the west and south. As the beef cattle industry moved west with the advent of railroads, Hunterdon County farmers turned to dairy farming. Dairy farming declined with the advent of refrigeration. Poultry farming, which was popular in the first half of the 20th Century, eventually relocated to the southern States. Today farming operations in the Township are diversified with nursery operations, which supply the landscape needs of new development, among the most prevalent operations.

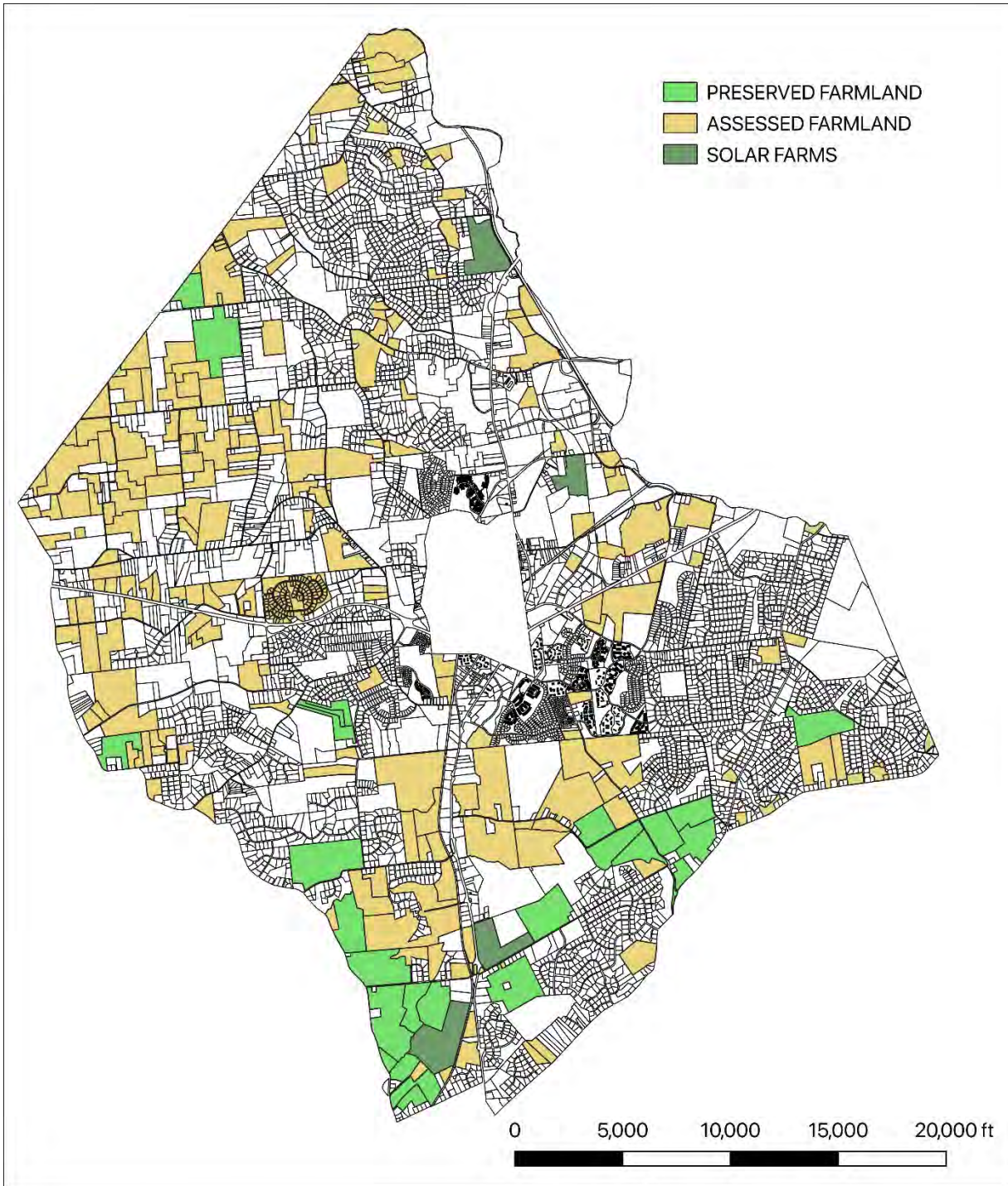
Location and Size of Agricultural Land Base

Farmland assessment data is compiled by the New Jersey Department of Treasury, Division of Taxation in an annual Farmland Assessment Survey.

Raritan Township has a total of approximately 24,054 acres, of which 6,450 acres are farmland assessed, according to the 2017 tax records. This amounts to 26.8% of the total acreage of the Township. The below table provides the trends in farmland assessment according to the municipal tax records.

Year	2006	2011	2012	2013	2014	2015	2016	2017
Acres	7,826	7,020	6,827	6,769	6,588	6,462	6,345	6,450
%	32.5	29.2	28.4	28.1	27.4	26.9	26.4	26.8
Source: Raritan Township Tax Assessor								

The New Jersey Department of Environmental Protection (NJDEP) 2012 Land Use Land Cover data indicates the trends in land use and agricultural lands in Raritan Township. This data is different from farmland assessed data which includes woodlands and modified agricultural wetlands. Since 1987 the amount of land in agricultural use in Raritan Township has declined by 46% according to NJDEP Land Use Land Cover data. The active agricultural lands in Raritan are indicated on the following chart.



PRESERVED AND ASSESSED FARMLAND

TOWNSHIP OF RARITAN
MARCH 2021



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Raritan Township Class Code	1987	1995	2002	2007	2012
Urban (1000)	5,973.22	8,101.94	9,400.71	10,604.12	10,966.13
Agriculture (2000)	9,991.74	7,994.58	6,201.75	5,676.68	5,432.97
Forest (4000)	5,267.52	5,605.14	5,759.61	5,360.53	5,325.76
Water (5000)	73.70	78.19	100.81	132.03	138.56
Wetlands (6000)	2,190.13	2,117.26	2,140.57	2,067.27	2,101.49
Barren Land (7000)	481.91	157.82	451.48	214.31	89.98
Managed Wetlands (8000)	76.23	-	-	-	-
Total	24,054.45	24,054.93	24,054.93	24,054.94	24,054.89
Source: NJDEP http://www.nj.gov/dep/gis/lulc12.html					

It should be noted that NJDEP includes agricultural wetlands in their wetland category so it is also necessary to identify the wetlands in agricultural use in order to obtain total agricultural figures.

Raritan Township Class Code	1987	1995	2002	2007	2012
Agriculture	9,169.35	7,197.37	5,534.32	5,048.26	4,850.66
Wetlands in Agriculture	822.39	797.21	667.43	628.42	582.31
Total Agriculture	9,991.74	7,994.58	6,201.75	5,676.68	5,432.97
Source: NJDEP http://www.nj.gov/dep/gis/lulc12.html					

The discrepancy between the Township's farmland assessed property acres and NJDEP's Land Use Land Cover Agriculture acres can be explained by the fact that not all land used for agriculture may be farmland assessed and that wooded lots that are farmland assessed do not appear as agriculture in the NJDEP data.

Soil Types and Their Characteristics

Information regarding soil types and the agricultural capabilities of soils are provided by the U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS). Utilizing this information, the New Jersey Department of Agriculture has developed a list of Prime Farmland Soils and Soils of Statewide Importance to Agriculture. The State and County's past and future farmland preservation efforts consider soils of prime and statewide importance the greatest priority for permanent protection.

The NRCS defines Statewide Important and Prime soils as follows:

- Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed according to acceptable farming methods. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

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- Farmlands of statewide importance are nearly prime farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce yield as high as prime farmland if conditions are favorable.

According to the 2008 Hunterdon County Farmland Plan, Hunterdon County has about 106,150 acres or 38% Statewide importance soils, 76,280 acres or 27% Prime soils, 85,660 acres or 31% of soils that are not important to farming, as well as 12,357 acres or about 4% of soils that were not rated by the Natural Resource Conservation Service¹. A listing of prime and statewide importance farmland soils in Hunterdon and a map of the soils on assessed and preserved farmland are on the following pages.

Of the 32 soil classifications inventoried in Hunterdon County by the NRCS, 16 of these are located in Raritan Township. Nine of Raritan's soils are rated as prime. They are Birsboro, Bucks, Califon, Legore, Mount Lucas, Penn, Quakertown, Raritan and Readington. Five other Raritan Soils – Abbottstown, Bowmansville, Croton, Hazleton and Reaville – are classified as being statewide importance soils. Bucks, Penn, Quakertown and Readington soils, when they occur on slopes of 6% or greater in Raritan Township, are classified as of Statewide importance rather than Prime.

By using the most recent soil data found using the Natural Resources Conservation Service's Web Soil Survey application, spatial soil data from September 17th, 2015 for farmland soils was downloaded for Raritan Township. Of the total of 7,133 acres reported, 1,647.15 acres (23.1%) are Prime soils, 4,188.48 acres (58.7%) are Statewide Important Soils, 1,286.56 acres (18.0%) are not rated and 11.02 acres are water. The table below compares the farmland soil acreage of Hunterdon County to Raritan Township.

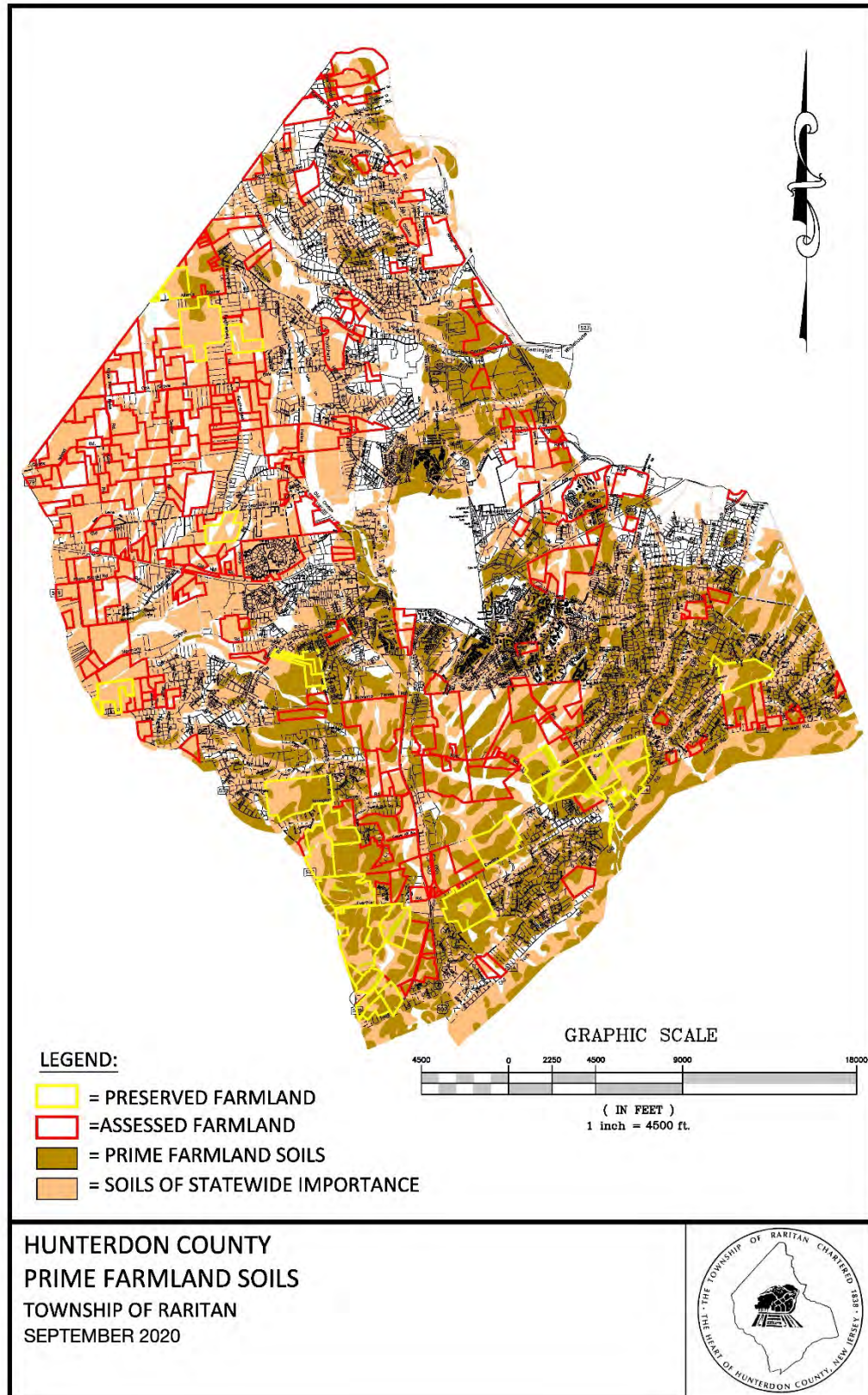
Hunterdon County		
Soil Type	Acres	Percent
Prime	43,910	15.7%
Statewide Importance	75,039	26.8%
Other	41,653	14.9%
Not Rated	119,681	42.7%
Total	280,283	
Raritan Township (on active farmland)		
Soil Type	Acres	Percent
Prime	1,647.15	23.1%
Statewide Importance	4,188.48	58.7%
Water	11.02	0.2%
Not Rated	1,286.56	18.0%
Total	7,133.22	

¹ Data obtained from: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>;
http://www.nrcs.usda.gov/wps/portal/nrcs/detail/nj/soils/?cid=nrcs141p2_018875;
http://www.nrcs.usda.gov/wps/portal/nrcs/detail/nj/soils/?cid=nrcs141p2_018872

Prime and Other Important Farmlands

Hunterdon County, New Jersey

Map symbol	Map unit name	Farmland classification
BefB	Bedington channery silt loam, 2 to 6 percent slopes	All areas are prime farmland
BhnA	Birdsboro silt loam, 0 to 2 percent slopes	All areas are prime farmland
BhnB	Birdsboro silt loam, 2 to 6 percent slopes	All areas are prime farmland
BucB	Bucks silt loam, 2 to 6 percent slopes	All areas are prime farmland
LbmB	Lansdale loam, 2 to 6 percent slopes	All areas are prime farmland
LdmB	Lawrenceville silt loam, 2 to 6 percent slopes	All areas are prime farmland
LegB	Legore gravelly loam, 2 to 6 percent slopes	All areas are prime farmland
MonB	Mount Lucas silt loam, 2 to 6 percent slopes	All areas are prime farmland
NeeB	Neshaminy gravelly loam, 2 to 6 percent slopes	All areas are prime farmland
NehB	Neshaminy silt loam, 2 to 6 percent slopes	All areas are prime farmland
PeoB	Penn channery silt loam, 2 to 6 percent slopes	All areas are prime farmland
PepB	Penn-Bucks complex, 2 to 6 percent slopes	All areas are prime farmland
QukB	Quakertown silt loam, 2 to 6 percent slopes	All areas are prime farmland
RarAr	Raritan silt loam, 0 to 3 percent slopes, rarely flooded	All areas are prime farmland
RarB	Raritan silt loam, 3 to 8 percent slopes	All areas are prime farmland
RedB	Readington silt loam, 2 to 6 percent slopes	All areas are prime farmland
AbrA	Abbottstown silt loam, 0 to 2 percent slopes	Farmland of statewide importance
AbrB	Abbottstown silt loam, 2 to 6 percent slopes	Farmland of statewide importance
BhnC2	Birdsboro silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
BucC2	Bucks silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
ChcA	Chalfont silt loam, 0 to 2 percent slopes	Farmland of statewide importance
ChcB	Chalfont silt loam, 2 to 6 percent slopes	Farmland of statewide importance
ChcC2	Chalfont silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
ChfB	Chalfont-Quakertown silt loams, 0 to 6 percent slopes	Farmland of statewide importance
HdyB	Hazleton channery loam, 2 to 6 percent slopes	Farmland of statewide importance
HdyC2	Hazleton channery loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
LbmC2	Lansdale loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
LbtB	Lansdowne silt loam, 2 to 6 percent slopes	Farmland of statewide importance
LegC	Legore gravelly loam, 6 to 12 percent slopes	Farmland of statewide importance
LemB	Lehigh silt loam, 2 to 6 percent slopes	Farmland of statewide importance
PeoC2	Penn channery silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
PepC2	Penn-Bucks complex, 6 to 12 percent slopes, eroded	Farmland of statewide importance
QukC2	Quakertown silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
QupC2	Quakertown-Chalfont silt loams, 6 to 12 percent slopes, eroded	Farmland of statewide importance
RedC2	Readington silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
RehA	Reaville silt loam, 0 to 2 percent slopes	Farmland of statewide importance
RehB	Reaville silt loam, 2 to 6 percent slopes	Farmland of statewide importance
RehC2	Reaville silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance
BoyAt	Bowmansville silt loam, 0 to 2 percent slopes, frequently flooded	Farmland of statewide importance, if drained
CoxA	Croton silt loam, 0 to 2 percent slopes	Farmland of statewide importance, if drained
CoxB	Croton silt loam, 2 to 6 percent slopes	Farmland of statewide importance, if drained



Water Resources and Irrigated Acres

A report entitled "Geology and Ground Water Resources of Hunterdon County, N.J." (Special Report # 24) was published by the State of New Jersey in 1966. The report reviewed the geology and set forth recommended minimum lot sizes in areas based upon water bearing characteristics of the various formations. Information concerning the average water availability, the probable percolation rate for each geologic formation, the overlying soil and the cumulative effect of development was provided. The report discussed the rainfall hydrologic cycle evapotranspiration, runoff, and recharge.

Evapotranspiration is a term that refers to both the evaporation and transpiration of water loss from plants. The percentage of precipitation lost to evapotranspiration is from 30 to 60% (Special Report #24). Variables include the season of the year, temperature, humidity, wind velocity, amount and kind of vegetation, and height of the water table. The amount of runoff is also subject to variable factors. These include the rate of rainfall (a short summer cloudburst and prolonged moderate rainfall may each produce a similar amount of rain but more runoff will occur from the cloudburst), type of rain, type of vegetation, slope of the land, weather conditions, impervious coverage and soil moisture content.

Ground water is stored in cracks and small interconnections and voids between individual grains in the rocks. If spaces between individual grains of porous rock are interconnected, water can travel more or less freely from opening to opening, then the rock is said to be permeable. Rocks such as argillite, shale and diabase are considered non-porous. The Geologic Map shows formations within Raritan Township.

A further more detailed assessment of the geologic formations in the western and northwestern portions of the Township was undertaken in 1998. The results of this assessment, entitled "Environmental and Hydrogeologic Assessment for the Central Part of the Township" indicates the area is characterized by an upland plateau area with the headwaters of the Lockatong, Wickcheoke and Assiscong Creeks draining to the southwest and southeast. The northern part of the Township is traversed by Cakepoulth Creek and Sidney Brook which drain to the Raritan River to the east.

Groundwater withdrawals are primarily for residential drinking water supply, farm uses such as livestock watering, small garden watering, institutional uses (schools, churches), small commercial uses, and irrigation for sod farms, landscaping and greenhouse farming.

The physical infrastructure defines the limits for water delivery that are inherent to the system, while the NJDEP water allocation permits and associated limitations in water availability define the limits for water supply that are inherent to the water resources (e.g., aquifer, reservoir system).

According to the Bureau of Water Allocation, there have been 3,369 well permits issued. 2,756 permits are considered active, 378 are authorized, 191 are decommissioned, 94 were proposed and 5 have been issued. It is noted that prior to 2004, the exact status of wells is not necessarily available.

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Additionally, wells never constructed or well permit applications that were denied are not represented in this data. The table below shows the number of permits for different well types.

Well Type	Number of Permits
Agric/Hort/Aqua Irrigation	5
Boring/Individual	31
Closed Loop Geothermal	8
Closed Loop Geothermal Site Wide	2
Domestic	2,584
Domestic Deepening	5
Domestic Replacement	52
Gas Vent Extraction	17
Industrial	37
Injection	35
Irrigation	11
Monitoring	437
Monitoring Replacement	1
Non-Public	19
Non-Public Replacement	1
Open Loop Geothermal Heat Pump	3
Piezometer	11
Public Community	6
Public Non-Community	42
Public Non-Community Replacement	2
Recovery	7
Test	23
Test Well Future Potable Use	4
Total Permits	3,343

According to the Census of Agriculture, there was a 21.2% decrease in the acres irrigated in Hunterdon County between 2007 and 2012 and a 22.6% decrease in the number of irrigated farms. Although there was a decrease in the acres irrigated between 2007 and 2012, there is still 11.8% more irrigated acres than 2002. Overall, between 1997 and 2012, there has been a 3.5% decrease in irrigated acres and a 17.9% decrease in the number of irrigated farms. Data of farmland irrigation is only available on a county level.

<i>Hunterdon County</i>	2012	2007	2002	1997	% Change 1997-2012
Irrigated Acres	1,183	1,501	1,058	1,226	-3.51%
Number of Farms	96	124	114	117	-17.95%
Source: https://www.agcensus.usda.gov/Publications/2007/Full_Report/Volume_1_Chapter_2_County_Level/New_Jersey/					

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The water sources that are currently tapped for irrigation include local wells, the Delaware River, the South Branch of the Raritan River, the Wickecheoke Creek, Plum Brook, and various other water sources throughout the County.

Farmland Assessment and Census of Agriculture Statistics and Trends

Number of Farms and Farms by Size in Raritan Township

As of tax year 2017, Raritan Township had a total of 267 farm-assessed parcels, with a total of 6,450 acres devoted to agriculture.

The list of all farm assessed properties in the Township is provided in Appendix A: New Jersey Farmland Preservation Program Summary of Preserved Farmland. The appendix provides an inventory of all farm assessed properties and their sizes.

The Township is made up of predominantly small to mid-size farms. The average size of a farm, as of December 2015, was 24.38 acres. However, as shown below, there are a number of adjacent properties under same ownership therefore creating larger tracts of farmland under the same family or property owners. The following list includes assessed farmland properties (not preserved) under the same name with a total of 40 acres or more.

Block	Lot	Owner	Address	Acres
9	18	Anderson Foundation The	33 Bartles Corner Road	51.85
20	7	Arab, George A Trustee	54 Rake Road	45.65
12	5	Bercaw, Joseph A III	Allens Corner Road	31.66
12	9	Bercaw III, Joseph A	88 Rake Road	37.84
				69.50
86	10	Blumberg, Bruce A-C/O Gwen Jones	41 Hwy 202	116.11
86	26	Blumberg, Bruce A-C/O Gwen Jones	33 Hwy 202/31 South	24.85
86	26.02	Blumberg, Bruce-C/O Gwen Jones	51 Hwy 202/31 South	12.64
				153.60
71	19	Bowlby, Donald Estate Of	239 Reaville Road	55.84
71	19.02	Bowlby, Donald & Lillis S.	251 Reaville Road	20.78
72.07	81	Bowlby, Robert D Etals	238 Reaville Road	97.87
				174.49
22	24	Brownstein, Glen & Mary	Decker Road	29.19
22	25.03	Brownstein, Glen & Mary	Old Croton Road	12.51
				41.70
24	23	Campbell, Julia; Ronald;& Bruce G	37 Barton Hollow Road	54.58
25	5	Campbell, Julia; Ronald;& Bruce G	36 Barton Hollow Road	63.44
				118.02
77	7	Case, Gladys F	46 Clover Hill Road	76.13

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Block	Lot	Owner	Address	Acres
10	1	Cervenka, Marjorie H	40 Allens Corner Road	94.41
10	1.03	Cervenka, Marjorie H	177 Klinesville Road	2.60
10	1.04	Cervenka, Marjorie H	193 Klinesville Road	1.53
10	1.05	Cervenka, Marjorie H	189 Klinesville Road	2.61
10	1.06	Cervenka, Marjorie H	187 Klinesville Road	2.68
10	1.07	Cervenka, Marjorie H	40 Allens Corner Road	2.53
10	19.03	Cervenka, Marjorie H	195 Klinesville Road	0.25
10	19.04	Cervenka, Marjorie H	191 Klinesville Road	0.74
				107.34
22	1	Chung, Richard & Kyoug	85 Decker Road	30.16
22	8	Chung, Richard & Kyoung	Featherbed Lane	46.52
22	46	Chung, Richard & Casey	75 Featherbed Lane	8.10
				84.77
84	15	Copper Hill Country Club Inc (Partial Farm & Golf Course)	100 Copper Hill Road	183.94
20	10	Croton Farms Inc C/O A Gichan	48 Rake Road	42.16
22	28	Doby Jr, Eugene G	Old Croton Road	57.62
59	26	Faubel, Ann R & Lynn Trustee	106 Leffler Hill Road	6.00
59	26.01	Faubel, Lynn	702 County Rd. 579	10.71
59	26.02	Faubel, Ann R & Lynn Trustee	Leffler Hill Road	45.04
59	26.02	Faubel, Ann R & Lynn Trustee	Leffler Hill Road	45.04
				106.79
43	2	Francavilla, Richard A	87 Plum Brook Road	41.72
80	8	Grove Brook Farm LLC C/O Kuhl Corp	20 Kuhl Road	103.37
7	4	HBH Realty C/O Martin C Huska	192 Klinesville Road	46.58
80	9	Heron View Farm LLC C/O Kuhl Corp	44 Kuhl Road	78.37
27	24	Honey Properties LLC (Solar Farm)	78 Junction Road	47.53
44	8	Holzli, Josef & Elizabeth	73 Old Croton Road	52.17
43	8	Hughes, George & Heather A	344 Hwy 12	15.58
43	9	Hughes, George W	332 Hwy 12	18.73
43	21	Hughes, George	Plum Brook Road	6.64
43	43	Hughes, George W	Plum Brook Road	0.80
				41.74
36.01	22	Karas, F Richard & Daria M	9 River Road	46.95
71	11	Kuhl-Everitt Properties LLC	21 Kuhl Road	111.75
12	14	Lipka, Delane R Trustee	92 Oak Grove Road	34.38
12	19	Lipka, Delane R Trustee	94 Oak Grove Road	23.58
				57.96

63.01	7	Mavrode, Michael	5 Hampton Corner Road	35.36
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Block	Lot	Owner	Address	Acres
63.01	8	Mavrode, Michael	9 Hampton Corner Road	20.36
63.01	8.01	Mavrode, Michael	19 Hampton Corner Road	13.06
84	5	Mavrode, Michael	8 Hampton Corner Road	32.64
				101.42
1	1	MB Farm LLC	168 Old Clinton Road	71.39
1	1.02	MB Farm LLC	166 Old Clinton Road	27.58
				98.97
80	30	Millennium Development Limited LLC	100 Hwy 202/31 North	70.34
80.02	1	Millennium Development Limited LLC	84 Hwy 202	1.25
84	37	Millennium Development Limited LLC	85 Hwy 202	1.45
84.04	1	Millennium Development Limited LLC	83 Hwy 202-31	1.54
				144.93
43	26	Raritan Land Co., Inc.	90 Harmony School Road	84.12
59	2	Raritan Land Co., Inc.	93 Harmony School Road	57.69
				141.82
71	16	Raritan Hill Farm LLC C/O Kuhl Corp	57 Kuhl Road	106.07
80	11	Raritan Hill Farm LLC C/O Kuhl Corp	52 Kuhl Road	17.14
				123.21
21	2.04	The Street Corp % A. Blumberg	34 Goose Island Rd	40.00
77	9	Van Doren, Hermine S Trust	61 Amwell Road	60.83
77	10	Van Doren, Jo-An B	77 Amwell Road	8.51
77	10.17	Van Doren, Hermine S Trust	67 Amwell Road	24.24
				93.57
40	5	Voorhees Associates LLC	101 Voorhees Corner Rd	88.59
40	5.01	Voorhees Associates LLC	75 Voorhees Corner Rd	10.76
				99.34
3	2	Woo, Glenn F & Linda	3 Hamden Road	51.72
19	5	Zschack, Karl D	25 Goose Island Rd	83.74
19	6.01	Zschack, Karl D	15 Goose Island Rd	11.06
21	18	Zschack, Karl D	38 Goose Island Rd	0.60
				95.40

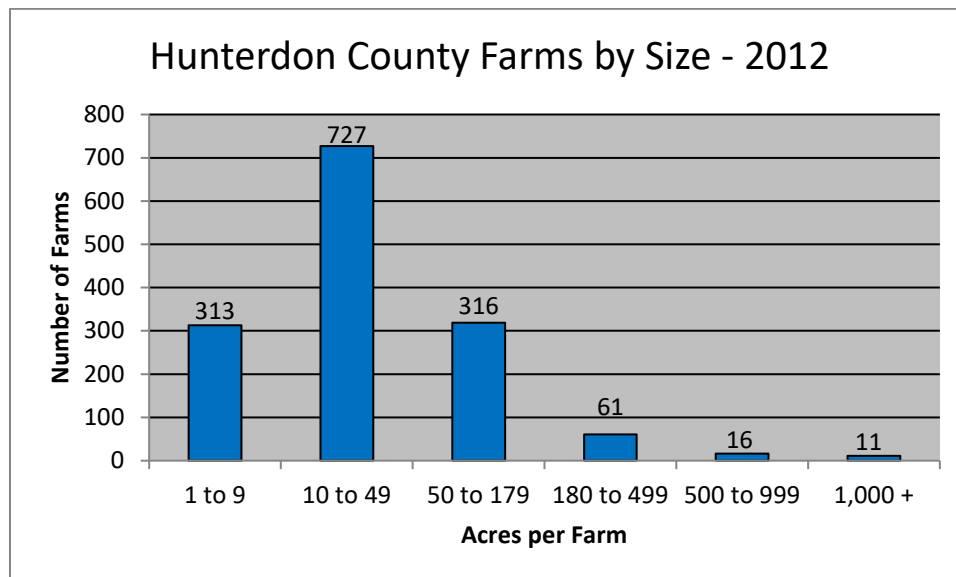
The development within the Township over the past 20 years has led to the fractionalization of a number of larger farms. This trend can be expected to continue in the future at a slower pace as the fewer remaining large farms are entering preservation programs, or have been the subject of solar approvals. The development pressure for residential subdivision still occurs, but seems to be declining as a result of the residential market conditions.

Hunterdon County Farm Size

According to the 2008 Hunterdon County Farmland Plan, the number of farms in Hunterdon County has grown from 1,180 in 1982 to 1,514 in 2008. The total acreage has decreased from greater than 120,000 to 109,241. The average size farm was 72 acres. The County Plan acknowledges that the agricultural diversity in the County continues to be reliant on small to moderately sized farms, rather than the national trend of larger, consolidated farms.

This is indicative of a growing trend in New Jersey as a whole toward smaller, more intensive farms and farms operated by part time farmers.

According to the NJ Census of Agriculture in 2012 in Hunterdon County, there were 96,025 acres in farms. The farm size range for Hunterdon County was as follows: 313 farms between 1 - 9 acres, 727 farms between 10 - 49 acres, 316 farms between 50 - 179 acres, 61 farms between 180 - 499 acres, 16 farms between 500 - 999 acres, and 11 farms between 1000 - 1999 acres. The average size farm was 66 acres. The decreasing average farm size is due to the loss of large farms and the significant increase in small, "part-time" farms.²



²https://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/New_Jersey/cp34019.pdf

Raritan Township
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Cropland Harvested, Pasture, Woodland, Equine, and Agricultural Use in Raritan Township

Active agriculture is a farmland assessment term meaning those acres of cropland harvested, cropland pastureland and permanent pasture land. As indicated on the table following. The total land area within Raritan devoted to all agricultural uses according to the N.J. Treasury Farmland Data Report as of 2015 was 6,251 acres or 25.99% of the total land mass and has been gradually trending downward. The 2015 Farmland Data Report showed that cropland harvested accounted for 56.01% of all agricultural land, while pasture land accounted for 11.61%, woodlands accounted for 31.24% and equine accounted for 1.14% of all agricultural land in Raritan Township.

Type	2009	2010	2011	2012	2013	2014	2015	Change	%
Number of 3B items	226	283	284	281	281	276	268	42	18.6%
Cropland Harvested (ac)	4,016	3,973	4,075	3,691	3,985	3,714	3,501	-515	-12.8%
Cropland Pastureland (ac)	273	280	246	218	215	225	193	-80	-29.3%
Permanent Pastureland (ac)	782	738	615	590	573	613	533	-249	-31.8%
Total Woodland Wetland (ac)	1,959	1,935	1,934	1,960	1,974	1,928	1,953	-6	-0.3%
Boarding, Rehab & Training (ac)	66	56	138	89	65	78	71	5	7.6%
Total (ac) - Raritan Township	7,096	6,982	7,008	6,548	6,812	6,558	6,251	-845	-11.9%
Total (ac) - Hunterdon County	10,176	9,991	9,941	9,405	9,639	9,402	9,001	-1,175	-11.5%

Source: 2009 - 2015 Farmland Data Reports - <http://www.state.nj.us/treasury/taxation/lpt/farmland.shtml>

Overall, Raritan Township lost 11.9% of its agricultural lands between 2009 and 2015 according to the Division of Taxations Farmland Data Reports. This represents a loss of 845 acres. More specifically, 16.6% of the actively farmed land was lost in Raritan Township between 2009 and 2015.

II. RARITAN TOWNSHIP AGRICULTURAL INDUSTRY

Hunterdon County Crop Production

Agriculture in Raritan Township has traditionally been diverse. The types of agriculture vary from hay production, feed corn, horses, and cattle, to sheep, nurseries, grapes, and specialty crops and animals. This mixture of types is perhaps due to the above average soils that accommodate a variety of agricultural uses, the relatively good climate, the differing sizes of farms, and the combination of part-time and full-time. Below is a chart displaying the different types of agriculture, the number of farms participating, and the value of the products according to the 2012 Census of Agriculture. This data is only available on a County basis.

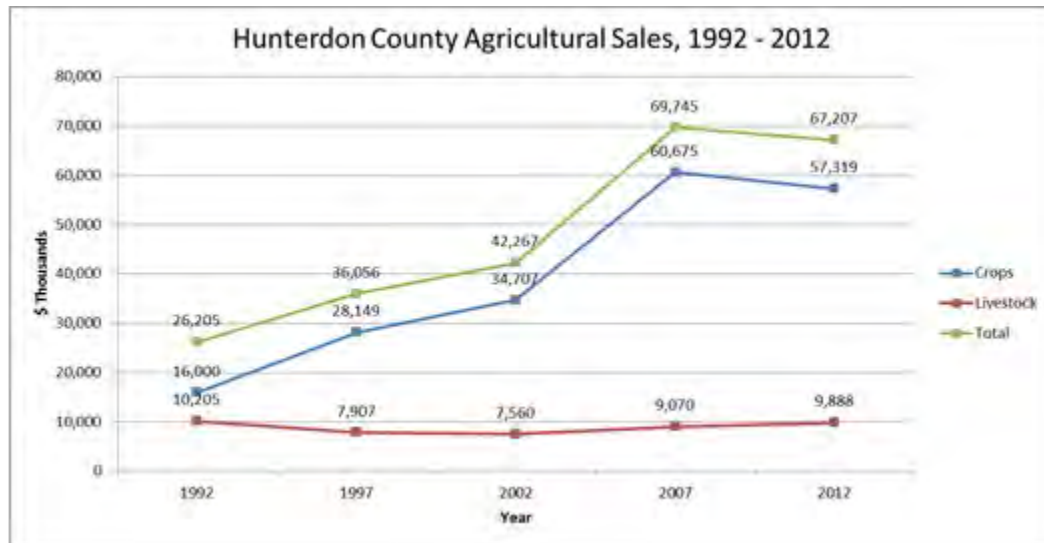
Hunterdon County		
Product	Farms	Value (\$)
Crops (including nursery and greenhouse)	855	57,319,000
Grains, oil seeds, dry beans and peas	188	10,093,000
Corn	141	6,314,000
Wheat	45	625,000
Soybeans	49	2,998,000
Sorghum	6	2,000
Barley	9	23,000
Other Grains	25	131,000
Vegetables, melons, potatoes and sweet potatoes	99	2,918,000
Fruit, tree nuts and berries	85	2,511,000
Nursery, greenhouse, floriculture and sod	127	36,800,000
Cut Christmas Trees and short rotation woods	108	141,000
Other Crops and Hay	487	4,856,000
Maple Syrup	5	1,000
Livestock, poultry and their products	693	9,888,000
Poultry and eggs	224	610,000
Cattle and Calves	198	1,344,000
Milk from cows	10	2,213,000
Hogs and Pigs	37	106,000
Sheep, goats, wool, mohair and milk	246	763,000
Horses, ponies, mules, burros and donkeys	118	4,144,000
Other animals	71	708,000
Total Sales	1,447	67,206,000
Average Per Farm (Dollars)	-	46,445
https://www.agcensus.usda.gov/Publications/2012/Full_Report/Volume_1_Chapter_2_County_Level/New_Jersey/st34_2_002_002.pdf		

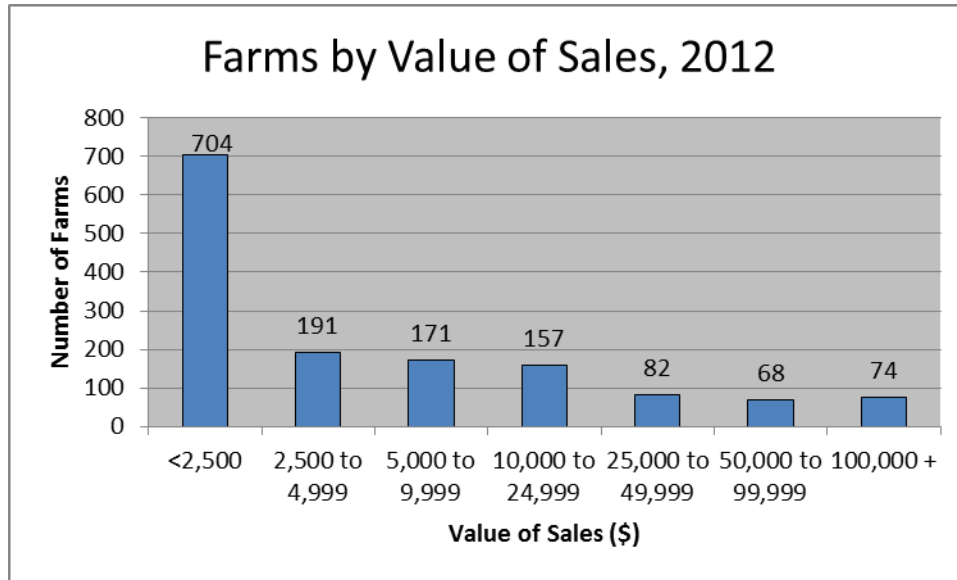
Trends in Market Value of Agricultural Products Sold

Agricultural sales data is compiled at the County level every five years as part of the National Census of Agriculture. Large farm operations, particularly dairy and grain operations, have been declining in Hunterdon County for several decades.

As shown in the chart below, the total agricultural sales in the County have increased by 156.47% between 1992 and 2012. In 2012, the sale of nursery, greenhouse, floriculture and sod good represented the majority of the total sales at 54.76%. Corn (9.39%), other crops and hay (7.23%) and equine (6.17%) make up the rest of the top four agriculture sales groups in the County. On average, a farm made \$26,271 (130.22%) more than an average farm in 1992.

Market Value of Products Sold							
Hunterdon County	1992	1997	2002	2007	2012	Change	Percent
Crop Sales (thousands)	16,000	28,149	34,707	60,675	57,319	41,319	258.24%
Livestock Sales (thousands)	10,205	7,907	7,560	9,070	9,888	-317	-3.11%
Total (thousands)	26,205	36,056	42,267	69,745	67,207	41,002	156.47%
Average per Farm (dollars)	20,174	27,461	27,917	42,973	46,445	26,271	130.22%
Source: https://www.agcensus.usda.gov/Publications/							





Agricultural Support Services

Agricultural support services are generally considered to include businesses such as tractor sales and supply stores, feed and seed vendors, hardware/equipment retailers, fencing contractors, farriers, veterinarians, etc.

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

Local auctions are also a great service that allow for the sale and trade of agricultural goods at the local level. Hackettstown, in adjacent Warren County, houses the largest agricultural auction house in New Jersey – the Livestock Cooperative Auction – where local farmers can sell or trade their products. The County Agricultural Development Board and the Hunterdon County Planning Board maintains a list of farmers’ markets on the County website. The following list of farmers’ markets was generated from the County website and other sources:



Farmers’ Markets in Hunterdon County

1. Clinton Farmers’ Market Main Street in Clinton (908) 735-8811

2. High Bridge Farmers' Market
<http://www.co.hunterdon.nj.us/farmstands/highbridge/hbfarmersmarket.htm>
3. Holland Township Farmers' Market
<http://www.co.hunterdon.nj.us/farmstands/holland/hollandtwpfarmersmarket.html>
4. Homestead Farm Market
<http://www.co.hunterdon.nj.us/farmstands/lambertville/homesteadfarmmarket.htm>
5. Hunterdon Land Trust Farmers' Market at the Dvoor Farm
<http://www.co.hunterdon.nj.us/farmstands/raritan/dvoorfarmmarket.htm>
6. Sergeantsville Farmers' Market
<http://www.co.hunterdon.nj.us/farmstands/delaware/sergeantsvillefarmersmarket.htm>
7. Stangl Factory Farmers' Market, Flemington <http://www.stanglfactory.html>
8. Stanton Farmers' Market
<http://www.co.hunterdon.nj.us/farmstands/readington/stantonfarmersmarket.htm>
9. Stockton Farmers' Market
(609)610-3532
10. West Amwell Township Farmers' Market
<http://www.co.hunterdon.nj.us/farmstands/westamwell/watwpfarmersmarket.htm>

In addition to selling their wares at farmers' markets, local farmers have embraced agri-tourism offering people the chance to reconnect with the soil and farming. Farmers have opened their fields to pick-your-own activities, they offer hayrides, and in some cases, petting zoos as well as jamming and canning lessons. The fall season is particularly busy with pumpkin picking and corn mazes followed by the Christmas season with cut-your-own Christmas tree farms. Tour de Farm New Jersey is a statewide series of bicycle tours that visit farms along the way.

The agricultural industry in the County has diversified tremendously over the years. The County is now home to vineyards and wineries including Grape Finale Hands-On Winery in Raritan Township and Old York Cellars and Unionville Vineyards just outside the Township border in Ringoes. Additionally, one can find pick-your-own orchards and farms raising pigs, sheep, beef cattle, as well as llamas and alpacas. Nursery crops are very prominent.



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 Green Pages. (See attached.)

The agricultural businesses listed in these Green Pages which are located in, or around Hunterdon County, are provided below. Local farmers in Raritan Township frequent these businesses and suppliers.

Certified Crop Advisors

Richard Klevz
40 Saddle Shop Road, Ringoes, NJ
Phone: (908) 479-4500
Fax: (908) 479-1411
Email: debrick40@aol.com

Construction

Allensville Planning Mill, Inc.
108 East Main Street, Allensville, PA
Phone: (800) 322-1306, ext. 252
Phone: (717) 994-2317
Morton Buildings, Inc.
P.O. Box 126, Phillipsburg, NJ
Phone: (908) 454-7905
Website: <http://mortonbuildings.com>

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

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

Crop Insurance Agents

GS Newton Associates
7 Maple Avenue, Flemington, NJ
Phone: (609) 788-9080

Equipment (New Used, Parts, Service)

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

Pennington Sales and Service
63 Route 31 North, Pennington, NJ
Phone: (609) 737-0445
Fax: (609) 737-0472
Email: penningtonsales@varizon.net

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

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

Warren County Service Center, Inc.
228 Route 94, Columbia, NJ
Phone: (908) 362-6916
D&R Equipment Inc.
Route 579, Ringoes, NJ
Phone: (908) 782-5082

Feeds

Agrain Inc.
N. Main, Pennington, NJ
Phone: (609) 737-2800

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

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

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

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

Coeblers Mill
3 Washington Avenue, High Bridge, NJ
Phone: (908) 638-5577

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

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

Rosedale Mills
101 State Highway North 31, Pennington, NJ
Phone: (609) 737-2008

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

Sergeantsville Grain & Feed
P.O. Box 141, Sergeantsville, NJ
Phone: (609) 397-0807
Fax: (609) 397-0822

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

Shurts O L Feed & Coal
Fairview Drive, Neshanic Station, NJ
Phone: (908) 369-5131

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

Soho Feeds & Pets
254 Route 202-31, Flemington, NJ
Phone: (908) 782-6060
Fax: (908) 782-9491

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

Somerset Grain & Feed Company
74 Mine Brook Rd., Bernardsville, NJ
Phone: (908) 766-0204
Fax: (908) 766-6310

New Village Farms
11 Stewartsville Road
Stewartsville, NJ
Phone: (908) 859-3381
North Warren Farm & Home Supply
Blairstown, NJ
Phone: (908) 362-6117

The Tack Room
Main Street, Pittstown, NJ
Phone: (908) 730-8388

Tickner's Inc.
90 Main Street, Hackettstown, NJ
Phone: (908) 852-4707

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Tomer Ernest J Trucking Inc.
3109 Belvidere Road, Phillipsburg, NJ
Phone: (908) 475-2578

Fertilizers, Lime, Chemicals, Supplies

Crop Production Services
127 Perryville Road, Pittstown, NJ
Phone: (908) 735-5545
Fax: (908) 735-6231

FMC Corporation
Box 8, Princeton, NJ
Phone: (609) 951-3000

Growmark FS, Inc.
P.O. Box 116, Bloomsbury, NJ
Phone: (908) 479-4500
Phone: (800) 248-4649

Financial Services

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

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

Wachovia
2 W. Washington Avenue Washington, NJ
Phone: (908) 689-0661

First Hope Bank
1301 Hope Bridgeville Road Hope, NJ
Phone: (609) 459-4121
Website: www.firsthope.com

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

Greenhouse & Nursery Supplies

Pennington Sales and Service
63 Route 31 North, Pennington, NJ
Phone: (609) 737-0445
Fax: (609) 737-0472

Smith & Hawken 3535 US Highway 1
Princeton, NJ
Phone: (609) 514-0731
Fax: (609) 514-0830

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

Hoof Trimmers and Farriers

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

International Consulting Services
Certified Journeyman Farrier
AFA Examiner, Judge, Clinician

Dan Bias
11B Central Avenue, High Bridge, NJ

Steve Bostwick
Phone: (908) 537-7596

Troy Brighton
Phone: (908) 303-7625

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

Fairweather Forge
37 Cromwell Drive, Mendham, NJ
Phone: (908) 619-6798

Lehigh Valley Farrier Service
Phillipsburg, NJ
Phone: (732) 744-0122

Livestock Haulers

Craig Ackerman Livestock Hauling
Phone: (201) 317-8623

Agricultural Testing Labs

Rutgers Soil Testing Laboratory
P.O. Box 902 Milltown, NJ
Phone: (732) 932-9295

Plant Diagnostic Laboratory Rutgers
Cooperative Extension
P.O. Box 550, Milltown, NJ
Fax: (732) 932-1270

Poultry

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

Moyer's Chicks
266 East Paletown, Road, Quakertown, PA
Phone: (215) 536-3155

Seed Suppliers

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

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

Erosion Control Technologies, Inc.
P.O. Box 5383, North Branch, NJ
Phone: (908) 707-0800
Phone: (800) 245-0551
Fax: (908) 707-1455

Garden State Heirloom Seed Society
P.O. Box 15 Valley Road, Delaware, NJ
Website: www.historyyoucaneat.org

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

Sheep Shearers

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

Rod Gilbert
Doylestown, PA
Phone: (215) 489-2247
Rebecca Gunther
Hillsborough, NJ
Phone: (908) 369-4088
Brynn Kirby
Hillsborough, NJ
Phone: (908) 369-1009

Don Nehoda
Doylestown, P.A.
Phone: (215) 348-7343

Custom Slaughter Houses

Louie Chiu Slaughterhouse
40 Montana Road, New Village, NJ
Phone: (908) 859-6635

M. Malik Trenton Halal Packing
610 Roebling Avenue, Trenton, NJ
Phone: (609) 394-0331

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

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

Starter Plant Sources

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

Large Animal Veterinarians

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

Hopewell Veterinary Group
Hopewell Township, NJ
Phone: (609) 466-0131

Dr. Bruce Ivy
Alpha Veterinary Care
334 Third Avenue
Alpha, NJ
Phone: (908) 454-8384

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

Dr. Halprern
Large Animal Medical Associates
Princeton, NJ
Phone: (609) 466-2268

Higgins Acorn Embryo, Jon
8 Ludlow Ave.
Belle Mead, NJ
Phone: (908) 359-3846
Fax: (630) 604-3846

Mid-Atlantic Equine Center
Ringoos, NJ
Phone: (609) 397-0078

Dr. Reynolds
631 NJ-12
Flemington, NJ 08822
(908) 237-9332

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

Dr. Mary Stankovics
Pleasant Valley Veterinarian Services
32 Pleasant Valley Road
Washington, NJ 07882
Phone: (908) 689-0773

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

III. LAND USE PLANNING CONTEXT

The purpose of this section of the Comprehensive Farmland Preservation Plan is to ensure coordinated planning within all levels of government and to avoid conflicting land use and preservation goals. It is the intent that the Township's Agriculture Advisory Committee, Township's Open Space Advisory Committee, Raritan Township Committee, Raritan Township Planning Board, Hunterdon County Agricultural Development Board, and the Hunterdon County Planning Board work together to ensure that local, state, and regional planning efforts and the Township's farmland preservation plan are compatible.

State Plan and the "New" State Strategic Plan

In March of 2001 the New Jersey State Development and Redevelopment Plan (SDRP) was adopted, which amended the previous plan adopted in 1992. In 2010, the State released a new draft State Plan, which has been going through public comment and hearing. The *Draft Final State Strategic Plan: State Development and Redevelopment Plan* was approved in November of 2011 and is still awaiting final adoption as of the date of this report. As this is the most recent SDRP, it has been reviewed for the purposes of this report. The document contains only four goals, which are:

- Goal #1: Targeted Economic Growth – Enhance opportunities for attraction and growth of industries of statewide and regional importance.
- Goal #2: Effective Planning for Vibrant Regions – Guide and inform regional planning so that each region of the State can experience appropriate growth according to the desires and assets of that region.
- Goal #3: Preservation and Enhancement of Critical State Resources - Ensure that strategies for growth include preservation of the State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing the roles they play in sustaining and improving the quality of life for New Jersey residents and attracting economic growth.
- Goal #4: Tactical Alignment of Government – Enable effective resource allocation, coordination, cooperation and communication among those who play a role in meeting the mission of this Plan.

It should be noted that this new plan does not include a map, nor does it include planning area designations as the 2001 plan did.

Raritan's Master Plan and Development Regulations

The main focus of the 2018 Master Plan was to keep development within the areas served by the current infrastructure of the Township. This included reviewing the transportation, educational, water and sewer infrastructure and calculating build-out analysis and fiscal impacts to fit within these constraints.

The Township of Raritan contains 38.6 square miles and is currently inhabited by 22,100 persons according to the 2014 American Community Survey. The Borough of Flemington,

which contains a population of 4,200 persons, consists of 1.1 square miles and is totally surrounded by the Township of Raritan. In 2014 Hunterdon County was estimated to have a population of 126,700. See table below for population trends in the Township and County.

Population of Raritan Township and Hunterdon County		
Year	Raritan	Hunterdon
2000	19,812	121,989
2010	22,185	128,349
2014 (ACS)	22,106	126,746
Percent Change	11.58%	3.90%

In addition to the change in development patterns, there has been a significant change in the regulatory environment of the Township and the State. New storm water management regulations have significantly changed the way both residential and nonresidential development occurs. The Township Planning Board adopted a Stormwater Management Plan in 2005 and the Township adopted a Stormwater Control Ordinance in 2006. To implement the most recent NJDEP regulations, an updated Stormwater Control Ordinance was adopted in March 2021.

Other information outside of the master plan process has been prepared since 2001. The Environmental Commission was very active in this regard. A Natural Resources Inventory prepared by Princeton Hydro was completed in 2006. A Bike and Pedestrian Plan was also completed in 2006 and 2012.

Current Land Use and Trends

Raritan Township, until the 1960's, was a farming community. The center of the Township was Flemington Borough. The township itself was made up almost entirely of local farms with a few major industrial uses. During the 1960's the Township adopted its first master plan. It was that master plan that first recognized that suburbanization of the Township was likely, given its location at the center of three state highways.

The suburbanization of the Township began in the 1960's with the location of a few major industrial uses in the Township. This in turn led to the development of the first residential subdivisions. During the 1970's, there was a real shift in the Township's economy away from its agricultural base. Even during the 70's, it was seen that farming as a major source of income and employment in the Township was ending.

During the 1980's and 1990's, the Township saw a huge residential development boom. This encompassed large areas of productive farmland that were developed into condominium and townhouse developments. Although these residential developments continue to be successful, they nevertheless greatly affected the state of farming in the Township. During the 1990's, the Township shifted its position from promoting development to preservation of farmland and

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open space. This shift in position led to the up-zoning of large areas of the Township and the preservation of large tracts of open space and farmland.

This trend of decreased development can be seen today with a drastic reduction in the number of residential units and office and commercial space that received building permits as shown in the following table. Residential building permits peaked at 247 units in 2003 falling to a low of 12 units in 2012. In 2015, there was a slight increase in residential units; 128 units were added, as compared to only 41 units the prior two years. Approvals for office space and retail space were strong until 2009 when there was a drastic decline in square footage approved. These approvals continue to remain relatively stagnant.

Year	Housing Units	Office Space (sf)	Retail Space (sf)
2000	193	85,375	73,156
2001	217	125,416	136,663
2002	208	46,404	1,334
2003	247	124,455	20,015
2004	189	92,661	39,001
2005	85	125,637	9,119
2006	50	84,800	0
2007	18	115,102	198,311
2008	21	119,669	204,678
2009	25	37,697	0
2010	27	17,293	0
2011	33	54,806	12,000
2012	12	16,980	14,838
2013	30	41,180	52,131
2014	41	45,652	2,359
2015	41	1,041	597
2016	128	4,313	0
http://www.state.nj.us/dca/divisions/codes/reporter/building_permits.html#1			

Overall land use trends in terms of acres devoted to various land use types is available from NJDEP. The following table shows Land Use Trends in Raritan Township dating back to 1987.

Raritan Township Comprehensive Farmland Preservation Plan

Land Use Trends

Raritan Township Land Use Series	2002	2007	2012	Percent Change
Urban (1000)	9,400.71	10,604.12	10,966.13	16.65%
Agriculture (2000)	6,201.75	5,676.68	5,432.97	-12.24
Forest (4000)	5,759.61	5,360.53	5,325.76	-7.53%
Water (5000)	100.81	132.03	138.56	37.45%
Wetlands (6000)	2,140.57	2,067.27	2,101.49	-4.05%
Barren Land (7000)	451.48	214.31	89.98	-80.07%
Managed Wetlands (8000)	-	-	-	
Total	24,054.93	24,054.94	24,054.89	0.00%
Source: NJDEP http://www.nj.gov/dep/gix/lulc12.html				

Between the 2002 and 2012 NJDEP's Land Use/Land Cover dataset, Raritan Township was reported to have gained urban land coverage while losing agricultural land uses. The "Urban" series saw a 16.65% (1,565.42-acres) increase while the "Agriculture" series saw a loss of 12.4% (768.78-acres) of its land cover. The Barren Land series declined from 451.48-acres in 2002 to 89.98-acres in 2012, an 80.07% loss. The Forest series saw a loss of 433.85-acres or 7.53%. Due to changes in mapping standards over the years, the data indicates that wetlands declined by 1.83% (39.08-acres) while the water series increased by 37.45% (37.75-acres). Areas that are now classified as artificial water bodies were previously included in the wetlands category.

Development Regulations

The Township is primarily residentially zoned. Of the 24,000-acres in the Township, approximately 19,000 are residentially zoned. The township's residential zoning varies from 6-acre single family lots to 6 units per acre. However, the majority of the land is zoned for 6-acre lots, 5-acre lots, 2.5-acre lots, or 1.15-acre lots. The majority of the area currently zoned for less than 1-acre lots is developed. A significant undeveloped area located in a 1.15-acre zone was recently rezoned to increase permitted lot sizes to 2-acres. The majority of the area located in the southeastern project area of the township is zoned for 5-acre lots with mandatory clustering requirements.

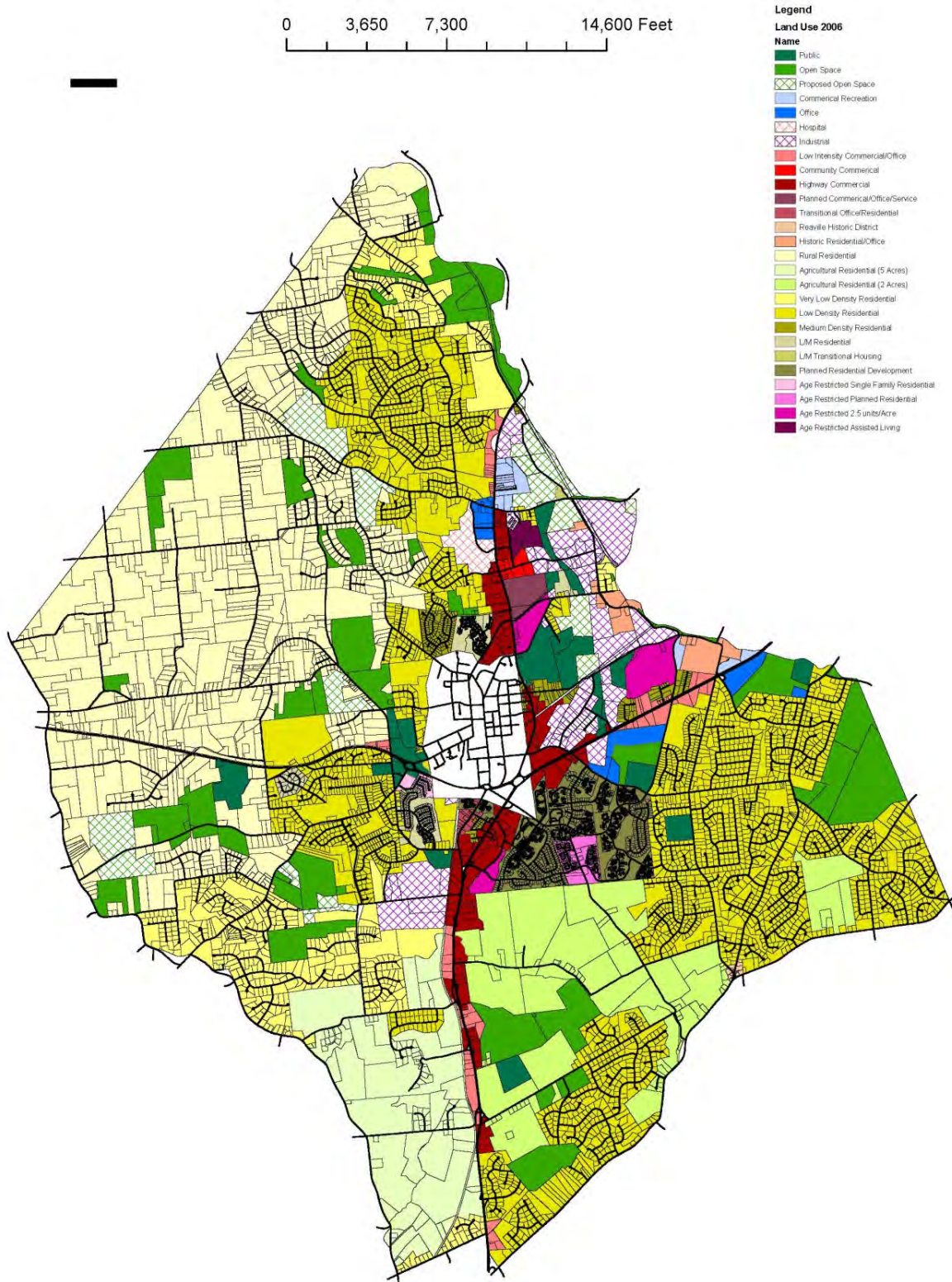
Approximately 1/3 of the township is zoned for 6-acre lots in the Croton area. Given the geologic, aquifer and soil constraints in this area no clustering is permitted. This has had the impact of limiting development, but at the same time affecting agriculture by requiring that any significant parcels be split into smaller lots that are still essentially used for farming, but on a much smaller scale.

Above the 6-acre lot requirements, there is no "very large" lot zoning in the township. The Township has no plans to require any lot sizes over 6 acres. However, the Township does plan

to have all residentially zoned areas that must be serviced by septic systems to meet the NJDEP nitrate dilution model standards.

The following land use map indicates the distribution of land uses throughout the Township. Generally, non-residential development is concentrated along the highway corridors and between Rt. 202 and Rt. 31 towards the South Branch of the Raritan River. The higher density residential areas are located closer to Flemington. The remaining lower density residential areas are in the outer lying areas of the Township. Remaining farming activity corresponds to these residential areas. Farming is a permitted use in all these residential zones.

Raritan Township Comprehensive Farmland Preservation Plan



Land Use Plan Raritan Township Planning Board

Description of Innovative Planning Techniques

Cluster Zoning

The Township permits cluster zoning in the R-3 and R-1A zones. There are mandatory cluster requirements in the AR zones. No clustering is permitted in the R-1 zone due to soil limitations. Clustering is the most effective option the Township has in preserving farmland and providing buffering to farmland. The Township Planning Board has strongly supported the use of clustering. The recent master plan amendments related to cluster zones have moved towards mandatory cluster requirements. This trend can be expected to continue where conditions permit.

Non-contiguous Cluster Zoning

Non-contiguous cluster zoning is similar to cluster zoning; however, the open space is provided off site or on an adjacent property. This can be effective in cases where a full-scale Transfer of Development Rights (TDR) program cannot be implemented. The Township, during the master plan process, discussed these issues with the NJ Office of Smart Growth. It was determined that a full TDR program would be too complex and unlikely to succeed given the limited area remaining for development. Ultimately, the master plan supported the future use of non-contiguous cluster zoning where conditions warrant.

Lot Size Averaging

Lot size averaging is similar to cluster zoning; however, the open space is generally split up onto private lots. Lot size averaging allows the size of individual lots within a development to vary from the zoned maximum density, provided that the average lot size in the development as a whole meets that maximum. Housing can then be developed on lots smaller than otherwise permitted in a zone, allowing for greater densities in some areas and less density in others resulting in more diversity throughout the development.

The flexibility granted to the landowner through lot size averaging can help ensure that individual subdivision layouts achieve many goals of the local community. These include:

- Conservation of forest, agricultural land, scenic resources, wildlife habitat
- Provision of a range of building lot prices
- Layout of subdivisions in a manner which is conducive to neighborhood dynamics
- Walkability, linkage between areas
- Reduction in the cost of roads and utilities to the developer and to the community

Lot size averaging is not permitted in the Township. Clustering is the preferred option as it allows greater protection of any environmental or buffer areas that would be available through private ownership.

Transfer of Development Rights

Transfer of Development Rights (TDR) is a land use planning tool that shifts development from one location to another, allowing preservation in certain areas and designating other areas for growth and the receipt of additional development potential. Development should be transferred to areas that a community or communities determine to be optimal growth areas where infrastructure can be provided while simultaneously preserving open space or farmland elsewhere. TDR has resulted in tens of thousands of acres of preserved land in various areas of the country including Eastern Maryland and Pennsylvania. Until recently, this tool was available in limited parts of New Jersey, but became available on a statewide basis in 2004. Municipalities can transfer development from one area to another; alternatively, they can send development to other communities through mutually agreed upon arrangements.

The Township has reviewed the feasibility of a local TDR program. Given the complexity of such a program when compared to the amount of vacant land that could use such a program, there is not enough benefit to justify the cost. The other zoning alternatives, specifically on-site and off-site clustering, were pursued instead. However, a regional alternative may be possible if receiving areas could be found. Given property tax limitations however, it may be difficult to find receiving areas in the region of Raritan Township. The Township will continue to be open about a TDR program, and will review any alternatives that are presented.

Municipal and Regional TDR Opportunities

New Jersey Pinelands Development Credit Program

The Pinelands Development Credit (“PDC”) Program has been described as the “most ambitious, innovative and geographically extensive TDR program in the country.” (Tripp, Dudek, 1989) Since its inception in 1981, the PDC Program has preserved 52,194 acres of the Pinelands region through the transfer of development rights. (Pinelands Development Credit Bank Annual Report, Fiscal Year 2016).

The PDC Program is a component of the Pinelands Comprehensive Management Plan (CMP). The CMP, adopted by the New Jersey Pinelands Commission in 1981, controls land use throughout the Pinelands to preserve the region’s unique ecological and agricultural resources. (N.J.A.C. 7:50-1.1 et seq.) The Pinelands region itself is comprised of fifty-three municipalities in four counties and has a total land area of over 1 million acres. The CMP divides this region into eight separate districts and establishes environmental regulations and development standards governing those districts. The regulations and standards are then implemented by the region’s municipalities by amending their respective local master plans and land use regulations to conform to the requirements of the CMP.

The Pinelands Commission established the PDC Program to offset the severe development restrictions imposed within the Preservation Area District, Agricultural Production Areas and Special Agricultural Production Areas. These management areas serve as sending zones for the

PDC Program. PDCs are allocated to landowners in these districts based upon the land type and number of acres of a given parcel.

Highlands Development Credits (TDR Program)

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

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

Burlington County Transfer of Development Rights Demonstration Act

In 1989, the State Legislature adopted the Burlington County Transfer of Development Rights Demonstration Act, N.J.S.A. 40:55D-114 et seq. The purpose of the Act was to permit Burlington County to serve as a pilot project for the State in the creation and implementation of TDR. The Legislature chose Burlington County because of its strong agricultural base.

Under the Act, a municipality in Burlington County is authorized to establish a TDR program through the adoption of a local ordinance. Before establishing the program, however, a number of requirements must be satisfied including preparation of detailed population, zoning, land use, and real estate market studies; development of an infrastructure plan for any receiving zones; and amendment of the municipal master plan and development regulations to accommodate growth in any identified receiving zones. There must also be an established TDR credit allocation process. The Act also permits a municipality to establish a TDR bank to aid in the marketability of TDR credits.

To date, only two municipalities have established voluntary intra-municipal TDR programs under the Act: Chesterfield and Lumberton Townships.

Chesterfield Township has designed and is implementing a comprehensive municipal TDR program. Today, Chesterfield is overseeing the transfer of development rights from areas of the township planned for agriculture and open space, to new planned developments. The goal of Chesterfield's municipal master plan is to cluster new development into a well-designed and sewer-serviced community center, allowing surrounding lands to remain in agriculture and natural open space. By allowing landowners in planned preservation areas to sell their

development rights to developers who can use them in the village center, new growth pays for the protection of farmland and open space.

Lumberton Township was the first municipality to utilize the authority of the Burlington County Transfer of Development Rights Demonstration Act to develop and implement a voluntary municipal TDR program. Adopted in 1995, the first Lumberton TDR program seeks to preserve farmland in the western portion of the Township. Based upon the success of this program, in 2000, the Township adopted a second TDR program to preserve farmland in the municipality's eastern portion.

Buffer Requirements

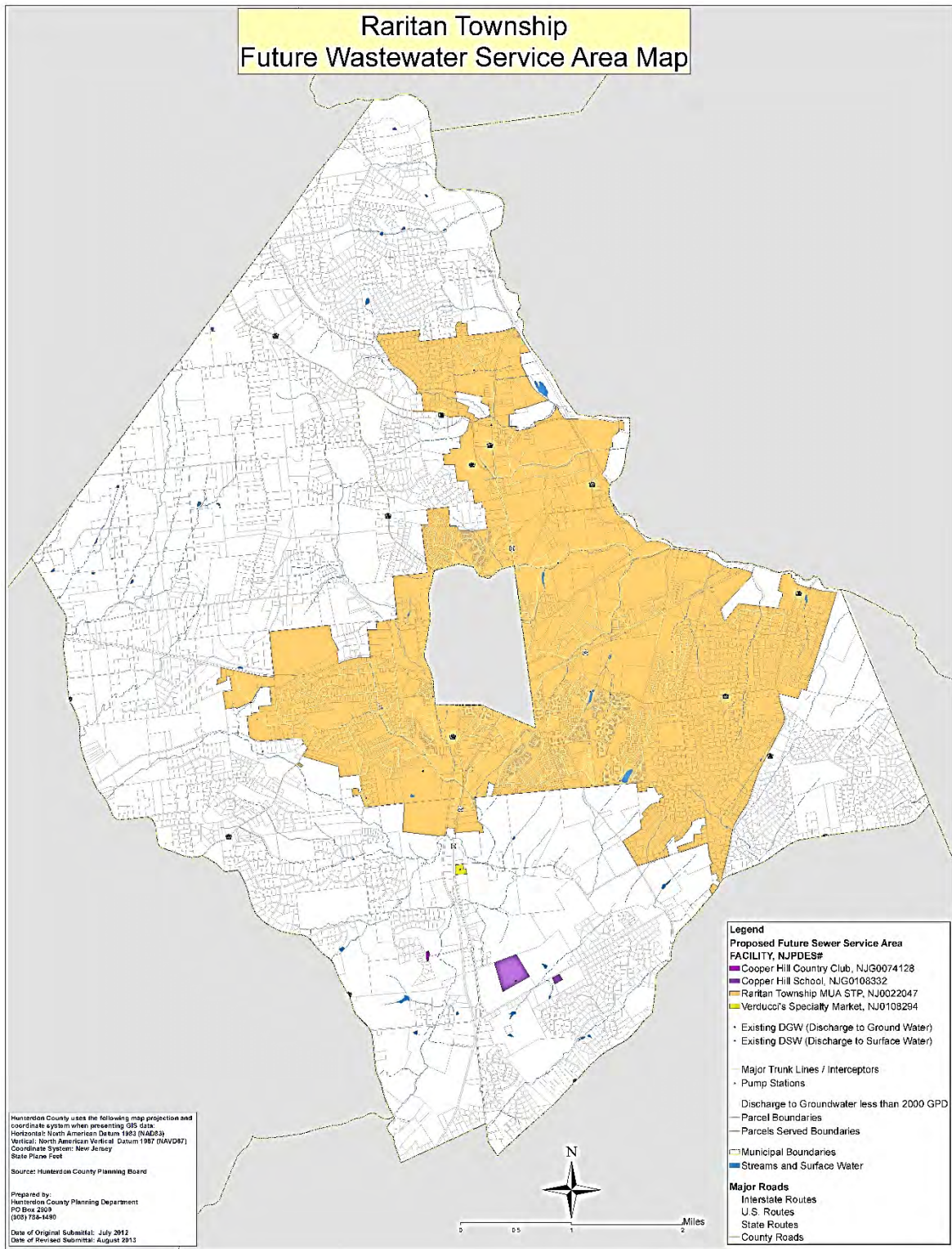
The Township's ordinances require substantial buffers between differing land uses. The Township particularly recognized the impacts new residential housing can have on preexisting agricultural uses. The Township has specifically adopted buffering requirements to reduce these impacts. The Township's proposed and existing agricultural residential zones require mandatory buffering covered by conservation easements between proposed residential development and existing farmland. Furthermore, clustering requirements allow the placement of structures and lot lines in relation to preexisting agricultural uses to minimize the negative impacts on both land uses.

Sewer Service Area/Public Water Service Areas

The Township is one of the few municipalities in Hunterdon County to be serviced by public water and public sanitary sewer. The presence of these utilities created the infrastructure necessary for the development seen during the 1980-1990's. The sewer treatment plant is currently operating near its capacity with the majority of the remaining capacity being held in reserve by property owners in the Township. The Township's most recent master plan recognizes this infrastructure limitation and attempts to redefine the amount of development permitted to work within this infrastructure limitation.

The sewer service limits have greatly impacted farming in the Township. Former farmland within the sewer service area was targeted for development. Currently, farmland in the sewer service area continues to be zoned to allow moderate density development. In an effort to curtail development the Township has recommended removing some areas from the existing sewer service area. Furthermore, no expansion of the sewer service area is proposed, except for an expansion for public health and safety reasons which would include several residential neighborhoods located in the northeastern portion of the Township that have been documented for failing septic systems. A copy of the Draft Proposed Sewer Service Area (SSA) map for Raritan Township that was prepared as part of the County's Wastewater Management Plan is shown on the next page.

Raritan Township Comprehensive Farmland Preservation Plan



Development Pressure and Land Values

Development pressure in the Township has had the most significant impact on agriculture over the past 30 years. The Township is situated around the county seat and at the intersection of three state highways. Coupled with the presence of a public water and public sanitary sewer system, the development pressure has been and continues to be very significant. Although a recent downturn in the economy has reduced the immediate development pressure, demand for vacant land can be expected to increase over the next 10-15 years. Increased statewide demand for affordable housing will make any remaining farmland in sewer service areas very valuable for such development. Development pressure can also be expected to remain strong given the reduction in developable land to the north of the Township due to the Highlands regulations.

Increased development pressure tends to lead to increased land values. These increased land values have the dual impact of reducing the amount of land that can be preserved and increasing the likelihood that farmland will be developed.

Part-Time Farmers

In 1997, Hunterdon County had a full-time to part-time farmer ratio of 1:2, meaning there were half as many full-time farmers as part-time farmers. According to the 2002 US Census of Agriculture, that ratio leveled off to echo the statewide numbers that were closer to a 1:1 ratio. However, since 2002, the trend is moving back to a higher percentage of part-time farmers in the County. The 2012 U.S. Census of Agriculture shows there were 633 full-time farmers and 814 part-time farmers, or a ratio of 1:1.3 in Hunterdon County.

Many of these part-time farmers are either retiring persons or persons who use farming as a tax incentive. Due to high property tax rates and large lot zoning, it has become fiscally advantageous to farm a few acres and be a part-time farmer. Furthermore, part-time farmers do not need a minimum farm size for income as they typically have another source of income. The predominance of part-time farmers is also a result of farmers not being able to make enough profits for a full-time occupation.

Small part-time farms will continue to be a large percentage of the County's agricultural base assuming the rural character of the area is preserved and there are no major regulatory changes, such as significant changes in the Farmland Assessment Act. Smaller farms will also continue to be the trend in the Township. Profits may well increase as agriculture in the County enters a new phase towards smaller, more intensive types of farming, including high-value crops and agri-tourism.

Supplemental On-farm Income

Many farmers are supplementing their farm incomes with *farm-related* and *non-farm-related* businesses and activities. According to the FARMS Commission report, November, 1994, supplemental *farm-related* income on New Jersey farms includes hunting/fishing; leaf composting; farm stand marketing; picnic facilities; pick-your-own operations; petting zoos;

hay rides; farm tours; and bed and breakfasts. Raritan Township farmers are including many of these activities in their farm operations, particularly hay rides, pick-your-own operations, and farm stands. *Non-farm* businesses are an additional source of income for farmers.

The Aging Farmer

According to the Hunterdon County Farmland Preservation Plan, the average age of farmers has been increasing overtime. In 1969, the average age of the County's farmers was 52.7. Although it decreased slightly over the next 10-12 years, it has increased since then. As of 2002, the average age of the farmer was 56 and as of 2007 it was 57.6. The aging farmer contributes to the agricultural picture in the Township. With the average farmer close to retirement, there is little room for taking risks and making investments to adapt to a changing industry. Therefore, if profit margins are minimal, the path of least resistance is often the sale of the farm. Some farmers hold on to the land and bequeath it to their children. However, with the current estate tax laws, even this can be a costly endeavor. Farmers' children are also losing interest in farming as an occupation as they leave the farm to pursue more profitable jobs.

Due to the aging farmer population in Hunterdon County 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. The National Future Farmers of America (FFA) Organization operates under a Federal Charter granted by the 81st Congress of the United States, and is an integral part of public instruction in agriculture. The National FFA Organization was founded in 1928. 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 New Jersey Agricultural Society's Agriculture Leadership Program provides young professionals in agriculture with leadership development skills and opportunities.

IV. RARITAN'S FARMLAND PRESERVATION PROGRAM

Raritan Township has worked hard to protect its farmland and agriculture. As a Township, Raritan is proud of its historic role in the development of New Jersey's very successful Farmland Preservation Program. Since that time the Township has continued to be diligent in its efforts to preserve farmland, using a variety of all available programs. As of July 2017, a total of 1,584.30 acres have been preserved (see following chart).

The preservation of farmland is advantageous to the Township because:

1. Farmland preserves a part of the history of the Township;
2. Farmland provides direct employment to farmers and farm workers and related employment to suppliers, distributors and processors;
3. The farmland remains privately owned and maintained;
4. Funding for the purchase of development easements to preserve farmland is provided from the State of New Jersey in accordance with the cost share formula at N.J.A.C. 2:76-6.11, as described further on Page 56.
5. In addition, Hunterdon County provides funding of up to 20% as part of the conventional purchase of development easements and will also provide funding for PIG applications. The PIG program which provides for multi-year (up to 10 years) funding for the purchase of development easements of multiple farms in a project area, particularly advantageous because a stable source of funding is provided enabling a municipality to spread its share of the acquisition cost over a multi-year period.

Raritan Township
Comprehensive Farmland Preservation Plan

Preserved Farmland Properties in Raritan Township

Block	Lot	Location	Owner	Farmland Preservation Type	Acres
10	3	Allens Corner Road	Michisk, Robert	Easement Purchase - County	37.69
10	4	70 Allens Corner Road	Hilken, Eleanor C	Easement Purchase - County	2.15
12	2	41 Allens Corner Road	Michisk, Robert G & Karl D Zschack	Farmland Preservation NJSADC	111.29
12	8	94 Rake Road	Michisk, Robert	PIG - County	41.02
59	26.02	764 CR 579	Ann R and Lynn Fuabel, Trustee	Easement Purchase – County	45.09
63	2	113 Sergeantsville Road	Jannuzzi, Joseph J	Farmland Preservation NJSADC	23.56
63	3	109 Sergeantsville Road	Teatzner, Arthur M & Lorraine A	Farmland Preservation NJSADC	11.83
63	4	105 Sergeantsville Road	Teatzner, Arthur M & Lorraine A	Farmland Preservation NJSADC	17.66
71	17	75 Kuhl Road	Corner Mack Farm LLC C/O Kuhl Corp	Farmland Preservation NJSADC	48.48
77	7.02	38 Clover Hill Road	Case, Gladys F.	Farmland Preservation NJSADC	64.1
80	13	90 Kuhl Road	Reaville East Farm LLC	Easement Purchase - County	58.32
80	13.01	290 Reaville Road	Quick River Farm % Edw. Whitehouse	Easement Purchase - County	43.36
80	17	74 Everitts Road	Rogers, Charles E & Joan Trustees	Easement Purchase - County	85.92
81	2	155 Old York Road	Hockenbury, Irvin & Vilma	PIG EP - Municipal 2001 Rule	3.09
81	2.01	153 Old York Road	Hockenbury, Irvin & Vilma	Farmland Preservation NJSADC	0.16
81.04	15	151-A Old York Road	153 Oyr LLC C/O Keith Miller	PIG Preserved Farm	27.61
82	1	286 Reaville Road	Zeng, Thomas & Victoria	Farmland Preservation Easement	55.31
82	2	142 Barley Sheaf Road	Snyder, Doris E	Farmland Preservation NJSADC	49.68
82	3	181 Old York Road	Balek, Richard J Est-C/O John Balek	Farmland Preservation Easement	55.33
82	4	167 Old York Road	Hockenbury, Irvin & Vilma	Non-Severable Exception Area	17.83
83	2	71 Hampton Corner Road	Kovi, Louis V	PIG EP - Municipal 2001 Rule	130.43
84	2.01	430 County Rd. 579	Brick Farm Dairy, LLC	Easement Purchase - County	71.06
84	2.02	4 Eagle Drive	Ferguson, Carol	Easement Purchase - County	53.48
84	29	254 Everitts Road	Elbert, Oliver & Shirley E Elbert	Easement Purchase - County	90.8
85	6	101 Everitts Road	Moreira Family LLC	Easement Purchase - County	84.86
85	6.03	99 Everitts Road	Moreira Family LLC	Easement Purchase - County	92.48
86	1	274 County Rd. 579	Bond Farms LLC	Farmland Preservation NJSADC	112.43
86	2	235 Everitts Road	Adda, Joseph F Jr Estate Of	Farmland Preservation NJSADC	41.84
86	2.01	225 Everitts Road	Green Park Prop LLC C/O J Lawrence	Easement Purchase - County	56.77
86	11	258 County Rd. 579	Everitt, Roger K & Alice L	Farmland Preservation NJSADC	10.27
86	15	226 County Rd. 579	Everitt, David K & Barri-Lynn	Easement Purchase - County	41.71
86	15.03	250 County Rd. 579	Everitt, David K & Barri-Lynn	Farmland Preservation NJSADC	24.72
86	22	220 County Rd. 579	Everitt, Roger K & Alice L	Easement Purchase - County	19.06
Total					1,629.39

HUNTERDON COUNTY AGRICULTURAL DEVELOPMENT AREAS

Land is eligible for the Farmland Preservation Program if it meets the SADC's minimum eligibility criteria, qualifies for farmland tax assessment and is part of an agricultural development area, ADA, an area where the County Agriculture Development Board has determined that farming is viable over the long term. County Agriculture Development Boards are responsible for identifying the ADA pursuant to NJSA 4:1C-18:

- a. The board may, after public hearing, identify and recommend an area as an agricultural development area, which recommendation shall be forwarded to the county planning board. The board shall document where agriculture shall be the preferred, but not necessarily the exclusive, use of land if that area:
 - i. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a non-conforming use;
 - ii. Is reasonably free of suburban and conflicting commercial development;
 - iii. Comprises not greater than 90 percent of the agricultural land mass of the county;
 - iv. Incorporates any other characteristics deemed appropriate by the board.

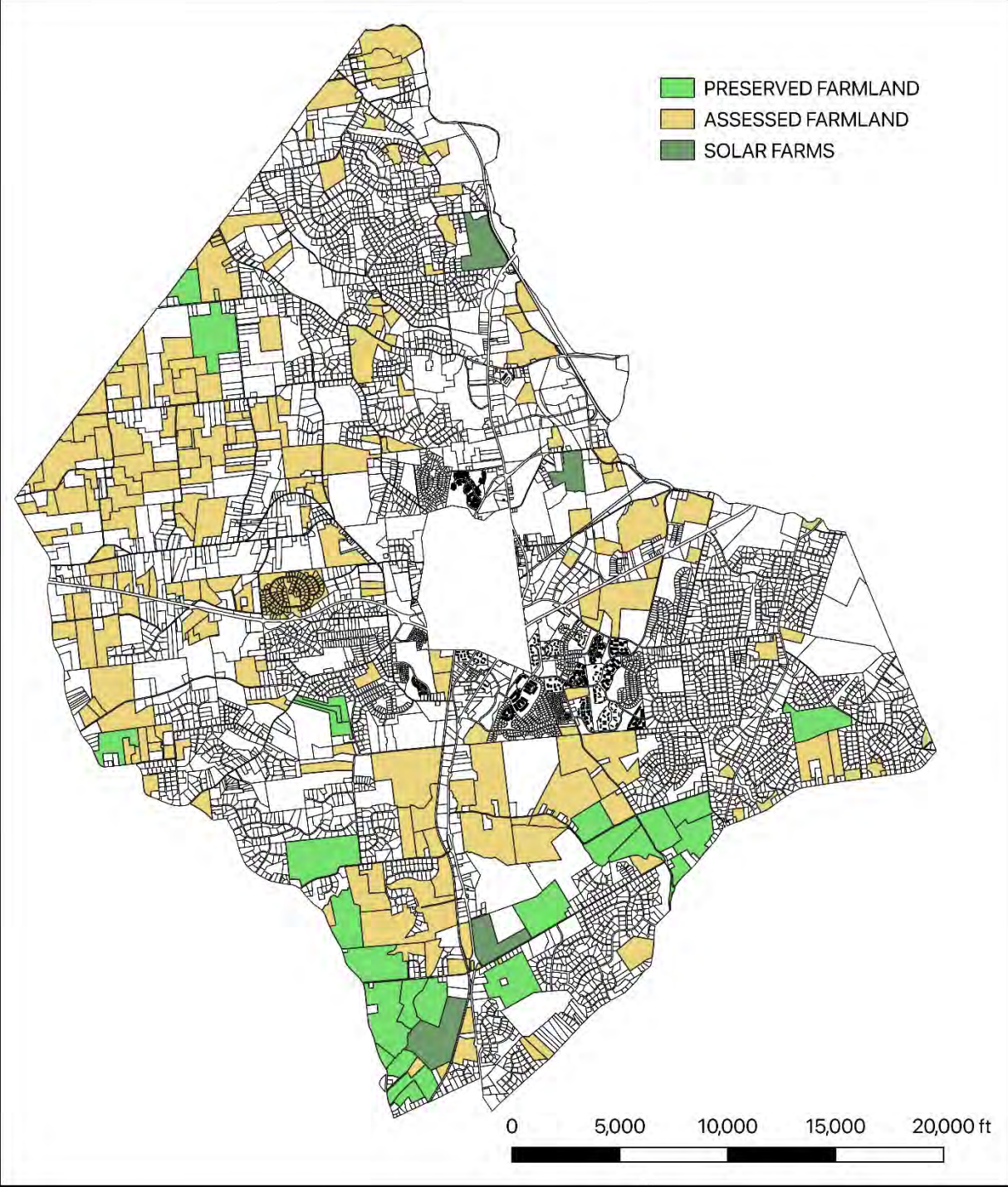
Other criteria for designation of ADA's are identified in the SADC's regulations 2:76-1.4:

- 1. Soils;
- 2. Current and anticipated local land use plans and regulations;
- 3. Farmland assessment status;
- 4. Anticipated approvals for non-agricultural development;
- 5. Accessibility to publicly funded water and sewer systems;
- 6. Compatibility with comprehensive and special purpose county and State plans;
- 7. Proximity and accessibility to major highways and interchanges;
- 8. Minimum size of an ADA;
- 9. Landowner sign-up;
- 10. Land within boroughs, towns or cities;
- 11. Inclusion of entire or partial lots and blocks;
- 12. Land ownership;
- 13. Natural and special features;
- 14. Type and distribution of agriculture

The Hunterdon CADB adopted Agricultural Development Areas (ADAs) in 1983 to satisfy minimum eligibility requirements for the statewide farmland preservation program, pursuant to the State Agriculture Retention and Development Act. The purpose of ADAs is to identify

where agricultural operations are likely to continue in the future and therefore be eligible for the farmland preservation program.

In Hunterdon County, the ADA criteria and map were based on a study of agriculture in the County prepared by the Middlesex-Somerset-Mercer Regional Study Council. Key components of the study were the mapping of productive agricultural operations and the location of prime and statewide important soils. Based upon the study, the CADB adopted criteria for the designation of ADAs and mapped them along physical boundaries or property lines.



PRESERVED AND ASSESSED FARMLAND

TOWNSHIP OF RARITAN
MARCH 2021

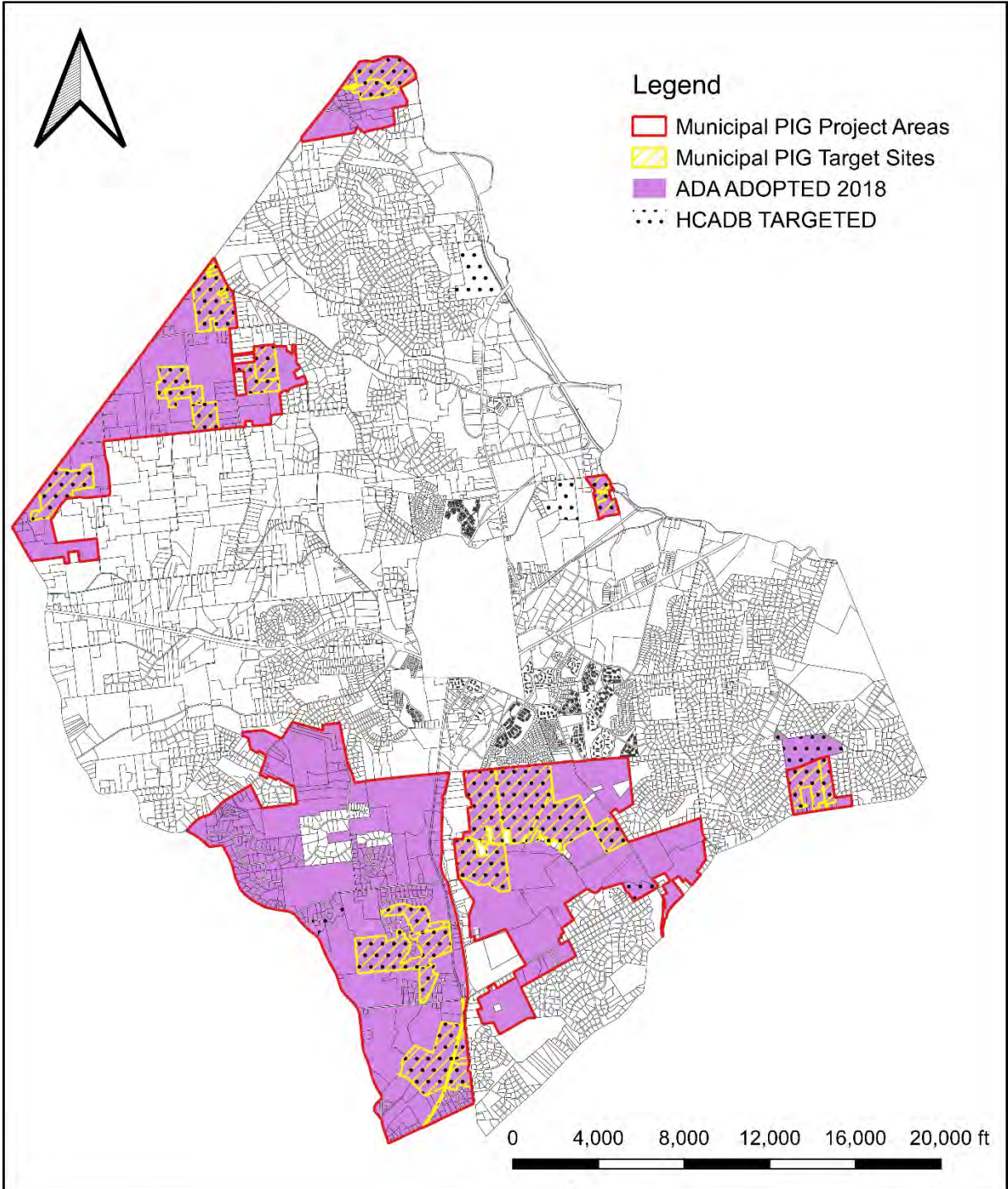


RARITAN'S MUNICIPAL PLANNING INCENTIVE GRANT (PIG) PROJECT AREAS

The following summarizes Raritan Township's Municipal PIG Project Areas:

1. **The Western Project Area.** The gross area of the western project area is approximately 3,200-acres; however, this figure includes a number of existing residential developments, and an existing golf course. The area devoted to farmlands is 2,700-acres containing 138 farm parcels. Five farms are currently participating in the Farmland Preservation Program.
2. **The Southern Project Area.** The southern project area contains an area of approximately 5,000-acres overall. Nearly 3,000-acres are assessed as farmland. Approximately 242 are devoted to the Hunterdon County Golf Course. There are 26 farms currently participating in the Farmland Preservation Program. The main outstanding farms that have not been preserved are the Bowlby Family properties and Kuhl Family properties, which total approximately 700-acres. The Snyder farm has been preserved through the Hunterdon County farmland program. Although the Blumberg and Millennium property have been approved for a large-scale solar array, the properties remain significant agricultural resources that should continue to be the subject of farmland preservation efforts.
3. **The Northern Project Area.** The northern project area contains an area of approximately 3,000-acres overall. Roughly 800-acres of which contains 11 farms, totaling more than 40-acres each. Three farms have submitted Farmland Preservation applications through the conventional program and another two farms are part of a PIG application. Two farms have been developed with solar energy facilities in the northern areas.
4. **The Eastern Project Area.** The Southeastern Area contains an area of 400-acres, including the Van Doren and Case Family farms.

The Township Project Areas extend beyond the current targeted Agricultural Development Areas. Funds for projects in these areas will utilize other sources of funding and will not be funded through County or State farmland preservation funding.



**MUNICIPAL PIG
PROJECT AREAS**
TOWNSHIP OF RARITAN
DECEMBER 2020



**J Caldwell
& Associates, LLC**
Community Planning Consultants

County Easement Purchase:

The County Easement Purchase Program in Hunterdon County has been offered to landowners for the past several decades. Also known as the Purchase of Development Rights (PDR) or Traditional program, it was developed in accordance with the enabling legislation — the State Agriculture Retention and Development Act of 1983. The program involves the sale of development rights on a farm in exchange for a permanent restriction on the land that requires it to be available for agriculture in perpetuity.

Landowners apply directly to the Hunterdon County Agriculture Development Board (CADB) where applications are ranked, appraisals completed, and purchase offers made to landowners for their development rights. After preservation, the landowner still owns the land but the County owns an easement for the development rights.

County Planning Incentive Grant (PIG) Program

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large areas of contiguous farmland. This program took effect on July 2, 2007 in an effort to streamline the process of preserving farms at the county level. The State Agriculture Development Committee (SADC) updated their rules (N.J.A.C. 2:76-6.3 through 2:76- 17.17) to promote County PIGs and expand the farmland preservation program throughout the state. This program gives the County a bit more flexibility in the criteria necessary to preserve those farms that meet the specific preservation needs and goals of the County.

In order to qualify for County PIGs, the County Agriculture Development Board (CADB) functions as the Agricultural Advisory Board for the County. The County must maintain a “dedicated source of funding or alternative means for funding farmland preservation.” Applications must be consistent with the County Comprehensive Farmland Preservation Plan. In 2008, Hunterdon County adopted a Comprehensive Farmland Preservation Plan.

Municipal Planning Incentive Grant (PIG) Program

The Planning Incentive Grant (PIG) Program was created to provide grants to eligible municipalities in order to purchase farmland preservation easements with the goal of protecting large contiguous concentrations of farmland. The municipality and county share with the State in the acquisition costs. The PIG program places an emphasis on planning for farmland preservation and the industry of agriculture. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element of their municipal master plan pursuant to the Municipal Land Use Law, NJSA 40:55D-28.b(13), a right to farm ordinance, establish an Agricultural Advisory Committee, and establish and maintain a dedicated source of funding for farmland preservation. Grant recipients must delineate project areas and develop a list of target farms. The PIG program’s focus on contiguity permits important farms to be acquired which may have ranked un-competitively in the Traditional County Easement Program.

Traditionally, the Township Committee would identify farms for preservation directly with advice from the Open Space and Agricultural Advisory Committees. The Municipal PIG Program seeks to strategically identify and preserve the best soils in active production and to create a mass of contiguous farmland in order to support agriculture as an industry. A total of 147.7 acres have been preserved through the Municipal PIG program.

SADC Direct Easement Purchase Program

The State Agriculture Development Committee (SADC) purchases development rights directly from the landowner for preservation purposes under the State Direct Easement acquisition program. Landowners do not have to be within a County ADA if they are making an application directly to the State, but generally are so. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. In most cases, the State will pay up to 100% of the certified appraised easement value and usually does not require monetary contributions from the County or the Municipality. The SADC owns and monitors the easements on farms purchased through this program.

SADC Fee Simple Program

The SADC administers outright sale acquisitions through the State Fee Simple Program. A fee simple acquisition involves an entire property being purchased for a negotiated price which is based on appraised values, not just the purchase of an easement. In this type of acquisition, the landowner sells outright to the State and does not retain any rights. The land is deed restricted and permanently preserved for agriculture. The farmland is then resold at auction; the SADC does not retain ownership of the farmland, but does retain ownership of the development easement. The SADC monitors the property for compliance with the deed of easement annually. To qualify to participate in this program, the farmland must be within an ADA and be eligible for Farmland Assessment.

Grants to Non-Profits

There are various non-profit organizations that are active within the County and take advantage of this funding opportunity from the SADC. The grants fund up to 50% of the fee simple or development easement purchase on project farms. These grants are obtained through a specific application to the Non-profit Grant Program and administered through the SADC.

Transfer of Development Rights

There is no active Transfer of Development Rights (TDR) program used for Farmland Preservation within the Township.

Other Preservation Methods

The Township continues to examine new methods for preserving and protecting 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. According to the SADC, the Strategic Targeting Project has three primary goals, as follows:

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

Through the use of the Strategic Targeting Project, the SADC hopes to more efficiently target and designate farmland for preservation and, by doing so, boost the State’s agricultural industry. Raritan Township, through the completion of this Farmland Preservation Plan, meets each of the goals as outlined in the Strategic Targeting Project.

EIGHT-YEAR PROGRAMS

The 8-Year Farmland Preservation Program and the Municipally Approved 8-Year Farmland Preservation Program are both cost sharing programs for soil and water conservation projects, in which the farmer receives 50% cost sharing for these projects as well as protection against emergency energy and water restrictions and eminent domain. In return, the farmer signs an agreement that restricts the land to agricultural use for eight years. For entrance into these programs and to qualify for benefits, a farm must be located within an ADA. Technical assistance for the soil and water practices comes through the Natural Resource Conservation Service.

Currently, the Township does not have any farms enrolled in the eight-year program. The Elbert farm was enrolled in the program; however, it is now going through the process to be preserved through the traditional program. The program was effective in that it allowed the farm to remain undeveloped during a period of time with intense development pressure. As this pressure to develop increases again, it is likely that more farms may enroll in this program to find temporary relief while they consider the sale of development rights or as they use the cost share funds to improve their operations.

Open Space Coordination

The Township currently has an open space tax that is administered by the Township Committee based upon recommendations of the appointed Open Space Advisory Committee. The Township has utilized the open space tax money in the past to support farmland preservation.

The master plan incorporates both a farmland preservation element and open space plan. An effort is made to coordinate with the County open space plan. The Open Space Plan was developed to complement the farmland preservation plan. In some cases, properties are shown on both plans. There are a number of properties that the Township has acquired through open

space preservation that are currently actively farmed. Where the Township holds lands that contain no plans for development, the standard policy would be to lease those lands to a local farmer for a nominal fee.

Monitoring of Preserved Farmland

Monitoring of preserved farmland is conducted at a county level for the majority of preserved farmland. Easements acquired directly by the State or those acquired without county funding are monitored by the NJ SADC. Every farm that is permanently preserved through the farmland preservation program must abide by the restrictions set forth in the deed of easement. The easement requires that the County inspect the property once a year, during the business week and daylight hours. All preserved landowners are to be given at least 24 hours' notice of the inspection. The Hunterdon CADB has made a practice of sending letters to all landowners at the start of the monitoring season and then making appointments as far in advance as possible.

The inspection of a preserved farm usually involves walking the farm, interviewing the landowner, and taking photographs of all buildings, property lines, and suspicious activities. The inspection report is recorded in the CADB's farmland preservation database and stored as hard copy in the property's inspection file. A copy of the report is sent to the landowner for review and verification, the acknowledgment of which is also filed with the hard copy of the inspection report.

If the inspector finds that there have been violations to the Deed of Easement, a letter is drafted to the landowner's attention, directing him or her to cease the activity. Examples of such infractions have been the use of bio-solid (sludge) fertilizer, the expansion or establishment of a non-agricultural use, and the obvious neglect of a farm field (the HCADB requires all fields be mowed once a year for weed control). When the infraction involves soil or water management, the Hunterdon County Soil Conservation District (SCD) may be contacted for assistance.

Monitoring is not intended to be a punitive program. The restrictions of the Deed of Easement are applied reasonably and fairly. For example, if there has been a drought and the farmer explains that is the reason that nothing has grown on a field, there will not be a report of negligence to maintain the fields. In those cases, where there has been a real violation of the Deed of Easement, CADB staff and the SCD are committed to working cooperatively with the landowner to remedy the situation. Only in the most extreme cases would such situations be remanded to the courts.

Since 1996, the CADB has been required by the SADC to monitor its preserved farms on a yearly basis. Until that time, farms were monitored every few years or on a complaint basis. Until recently, the CADB encountered only few minor easement violations. In most cases the landowner was asked to mow an uncultivated area so the land would continue to be available for agriculture.

V. RARITAN'S FUTURE FARMLAND PRESERVATION PROGRAM

Preservation Goals

Raritan Township has set a realistic goal to preserve an additional 600-acres of farmland within the next ten years. The Township anticipates preserving an additional 100-acres within one year and 300-acres within five years. The overall goal is based on the lack of available funding and the limited number of landowners who are willing to enter the programs.

One Year: 100-acres
Five Years: 300-acres
Ten Years: 600-acres

Municipal Eligibility Criteria

Landowner applications are accepted all year for targeted farms within the municipal PIG Project Area. After receiving an application, the Township Planner will make an appointment to visit the farm and interview the landowner. The parcels are forwarded to the Open Space Advisory Committee and the Agricultural Advisory Committee for their comments. The farm is finally reviewed by the Township Committee.

The farm is ranked considering all the following factors: proximity to other preserved farms and open space; size of property; percentage of property actively farmed; stewardship (e.g. existing Farm Conservation Plan, enrollment in the 8-year program, etc.); boundaries and buffers; soils; tillable acres; distance to conflicting uses; and development potential. Other factors the Township may consider are: landowner's willingness to "bargain sale", accept Installment Purchase Agreements (IPA) or other creative finance; willingness to sell an easement for a trail; estate; foreclosure; willingness and ability of county and state to cost share; and expected cost. A complete list of the qualified farmlands in the Township is in Appendix C. The NJ SADC Policy on Prioritization of Project Areas and Individual Applications is included in Appendix D for reference.

In general, Raritan Township mirrors Hunterdon County and the SADC minimum eligibility requirements. The Township seeks first to preserve larger farms that will rank well under County and State criteria in order to maximize the available State and County funding. Farms that are important locally are evaluated based on contiguity with other preserved farms and open space. Since funding is limited, the Township tries to coordinate its ranking with the County and State to maximize funding. In addition, the Township seeks to utilize Federal Funding scenarios to help maximize cost sharing.

County Minimum Eligibility Criteria Coordination

The County minimum eligibility requirements for farmland preservation include:

- The farm is located in an Agricultural Development Area (ADA)
- The farm is located in a zoning district which permits agriculture
- The farm is a minimum of 40-acres

- The farm is predominantly tillable farmland
- Farms with more than 50% woodlands are ineligible.
- The farm qualifies for farmland assessment.

The CADB reserved the right to review those applications that are less than the 40-acre minimum when they are close to or adjacent to other preserved farms. This county policy has resulted in applications that are for larger tracts of land that are at the greatest risk of development.

State Minimum Eligibility Criteria

Under N.J.A.C. 2:76-6.20, land must be eligible for Farmland Assessment, be in an agricultural development area and meet the following minimum eligibility criteria to qualify for State farmland preservation funding.

For farms less than or equal to 10 acres:

The land must produce agricultural or horticultural products of at least \$2,500 annually;

- At least 75 percent of the land, or a minimum of five acres, must be tillable;
- At least 75 percent of the land, or a minimum of five acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and;
- the land must exhibit development potential based on a finding that a number of standards have been met (including that the municipal zoning ordinance allows additional development, and the land does not exceed standards regarding extent of wetlands and steep slopes), or the land must be eligible for allocation of development credits under an authorized transfer of development rights program.

For farms greater than 10 acres:

- At least 50 percent of the land, or a minimum of 25-acres, whichever is less, must be tillable;
- At least 50 percent of the land, or a minimum of 25-acres, whichever is less, must consist of soils that are capable of supporting agricultural or horticultural production; and;
- the land must exhibit development potential based on a finding that a number of standards have been met (including that the municipal zoning ordinance allows additional development, and the land does not exceed standards regarding extent of wetlands and steep slopes), or the land must be eligible for allocation of development credits under an authorized transfer of development rights program.

Lands that do not meet the minimum eligibility criteria are not eligible for a State cost-share grant.

[N.J.A.C. 2:76-6.20]

Municipal Policy Related to Farmland Preservation Applications

Housing

Residential opportunities on permanently preserved farmland are severely limited because the development rights on the farm have been purchased. However, there are special situations

where a new residence may be warranted given the size of the farm and the nature of the operation. For these reasons, the CADB and the SADC permit housing on preserved farmland provided they meet the stringent criteria for “residential dwelling site opportunities,” agricultural labor housing, or are located on exception areas.

SADC regulations permit dwelling opportunities at a density of one dwelling per one hundred acres of vacant farmland (1 du/100 ac) including existing dwellings, referred to as a Residual Dwelling Site Opportunity (RDSO). The allocation of an RDSO must be approved by the CADB and the SADC. At the time of closing, the value of the RDSO is deducted from the total purchase price of the easement. (The value of the RDSO is four multiplied by the per acre easement price.) After the farm is preserved, the landowner may apply to exercise the RDSO. For RDSO approval, CADB and SADC criteria must be satisfied which generally requires that the RDSO has a minimal impact on the existing agricultural operation.

Agricultural Labor Housing

The requirements for constructing agricultural labor housing are much less stringent than RDSOs, provided the house is for non-family related farm labor. Agricultural labor housing must be approved by both the CADB and SADC. Any number of agricultural units may be constructed on permanently preserved farmland provided at least one tenant/resident actively works on the farm and there are no blood relatives to the landowner residing in the house. Any existing agricultural labor housing that is destroyed may be reconstructed. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. This policy prevents abuse of the program where the units could be rented out to non-farm related tenants. When agriculture labor housing issues are brought up before the CADB, the board is extremely scrutinizing of the application because of the high potential for abuse.

House Replacement

The CADB is understanding when it comes to housing replacement as long as the applicant is not excessive in the choice for a replacement house. The Board feels that the house should meet the needs for the farm and not create an estate-like situation with an excessively larger footprint than what was there previously. The need for expansion is realized; however, the board feels that it should be within reason. Housing replacement must be approved by both the CADB and SADC.

Divisions

Due to the agricultural trends over the last few decades towards smaller, more productive farms, there are opportunities for a landowner to divide a permanently preserved farm provided the division is for agricultural purposes and both parcels result in agriculturally viable tracts. An agriculturally viable parcel is defined as a farm that is of sufficient size and soil quality such that it can accommodate a variety of agricultural uses suitable for the County. The CADB follows the State rules when taking into consideration agricultural subdivision applications and adheres to the criteria as it pertains to the purpose of the subdivision and the resulting parcels remaining agriculturally viable. Both CADB and SADC approval are required.

Exceptions

An exception allows a landowner to remove a portion of the farm from the deed restrictions prior to closing. There are severable and non-severable exceptions. An example of a non-severable exception is when a landowner prefers to remove the land immediately under the existing house, so that there is no confusion in the future about possible additions or permitted uses in the house. These requests are considered on a case-by-case basis. Another type of non-severable exception is the proposed location for a future house. The CADB typically approves this type of non-severable exception when a farm is vacant and is less than 100 acres (and therefore not eligible for an RDSO). This reflects the CADB's belief that a farm with a residence will be better managed than a vacant farm parcel. In both cases, the excepted land cannot be severed or subdivided from the farm.

The other reason for an exception is to locate a buildable lot upon which a home might be constructed in the future. In this case, the land may be severed from the farm with the necessary local planning approvals, and is therefore referred to as a severable exception. The size of the exception is typically the minimum lot size for that zoning district. The severable exception can present a problem because it introduces a new housing unit to the farm area that is not related to the farm itself. The CADB has specific criteria for approving an exception, including the size of the exception, its impact on the existing agricultural operation, and the number of existing housing units already on the farm. Right to Farm language is also included on all deeds, should the exception be severed from the farm. In all of the above cases, the acreage of the exception is deducted from the final purchase price of the easement.

Administrative Resources

Raritan Township has both an Open Space Advisory Committee and an Agricultural Advisory Board.

The Open Space Committee consists of eight members appointed by the Township Committee. The membership in the Open Space Advisory Committee includes:

- Three members of the public;
- The township planner/engineer;
- Two members of the Township Committee;
- One member of the Planning Board of the township who shall not be an elected official;
- One member of the Environmental Commission.

The Agricultural Advisory Board is composed of five members who are residents of the municipality, with a majority of the members actively engaged in farming.

The majority of the background and support work for both of these Boards/Committees is done by the full-time staff employed by the Township. Legal support is supplied by the Township Attorney. A database for use with the township GIS system has been developed in conjunction

with Hunterdon County and township tax information.

Funding

Funding for preservation comes from several sources including the municipal open space tax, various state and federal funding programs including the State Agriculture Development Committee (SADC) and Green Acres, Hunterdon County, and non-profit organizations.

Raritan Township Funding Sources

Raritan Township uses both its Open Space tax and municipal bonding to fund its farmland preservation program.

Raritan Township currently has a \$.08/\$100 dedicated tax for open space preservation that is used for down payments and ancillary costs (\$328,000 in 2019) associated with land/easement acquisition.

County Funding Sources

The Agriculture Retention and Development Act of 1983 established New Jersey's Farmland Preservation Program. Even earlier, Hunterdon County had begun what would become one of the most successful farmland preservation efforts statewide. In 1980, voters approved a \$2.2 million bond referendum for farmland preservation.

Recognizing the need for a stable source of funding, the Hunterdon County Board of Chosen Freeholders asked County voters in November 1999, whether the County should have a dedicated open space/farmland preservation tax of up to \$0.03 per \$100 assessed valuation to fund the preservation programs. County voters approved this tax by a two to one margin. In 2000, \$3.6 million was generated by the tax. Valid for four years, another ballot question was approved in November of 2004. The third County bond question approved on November 4, 2008 expanded the purposes of the tax to include protection of drinking water sources, water quality, open space, natural areas, recreational areas and historic sites. The tax was also revised to permit the payment of debt service for projects qualifying under the purposes of the tax. Perhaps most importantly, the third ballot question eliminated the sunset provisions of the first two questions creating a stable 0.03 cent/ \$100 dollar source of funding for Hunterdon County preservation programs. This tax generates annual revenue of approximately six million dollars. Of the total funds available approximately 30% or \$1,885,365 were dedicated to the farmland preservation grant program in 2016.

Hunterdon County maintains the largest number of farms and second highest amount of farmland- assessed property statewide. Roughly 57 percent of the land base is farm-qualified under New Jersey's Farmland Assessment Act. Additionally, Hunterdon County ranks second in permanently preserved farmland acreage acquired through the State Farmland Preservation Program. As of May 23, 2017, the SADC reports that 31,605-acres have been preserved since the first acquisition which occurred in 1985.

Nonetheless, total acreage preserved through the State Farmland Preservation Programs comprise only 5.6 percent of farmland assessed properties and 11.3 percent of the total land area in the County.

Given overwhelming public support for farmland preservation, the County Agriculture Development Board (CADB) has established an aggressive agenda for itself in the coming decade. The CADB hopes to preserve 50,000 acres of farmland in total, including existing preserved land.

The CADB has developed a Targeted Farms List which identifies properties that should be actively pursued for farmland preservation. These farms were identified using the following criteria:

- Farms equal to or greater than 40 acres;
- Farmland assessed properties;
- A portion of the properties include prime farmland soils; and
- At least 50 percent of the farm is tillable (no more than 50 percent tree cover).

The CADB will rely on easement purchases through a combination of the County Planning Incentive Grant, Municipal Planning Incentive Grant applications, and non-profit applications to preserve the target of 50,000-acres.

According to the SADC, as of May 23, 2017, there have been 403 farms containing 31,605-acres preserved in Hunterdon County making Hunterdon the leading county for number of farms preserved. Hunterdon ranks second, trailing Salem County, regarding the amount of acreage preserved. However, Hunterdon County is also first in total preservation dollars spent, leading Monmouth County by over 40 million dollars. A total of \$268,140,333, at an average cost per acre of \$8,484, has been spent to preserve farmland in Hunterdon. Hunterdon County and its municipalities contributed approximately 31% of the total cost while the State paid 69% of the preservation cost.

State and Federal Funding Sources

State Funding

The New Jersey State Farmland Preservation Program is administered by the State Agriculture Development Committee (SADC), which coordinates with County Agriculture Development Boards, municipal governments, nonprofit organizations and landowners in the development of plans that best meet the needs of individual landowners.

Land is eligible for the Farmland Preservation Program if it meets the SADC's minimum eligibility criteria, qualifies for farmland tax assessment, and is part of an agricultural development area, an area where the County Agriculture Development Board has determined that farming is viable over the long term.

County Agriculture Development Boards are responsible for approving most applications to the Farmland Preservation Program. Therefore, they are the starting point for most interested landowners. County agriculture Development Boards review and approve applications, and then forward them to SADC, coordinating with the State and local municipalities throughout the process.

The State dedicates a portion of Corporate Business Tax revenues for open space, farmland and historic preservation. A “Ballot Question” presented to, and approved by, the voters of the State on November 4, 2014, amended the New Jersey Constitution to dedicate four percent of Corporate Business Tax revenues for open space, farmland, and historic preservation, water programs, public and private site remediation, and underground storage tank programs for fiscal years 2016 through 2019.

With regard to open space, farmland, and historic preservation, for fiscal year 2016 through fiscal year 2019, of the 4% percent CBT dedication (6% for FY 2020), the State Constitution dedicates annually 71% (78% in FY 2020) for: (1) providing funding of lands for recreation and conservation purposes, including lands that protect water supplies and lands that have incurred flood or storm damage or are likely to do so; (2) providing funding including loans or grants, for the preservation and stewardship of land for agricultural or horticultural use and production (i.e., farmland preservation); (3) providing funding, for historic preservation; and (4) paying administrative costs associated with each of those efforts.

The State Constitution also dedicates money received from leases and conveyances of State open-space lands. A portion of this revenue goes toward farmland preservation.

The estimated fiscal year 2016 revenue from these sources to be dedicated to farmland preservation is nearly \$25 million.

Federal Funding

The Agricultural Act of 2014 established the Agricultural Conservation Easement Program and repealed the Farm and Ranch Lands Protection Program (FRPP).

The Agricultural Conservation Easement Program (ACEP) provides financial and technical assistance to help conserve agricultural lands and wetlands and their related benefits. Under the Agricultural Land Easements component, the Natural Resources Conservation Service (NRCS) of the U.S. Department of Agriculture helps American Indian tribes, state and local governments, and non-governmental organizations protect working agricultural lands and limit non-agricultural uses of the land.

NRCS provides financial assistance to eligible partners for purchasing Agricultural Land Easements that protect the agricultural use and conservation values of eligible land. In the case of working farms, the program helps farmers and ranchers keep their land in agriculture. The

program also protects grazing uses and related conservation values by conserving grassland, including rangeland, pastureland and shrub land. Eligible partners include American Indian tribes, state and local governments and non-governmental organizations that have farmland, rangeland or grassland protection programs.

Under the Agricultural Land component, NRCS may contribute up to 50 percent of the fair market value of the agricultural land easement. Where NRCS determines that grasslands of special environmental significance will be protected, NRCS may contribute up to 75 percent of the fair market value of the agricultural land easement.

Cost Share

SADC Cost Share

The SADC provides between 60% and 80% of the funds to acquire a development easement on a farm. The percent of the SADC cost share follows the sliding scale formula found in NJAC2:76-6.11 as follows:

Landowner Asking Price \$ SADC % Cost Share

- 0-1,000 80%
- 1,000-3,000 $\$800 + 70\% > \$1,000$
- 3,000-5,000 $\$2,200 + 60\% > \$3,000$
- 5,000-9,000 $\$3,400 + 50\% > \$5,000$
- 9,000-50,000 60%
- 50,000-75,000 $\$30,000 + 55\% > \$50,000$
- 75,000-85,000 $\$43,750 + 50\% > \$75,000$
- 85,000-95,000 $\$48,750 + 40\% > \$85,000$
- 95,000-105,000 $\$52,750 + 30\% > \$95,000$
- 105,000-115,000 $\$55,750 + 20\% > \$105,000$
- 115,000+ $\$57,750 + 10\% > \$115,000$

County and Local Cost Share

Hunterdon County and the municipality, in years past, have equally split the difference. This is typically 20% municipal and 20% county funds, with the County paying Raritan Township in lump sum. The County now employs a modified cost share formula based on the appraised value of the farm to determine how the cost share amount is split between the county and the municipality. The formula is shown below:

Appraisal value (\$ per acre)/ % Increase in municipal cost share

- 5,000 or less 0
- 5,001 to 7,000 +1%
- 7,001 to 9,000 +2%
- 9,001 to 11,000 +3%
- 11,001+ +4%

Cost Projections

Raritan Township has a high per acre land value. Estimated per acre values for development rights can reach and exceed \$25-30,000 per acre. When farms of significant size with these land values are proposed the Township has severe limitations on the number of projects it can enter into. Furthermore, these land values make it difficult for the township to react to immediate preservation projects that may come up. Zoning changes and reductions in land values are being seen due to the reduced housing demand. However, these land value reductions will be short term. While land values may not increase as dramatically as they did in the past, the Township can expect a return to previous levels. Long term planning is ***necessary*** for the Township to allocate its limited financial resources.

Factors Limiting Farmland Preservation Implementation

Challenges to the farmland preservation program include the available supply of farmland, the cost of purchasing that land, the potential limitations of the preservation program once the land is preserved, and the infrastructure to support farming operations into the future. Flexibility in funding and preservation programs has continued to enhance and sustain the farmland preservation program in Raritan Township.

While landowner interest has been reduced over the past several years, there is still interest in the farmland programs and applications continue to be submitted to the Township. One of the main focuses of the Township is to identify previously unidentified properties and encourage landowners to enter farmland preservation programs.

Although availability of land is one issue, the major item limiting farmland preservation is funding and cost. Land values have decreased and the Township finds that the appraisal values, which must fall under the State guidelines, are more comparable to developer's values than in the past. If this is true, without an increase in funding or a stable source of funding, the number of applicants interested in preservation programs will exceed the funds available for preservation at the county and municipal level.

VI. ECONOMIC DEVELOPMENT

It is important that the Township continues to develop new ways to help farmers increase their profitability and coordinate with federal, state and county agencies and other organizations, both in the public and private sector to find solutions. These may include workshops, newsletters, internet resources, public meetings, and other opportunities for farmers to continue to educate themselves. Since there are a number of smaller farms in the Township it is important to encourage and support a contact network so that these smaller farmers may provide local information that may aid one another.

Given the diversity of agriculture in the Township the Township will have to look towards many avenues to increase support for this farm base. Some recommendations include:

- Promote agri-tourism for organic and natural farms stands;
- Promote the *Jersey Organic* brand when established by the NJDA;
- Explore additional markets, including local restaurants and grocery markets.
- Continue to support local farmers' markets
- Educate growers about organic and natural regulatory and certification requirements and about the availability of federal funds to help offset certification costs; and,
- Explore ways to support organic food growing and processing, such as assisting growers, with the help of the NJDA and the Rutgers Extension, to identify products that can benefit as organic (high value/high demand products).

Agricultural Industry Retention/ Expansion/Recruitment Strategies

Farmers Support

As a program of the New Jersey State Agriculture Development Committee, the Farm Link Program is a resource and referral center for new farmers, farmers seeking access to land and farming opportunities, landowners seeking farmers and a farmers working on estate and farm transfer plans. It also works to connect farmland owners with farmers seeking access to land and farming opportunities.

Marketing / Public Relation Support

Agri-tourism promotes the use of agricultural amenities and resources, such as open fields, farm houses, livestock and other scenic components of the farm for the purpose of offering fee-based recreational opportunities. Agri-tourism can benefit local communities by attracting tourists to the area who not only spend time at participating farms, but spend money in other local businesses. Farmers benefit by supplementing their income from those added activities.

Agri-tourism may be a valuable means of supplementing farm income and may increase the sale of products produced on-site. People residing in suburban and city environments are attracted to rural areas with active farm operations. The Townships location on three state highways and its proximity to New York and Philadelphia metropolitan areas means farmers have a large urban population to market agri-tourism towards.

Farmer's market can provide an important outlet for smaller farmers to sell their goods. It also can provide a support network between these farmers. The Township continues to support a community farmers market, which currently operates weekly during the season on the Dvoor farm and is operated by the Hunterdon Land Trust. The Dvoor farm is a green acres property that was preserved through a joint Township, County and Non-profit acquisition.

Agricultural Education and Market Research Coordination

The Township looks to the county to help support farmer education. The HCADB and Township's Agricultural Board can play a stronger role in dissemination of information and sponsoring seminars and workshop to benefit landowners, farmers and local officials. This is especially important since agriculture is changing in New Jersey, and farmers need to keep apprised of these changes. Agricultural organizations, such as the Hunterdon County Board of Agriculture or the Rutgers Cooperative Extension, may suggest seminars that the CADB can sponsor or cosponsor new and potentially profitable ideas that may improve agricultural productivity.

Marketability is particularly important in today's agriculture and workshops can be held to better understand new and existing markets. By partnering with other organizations, the CADB can sponsor and/or assist in the dissemination of this important information.

Rutgers Cooperative Extension Service has a leading program on agricultural activities, especially where traditional agricultural crops and livestock are used for new purposes other than food. An example of their programs includes where plants are grown for medicinal purposes and corn is grown for bio-diesel and other types of fuel.

It is anticipated that many of these types of new-use agriculture will require large areas of farmland due to economies of scale. The potential for the farm community to benefit from alternative fuels, both as consumers of energy in their farm operations and as producers of the feed stocks needed to create alternative fuels, such as corn for ethanol and soybeans for bio-diesel.

The New Jersey Agricultural Experiment Station is the way in which Rutgers and the state of New Jersey fulfill a joint mission to provide solutions to residents. As a land-grant university, Rutgers is committed to teaching, research, and outreach. The work that NJAES does is carried out by 4-H agents, Extension specialists, Family & Community Health Sciences educators, and Agricultural and Resource Management agents. They are the ones who provide continuing-education opportunities and certification programs, work with at-risk youth, educate parents and restaurant owners about food allergies, teach proper nutrition to combat obesity and diabetes, identify invasive species, reduce pesticide use, improve soil fertility, and more.

The Rutgers School of Environment and Biological Sciences is based on the foundation of the physical and social sciences but also focuses on the social and human dimensions of scientific

practice in majors such as environmental and business economics or environmental policy, institutions and behavior.

The Township must continue to work closely with other groups and organizations to form partners for farmland preservation. Future partners may include the Hunterdon County Chamber of Commerce, Hunterdon Economic Partnership, County Board of Agriculture and the New Jersey Farm Bureau.

Business Input Suppliers and Services

While most farmers travel to Pennsylvania in order to buy equipment, there are several farm equipment dealers in the region.

For equipment repairs, most farmers try to maintain their existing equipment themselves. However, there is a dealer in Ringoes (East Amwell) that does repairs and sells used machinery. There are also a few private individuals who will provide on-site service, but these are mostly part time persons.

Many of the dairy farmers are looking for specialized equipment that is unavailable in the County.

There are no major grain processing facilities in Hunterdon County. Many farmers who continue to farm grains will likely grind their own feed and sell locally.

Agriculture Representation in Agricultural Support

The following area organizations support the agricultural community:

Hunterdon Chamber of Commerce is an action-oriented business organization that promotes a favorable business climate for its membership and community; works with other interested organizations to develop effective mechanisms for taking action on issues of community interest; and provides business leadership for improvement of the economy and quality of life in Hunterdon County, New Jersey.

Hunterdon County Agriculture Development Board (CADB) takes the lead role in farmland preservation and to help guide future policies. Their mission statement is to "Promote the present and future of Hunterdon County agriculture by preserving agricultural land and by promoting public education and agricultural viability."

Rutgers Cooperative Research and Extension Service is a grassroots organization where the needs of the community take precedence over programs designed at other levels of government.

Soil Conservation Districts are special purpose subdivisions of the State. In cooperation with the State Soil Conservation Committee, they are empowered to conserve and manage soil and

water resources and address stormwater, soil erosion, and sedimentation problems that result from land disturbance activities.

The Township's **Municipal Agricultural Advisory Board** plays an important role in Hunterdon County's farmland preservation program by educating landowners about the program, and providing a regulatory climate that is suitable for agriculture and by cost sharing.

Anticipated Agricultural Trends

Agriculture in Raritan Township is likely to continue its trend towards smaller, more intensive use farms. Innovative marketing techniques will be sought by many farmers to meet production needs. Part-time farmers will continue to dominate the industry. And the diversity of farming that has traditionally characterized the region will also continue. Given these trends, the future of farming looks promising, though it may not be the romantically held notion of wide-open fields of dairy cattle and field corn. Part-time farmers, particularly those with horses and other livestock, will continue to be important players in the agricultural industry and their continued existence should be nurtured. Part-time farmers often do not have the time or the land to plant enough hay or other feed for their livestock and therefore create a market for hay and grain farmers. Part-time farmers are also important because they keep land in farming and out of the hands of developers, minimizing the intrusion of residential developments on neighboring farm operations. Additionally, they often provide farmland for others to farm by leasing their land. This is particularly important for grain farming which has a low per acre value and requires a considerable amount of land to be profitable. The number of small part-time farms has stabilized over the last few years, but will continue to be a large percentage of the regions agricultural complexion, assuming the rural character of the area is preserved and there are no major regulatory changes such as significant changes in the Farmland Assessment Act.

Small farms will continue to be the trend. Profits may well increase as agriculture in the County enters a new phase towards smaller, more intensive types of farming, including high value crops. Whereas grains and field crops have the lowest per acre value of products (\$200-\$500 per acre), high value crops such as vegetables and horticulture tend to have a much higher per acre value (\$1,000-\$5,000 per acre). For this reason, large farms are no longer necessary for comfortable profit margins.

Hay is the leading crop in the Township. Corn and other grains crops, soybeans, specialty crops, nurseries, cattle, milk cows and horses also characterize the county's agricultural base. Increases in other types of livestock are significant and are likely accountable for the keeping of the number of smaller farms raising animals. Increased fuel costs will also likely make the cost of transporting and refrigerating vegetables over long distances more costly, thereby increasing demand for locally grown produce.

One of the main issues related to farming in the Township and the region is the availability of farm labor. According to the Hunterdon County Farmland Preservation Plan, there is a general disinterest in farming by local children. Landscaping companies compete for the available labor

and can provide higher wages. Other support needs include the number of farmers that are available to lease acreage to. As previously stated, there are a limited number of farmers to farm large tracts and, with an aging of the farmer in the area, this trend is likely to worsen.

Flexible Land Use Regulations

A positive regulatory climate, such as ordinances and policies supporting agriculture, is essential for the future of farming, particularly for full-time farmers whose income relies largely, if not entirely, on the farm operation. Regulations supporting agriculture should include ordinances that give farmers flexibility to pursue agricultural uses and recognize the need for farmers to supplement their operations with on-farm and off-farm activities and businesses. Development regulations should streamline the review process for new farm buildings and minimize the cost of the reviews. Equity protection is important to full-time farmers because a large part of their retirement security rests in the value of their farmland. This challenges the municipality to be creative and use innovative regulatory mechanisms that both achieve community goals and protect the farmer's nest.

The requirements for constructing agricultural labor housing are much less stringent than Residual Dwelling Site Opportunity (RDSO), provided the house is for non-family related farm labor. Any number of agricultural units may be constructed on permanently preserved farmland provided at least one tenant/resident actively works on the farm and there are no blood relatives to the landowner residing in the house. Any existing agricultural labor housing that is destroyed may be reconstructed. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. This policy prevents abuse of the program where the units could be rented out to non-farm related tenants.

The Township has amended Chapter 16.64 General Guidelines and USP Regulations of the Township's Land Use Code to make it easier to install fences for agricultural purposes. "Commercial farms" within the meaning of the Right to Farm Act, N.J.S.A. 4:1C-1 et seq., may install agricultural fencing for wildlife control, provided such installation comports with the adopted Agricultural Management Practice (AMP) issued by the State Agricultural Development Committee (SADC) at N.J.A.C. 2:76-2A.9. Such fencing shall have a maximum height of 8 feet and can be approved by the Zoning Officer upon administrative review without the need for a zoning permit or fee.

The Township also has "Right to Farm" legislation. The right to farm section of the Municipal Code (Section 16.12.020; included in the Appendix) notes that:

"Whatever nuisance may be caused to others by these uses and activities is more than offset by the benefits from farming to the neighborhood community and society in general by preservation of open space, the beauty of the countryside and clean air. The preservation and continuance of farm operations in Raritan Township and New Jersey is a source of agricultural products for this and future generations and saves a non-replenishable resource, i.e., the land."

VII. NATURAL RESOURCE CONSERVATION

An important aspect of any successful, long-term Farmland Preservation Program is the conservation of natural resources on farms. Without the conservation and consideration of these resources the long-term sustainability and viability of New Jersey's preserved farmland would be in doubt. The Township recognizes and supports the preservation of these resources and how they can impact the viability of any agricultural operation.

Natural Resource Protection Agencies

Natural Resource Conservation Service

An important partner in support of natural resource conservation for the agricultural community is the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). The NRCS assists landowners and managers with conserving soil, water and other natural resources. The agency has a service center in Frenchtown and an area office in Clinton. The agency offers technical and financial assistance and oversees conservation programs such as the Wildlife Habitat Incentive Program (WHIP) and Environmental Quality Incentive Program (EQIP). Technical assistance is provided for the preparation of conservation plans. These plans are a written record of management decisions and conservation practices to be used on a farm and are intended to help protect soil fertility and productivity, improve water quality and attract desirable wildlife.

Conservation Plans are a prerequisite for those who wish to sell their property or sell a development easement via the Farmland Preservation Program, or apply for natural resource conservation program grants such as the WHIP and EQIP. The local NRCS office administers these conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and wildlife habitat. Administration of these grant programs includes field visits to prepare the Conservation Plans, preparation of grant program contracts, assistance with installation of contract conservation practices, and inspection of farms to verify that the contract conservation practices are implemented and maintained.

Soil Conservation District

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

Raritan Township is served by the Hunterdon County Soil Conservation District. The Conservation District is charged with reviewing and approving natural resource conservation and assistance program grants, implementing agricultural conservation planning assistance, agricultural conservation 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 surveys.

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

Natural Resource Protection Programs

SADC Soil and Water Conservation Grant Program

The SADC Soil and Water Conservation Grant Program awards grants of up to 50% of the project cost to owners of permanently preserved farms and eight-year program participants. Irrigation, erosion control, and stream corridor enhancement projects are among those that are eligible.

Federal Conservation Programs

The NRCS and Farm Service of America (FSA) administer a number of Federal Farm Bill programs including the Environmental Quality Incentives Program (EQIP), Wildlife Habitat Incentives Program (WHIP) and the Conservation Reserve Enhancement Program (CREP). EQIP funding is utilized for irrigation projects, manure management, and conversion of gas engines to diesel. The WHIP program is designed for non-federal landowners who wish to improve or develop fish and wildlife habitats. CREP is intended to reduce agricultural water runoff and improve water quality by paying farmers to remove highly erodible pastureland and cropland from production.

NJDEP Landowner Incentive Program

New Jersey's Landowner Incentive Program provides technical and financial assistance to private landowners interested in conserving threatened and endangered plant and animal species on their property. Potential projects include vernal pool restoration, prescribed burns, and stream fencing.

Water Resources

The Township is currently serviced both by a public water supply and by on-site wells.

The majority of single-family homes are serviced through on-site wells. The areas where the majority of farms are located are serviced by on-site wells.

The Township's geologic structure is such that there are two main geologic formations that affect the aquifers. The Passaic (Formerly Brunswick formation) provides a stable and good source of water. The Lockatong formation provides a poor source of ground water. The Township has taken measure to protect the Lockatong formation through both open space preservation and zoning. Areas of concern in the Brunswick formation are primarily from large users of water. Both of these large users are golf courses and both can put server strains on the aquifer. Care should be taken to monitor the aquifers and these users as the long-term impacts could place significant constraints on the ability of agricultural uses to use these water resources.

The Passaic Formation is a mapped bedrock unit in Pennsylvania, New Jersey, and New York. It was previously known as the Brunswick Formation since it was first described in the vicinity of New Brunswick, New Jersey. It is now named for the city of Passaic, New Jersey.

The Passaic is defined as a reddish-brown shale, siltstone and mudstone with a few green and brown shale interbeds; red and dark-gray interbedded argillites near the base. In New Jersey, there are conglomerate and sandstone beds within the formation.

The Passaic is mostly shallow lakes, playa, and alluvial fan deposits resulting from the rifting of Pangea. The red color is often evidence that the sediments were deposited in arid conditions. The Passaic Formation overlies the Lockatong Formation deep lake sediment cycles, which were deposited during wetter climatic cycles during the Late Triassic. These sediments came from the northwest and contain clasts from Appalachian formations.

Waste Management Planning

Management of livestock waste has serious 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 is not only required, but also is a sign of good environmental stewardship, as is recycling of farm by-products whenever possible.

Concentrated Animal Feeding Operations (CAFO) and Animal Feeding Operations (AFO) have the potential to cause, or do cause, water pollution through the collection of large amounts of animal waste in relatively small areas. Mismanagement of the animal waste has the potential to cause large amounts of soil and groundwater contamination via introduction of the bacteria, fecal coliform, a known contaminant from animal farming operations. The state's agricultural community bears a responsibility to help protect and restore natural resources for which they are the stewards.

The NJDEP regulates these operations. The NJDEP administers CAFO and AFO through a permit process. The permits require development and implementation of Comprehensive Waste Management Plans (CWMP), utilizing "animal waste standards" developed by NRCS. CWMPs

are submitted to the local SCD for review. NJDEP will approve or deny the CWMP based on SCD recommendations.

Energy Conservation Planning

The New Jersey Department of Agriculture emphasizes the importance of energy conservation and alternative energy use in its Agricultural Smart Growth Plan. 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 provide technical assistance for the agricultural community about new and existing energy conservation and renewable energy programs by promoting the financial and environmental benefits of implementing these programs. 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.

Outreach & Incentives

As is required, the Township issues a stormwater pollution newsletter bi-annually. Furthermore, clean water events are held in the Township annually. These have raised awareness on fertilizers, pesticides, household cleaning products and pet waste. The Township website posts articles, newsletters, and information on upcoming seminars. Links to useful websites also are provided.

VIII: AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

Right to Farm/Agricultural Mediation Programs

The Right to Farm Act was enacted by the State Legislature in 1983 and amended in 1998. The Act provides protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, 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.

Another critical piece of legislation enacted to support agriculture was the 1983 Agriculture Retention and Development Act. This Act created the State Agriculture Development Committee (SADC) and the eighteen County Agriculture Development Boards (CADBs). Both the SADC and CADB implement the Right to Farm Act on the State and local levels.

The SADC works to maximize protections for commercial farmers under the Right to Farm Act by developing Agricultural Management Practices (AMPs), tracking right to farm cases, offering a conflict resolution process, and reviewing rules proposed by other state agencies for the impact they may have on agriculture.

In order to qualify for Right to Farm protection a farm must:

- meet the definition of a "commercial farm" in the Right to Farm Act;
- be operated in conformance with federal and state law;

- comply with the AMPs recommended by the SADC, or site-specific AMPs developed by the County Agriculture Development Board (CADB) at the request of a commercial farmer;
- not be a direct threat to public health and safety;
- be located in an area where agriculture was a permitted use under municipal zoning ordinances as of December 31, 1997, or thereafter; or, must have been an operating farm as of December 31, 1997.

Other Strategies to Sustain, Retain & Promote Agriculture

If the Township's remaining agricultural areas are to survive and prosper, the non-farming public needs to be aware of, and be financially supportive of, the continuing economic, cultural, scenic and agricultural contributions made by Township farmers. Public education and outreach will increase the recognition of the farm industry's importance to the non-agriculture resident, and should be continued and expanded whenever possible. Agri-tourism is one form of public outreach that exists in the Township and should be expanded wherever possible, and other public outreach mechanisms should be explored and instituted when feasible.

Preservation of the land is only a small part of the farmland preservation process, and the focus must also be on how to maintain agriculture as a viable industry. Some measures being undertaken include the Township leasing open space, when appropriate, to farmers and the adoption of cluster zoning that permits smaller lot sizes if the balance of the land is deed restricted and is used for farming.

APPENDICES

- A. New Jersey Farmland Preservation Program Summary of Preserved Farmland
- B. Raritan Township Right-To-Farm Ordinance
- C. Existing Farmland Compared to SADC Minimum Eligibility Criteria
- D. SADC Policy P-14-E: Prioritization of Project Areas and Individual Applications

Appendix A.

New Jersey Farmland Preservation Program Summary of Preserved Farmland

New Jersey Farmland Preservation Program Summary of Preserved Farmland

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Atlantic	48	8	5,105	106	17,577,982	3,443	13,423,506	76.37%	4,154,476
Bergen	8	5	335	42	19,752,944	58,927	10,866,840	55.01%	8,886,103
Burlington	239	21	29,424	123	160,630,546	5,459	95,932,847	59.72%	64,697,699
Camden	14	3	1,011	72	13,732,709	13,579	6,149,953	44.78%	7,582,756
Cape May	49	6	2,720	56	17,841,852	6,559	10,749,917	60.25%	7,091,936
Cumberland	208	11	20,499	99	57,816,472	2,820	41,973,187	72.60%	15,843,285
Gloucester	211	14	15,262	72	118,752,711	7,781	75,264,972	63.38%	43,487,739
Hunterdon	422	17	33,107	78	280,500,743	8,473	194,141,212	69.21%	86,359,531
Mercer	116	8	8,381	72	103,256,746	12,320	61,033,798	59.11%	42,222,948
Middlesex	55	8	4,945	90	63,713,330	12,885	43,348,210	68.04%	20,365,121
Monmouth	206	11	15,352	75	235,675,438	15,351	146,504,369	62.16%	89,171,070
Morris	126	13	7,627	61	151,847,006	19,910	82,314,639	54.21%	69,532,367
Ocean	48	6	3,248	68	26,635,229	8,202	18,018,684	67.65%	8,616,545
Passaic	2	2	56	28	3,553,345	63,399	1,539,426	43.32%	2,013,919
Salem	334	11	37,838	113	161,550,616	4,270	123,762,455	76.61%	37,788,161
Somerset	106	7	7,922	75	135,300,750	17,080	78,010,987	57.66%	57,289,763
Sussex	148	14	15,884	107	53,602,117	3,375	36,174,940	67.49%	17,427,177
Warren	275	19	25,036	91	129,137,526	5,158	82,807,317	64.12%	46,330,209
All Counties	2,615	184	233,751	89	1,750,878,061	7,490	1,122,017,257	64.08%	628,860,803

Appendix B.

Raritan Township Right-To-Farm Ordinance

Article VI Right to Farm

§ 296-39 **Definitions.**

§ 296-40 **Right to farm; permitted use; acceptable farming activities.**

§ 296-41 **Notice of farming uses.**

§ 296-39 **Definitions.**

Terms used in this article, including "farm," shall have the meaning given in § 296-3.

§ 296-40 **Right to farm; permitted use; acceptable farming activities.**

A. The right to farm land is recognized to exist in the Township and is declared a permitted use in the following zones and subject to the standards and regulations as set forth in the development regulations of the Township: AR-2, AR-5, R-1, R-1A, R-2, R-3, R-4, R-6, I-1, I-2 and O-2.

[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(1) The following farming activities shall be deemed established as acceptable, recognized and entitled to encouragement and protection as the collective embodiment of the right to farm, subject in all cases, however, to any supervening applicable federal, state, county or municipal laws or regulations respecting the public health, safety or otherwise:

(a) Produce agricultural and horticultural crops, trees and forest products, livestock, poultry and other related commodities.

(b) Sell home agricultural goods and farm products in accordance with the provisions of Part 3 of this chapter and establish farm stands as a conditional use in accordance with the provisions of § 296-151H.

(c) Replenish soil nutrients, including, but not limited to, the spreading of manure and applying environmentally approved chemical and organic fertilizers.

(d) Use federally approved products, in accordance with labeled instructions, as recommended by the New Jersey Agricultural Experiment Station, the United States Environmental Protection Agency and the New Jersey Department of Environmental Protection for the control of pests, predators, varmints, and diseases affecting plants and livestock and for the control of weed infestation.

(e) Clear woodlands using accepted techniques and install and maintain vegetative and terrain alterations and other physical facilities for water and soil conservation and surface water control in wetlands areas.

(f) Use irrigation pumps and equipment and undertake aerial and ground seeding and spraying, using tractors and other necessary equipment.

(g) Hire and utilize necessary farm labor, except that any housing of laborers shall only be permitted in existing residential dwellings on the property and subject to all other standards set forth in this chapter and any other governmental regulations.

(h) Construct and maintain fences for orderly control of livestock.

(i) Transport large, slow-moving equipment over roads within the Township.

(2) The use of farmland for a limited recreational use (noncommercial and non-income-producing), e.g., snowmobiling, shall be done only with the permission of the farm owner. Any expanded recreational use of the farmland which changes the underlying agricultural nature of the use shall be subject to the usual prior site plan review, variance application and all permits where otherwise required.

B. The foregoing uses, activities and rights when reasonable and necessary for farming, livestock or fowl production and when conducted in accordance with generally accepted agricultural practices may occur on holidays, Sundays and weekends by day or night and shall include the attendant or incidental noise, odors, dust and fumes associated with these practices.

C. It is determined that whatever nuisance may be caused to others by these uses and activities is more than offset by the benefits from farming to the neighborhood community and society in general by preservation of open space, the beauty of the countryside and clean air. The preservation and continuance of farming operations in Raritan Township and New Jersey is a source of agricultural products for this and future generations and saves a non-replenishable resource, i.e., the land.

§ 296-41 **Notice of farming uses.**

For the purpose of giving due notice of nearby farming uses to proposed new residential areas adjacent to unimproved land then being farmed or suitable therefor, the Planning Board shall require any applicant for an adjacent major or minor subdivision, as a condition of approval of such application, to include as a provision in each and every deed conveying all or any portion of the lands thereby subdivided, as well as on filed final subdivision maps, the following record notice to grantees of such present or future proximate farming uses, which provision shall be made to run with the land: "Grantee hereby acknowledges notice that there are presently or may in the future be farm uses adjacent or in close proximity to the within described premises from which farm use may emanate noise, odors, dust, and fumes associated with agricultural practices permitted under the Raritan Township Right to Farm Ordinance."

Appendix C.

Existing Farmland Compared to SADC Minimum Eligibility Criteria

The table of farm properties was developed utilizing the tillable acreage determined from the N.J. Department of Environmental Protection Land Use/Land Cover mapping for agricultural lands and soil acreage determined using the Soil Survey as prepared by the Natural Resource Conservation Service for prime farmland soils, soils of statewide importance and soils of unique importance, farm parcels were sorted on size based upon the State Agriculture Development Committee (SADC) Minimum Eligibility Criteria for tillable land and agricultural soils.

Owner	Property Location	Farm Status	Block	Lot	Acres	Tillable		Farm Soils		Wetlands		Steep Slopes		Meets Minimum SADC Criteria				Adjacent to Preserved	CADB ADA	Mun PIG Project	Targeted
						Acres	%	Acres	%	Acres	%	Acres	%	Tillable	Soils	Wetlands	Slopes				
153 Oyr LLC C/O Keith Miller	151-A Old York Road	Preserved	81.04	15	27.61	0.09	0.3%	15.50	56.1%	8.73	31.6%	5.00	18.1%		✓	✓	✓			South	
202 Realty Holdings II LLC	180 Hwy 202/31 North	Farm Qualified	71	8	29.94	12.08	40.4%	21.46	71.7%	10.67	35.6%	0.09	0.3%		✓	✓	✓			South	
Adda, Joseph F Jr Estate Of	235 Everitts Road	Preserved	86	2	41.84	31.58	75.5%	25.04	59.8%	2.21	5.3%	0.49	1.2%	✓	✓	✓	✓		✓	South	
Anderson Foundation The	33 Bartles Corner Road	Farm Qualified	9	18	51.85	13.90	26.8%	32.56	62.8%	24.68	47.6%	0.00	0.0%			✓	✓			North	
Arab, George A Trustee	54 Rake Road	Farm Qualified	20	7	45.65	1.29	2.8%	45.64	100.0%	18.17	39.8%	0.00	0.0%		✓	✓	✓			West	
Arbtsman, Yossi & Sheraine	81 Dayton Road	Farm Qualified	53	8	16.41	0.00	0.0%	10.04	61.2%	10.16	61.9%	0.00	0.0%		✓	✓	✓		✓	South	
Ardmore Properties C/O Ind Manor	Bartles Corner Road	Farm Qualified	16	14.02	14.87	11.21	75.4%	14.27	96.0%	2.75	18.5%	0.00	0.0%	✓	✓	✓	✓			North	
Arpaia, Giovanni & Filomena	61 Featherbed Lane	Farm Qualified	22	13	13.06	0.03	0.3%	12.66	96.9%	7.92	60.7%	0.00	0.0%		✓	✓	✓			West	
Atkinson, Russell W & Elizabeth A	3 Belmont Court	Farm Qualified	3	8.07	6.49	3.13	48.2%	4.92	75.8%	0.00	0.0%	1.54	23.7%		✓	✓	✓			North	
Balek, Richard Est-C/O John Balek	14 Barley Sheaf Road	Farm Qualified	40.04	37	9.17	3.66	39.9%	1.45	15.8%	1.03	11.2%	0.55	6.0%			✓	✓			North	
Balek, Richard J Est-C/O John Balek	181 Old York Road	Preserved	82	3	55.33	50.87	91.9%	54.60	98.7%	1.47	2.7%	7.18	13.0%	✓	✓	✓	✓		✓	South	
Balik, Stephen Jr & Carol	64 Johanna Farms Rd	Farm Qualified	63	79	10.45	0.00	0.0%	9.68	92.7%	5.12	49.1%	0.00	0.0%		✓	✓	✓		✓	South	
Barbiche, Brian;Wayne G;& Mark R A	180 Penna Ave	Farm Qualified	36	13	17.82	0.00	0.0%	12.37	69.4%	2.92	16.4%	0.18	1.0%		✓	✓	✓			North	
Baron, Catherine A & Michael Ratti	56 Decker Road	Farm Qualified	20	11	10.42	4.49	43.1%	8.58	82.3%	2.38	22.9%	0.00	0.0%		✓	✓	✓			West	
Barr, James E & Dineen	42 Rustic Trail	Farm Qualified	6	2	32.48	0.00	0.0%	1.40	4.3%	0.00	0.0%	27.62	85.0%		✓	✓	✓			North	
Beaugard, Elizabeth O	163 Old Clinton Road	Farm Qualified	2	1	0.77	0.29	37.4%	0.49	63.9%	0.00	0.0%	0.00	0.1%			✓	✓			North	
Beazer Homes Corp	29 Johanna Farms Rd	Farm Qualified	63.01	5	151.39	56.50	37.3%	129.90	85.8%	38.36	25.3%	0.00	0.0%	✓	✓	✓	✓		✓	South	
Becker, Lynn Snow	156 Old Clinton Road	Farm Qualified	1	6.03	32.33	29.24	90.5%	11.03	34.1%	1.27	3.9%	0.81	2.5%	✓	✓	✓	✓			North	
Bercaw III, Joseph A	88 Rake Road	Farm Qualified	12	9	37.84	20.79	54.9%	37.37	98.8%	7.23	19.1%	0.00	0.0%	✓	✓	✓	✓		✓	West	
Bercaw, Joseph A III	Allens Corner Road	Farm Qualified	12	5	31.66	13.89	43.9%	28.97	91.5%	11.31	35.7%	0.00	0.0%		✓	✓	✓		✓	West	
Berkley,Kenneth G; C/O P J Cerillo	157 Old Croton Road	Preserved	41	73	46.11	27.04	58.7%	34.49	74.8%	4.13	9.0%	1.66	3.6%	✓	✓	✓	✓			West	
Bixby, Edward K & Mary E Minerowicz	131 Old Clinton Road	Farm Qualified	5	15	13.58	2.98	21.9%	7.51	55.3%	0.00	0.0%	0.39	2.9%		✓	✓	✓			North	
Blasberg, Dana & Victoria E	161 Old Croton Road	Farm Qualified	41	26	8.82	2.13	24.2%	3.22	36.5%	0.00	0.0%	0.00	0.0%			✓	✓	✓		West	
Blumberg, Bruce A-C/O Gwen Jones	41 Hwy 202	Solar Farm	86	10	116.11	101.99	87.8%	112.07	96.5%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓	✓	✓	South	Municipal
Blumberg, Bruce A-C/O Gwen Jones	33 Hwy 202/31 South	Farm Qualified	86	26	24.85	23.63	95.1%	24.85	100.0%	0.89	3.6%	0.00	0.0%	✓	✓	✓	✓		✓	South	Municipal
Blumberg, Bruce-C/O Gwen Jones	51 Hwy 202/31 South	Farm Qualified	86	26.02	12.64	12.41	98.2%	12.31	97.4%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		✓	South	Municipal
Bond Farms LLC	274 County Rd. 579	Preserved	86	1	112.43	87.41	77.7%	97.71	86.9%	7.22	6.4%	4.29	3.8%	✓	✓	✓	✓		✓	South	
Bowlby, Donald & Lillis S.	251 Reaville Road	Farm Qualified	71	19.02	20.78	19.45	93.6%	19.67	94.7%	0.00	0.0%	0.94	4.5%	✓	✓	✓	✓		✓	South	County
Bowlby, Donald Estate Of	239 Reaville Road	Farm Qualified	71	19	55.84	52.40	93.9%	42.49	76.1%	2.27	4.1%	1.82	3.3%	✓		✓	✓		✓	South	County
Bowlby, Robert D Etals	238 Reaville Road	Farm Qualified	72.07	81	97.87	58.74	60.0%	83.80	85.6%	6.28	6.4%	1.32	1.4%	✓	✓	✓	✓			South	County
Brick Farm Dairy, LLC	430 County Rd. 579	Preserved	84	2.01	71.06	13.67	19.2%	63.63	89.5%	55.27	77.8%	0.00	0.0%		✓	✓	✓		✓	South	
Brownstein, Glen & Mary	Old Croton Road	Farm Qualified	22	25.03	12.51	1.55	12.4%	12.51	100.0%	4.09	32.7%	0.00	0.0%		✓	✓	✓			West	
Brownstein,Glen &Mary	Decker Road	Farm Qualified	22	24	29.19	0.00	0.0%	29.19	100.0%	10.73	36.7%	0.00	0.0%		✓	✓	✓			West	
Brubaker, Kenneth & Sherrie L	229 Old York Road-Rear	Farm Qualified	79	33	7.45	3.31	44.4%	5.09	68.3%	1.24	16.7%	2.08	27.9%		✓	✓	✓				
Budd, Kim D & Deborah F	78 Clover Hill Road	Farm Qualified	78.03	7	6.02	2.61	43.4%	5.22	86.8%	0.00	0.0%	0.14	2.4%		✓	✓	✓				
Buis, Edward R & G Wojcik & Etals	96 Featherbed Lane	Farm Qualified	24	42	23.81	17.02	71.5%	13.25	55.6%	3.53	14.8%	0.00	0.0%	✓	✓	✓	✓			West	
Burenga Family Partnership Lp	20 Toad Lane	Farm Qualified	86	100.01	6.04	3.82	63.2%	4.26	70.4%	1.15	19.1%	0.00	0.0%			✓	✓		✓	South	
Burtis, Evelyn Trustee	Harmony School Road	Farm Qualified	43	41	12.57	2.82	22.5%	11.58	92.1%	0.64	5.1%	0.10	0.8%		✓	✓	✓			West	
Burtis, Evelyn Trustee	Harmony School Road	Farm Qualified	43	41.01	8.95	3.21	35.9%	7.34	82.1%	0.80	8.9%	0.74	8.3%		✓	✓	✓			West	
Bussard, John R & Elizabeth S	127 Old York Road	Farm Qualified	89	29	39.98	11.75	29.4%	30.28	75.7%	5.53	13.8%	4.54	11.3%		✓	✓	✓			South	
Campbell, Julia;Ronald;& Bruce G	37 Barton Hollow Road	Farm Qualified	24	23	54.58	15.54	28.5%	36.31	66.5%	6.36	11.6%	3.92	7.2%			✓	✓			West	
Campbell, Julia;Ronald;& Bruce G	36 Barton Hollow Road	Farm Qualified	25	5	63.44	7.67	12.1%	49.14	77.5%	1.06	1.7%	14.83	23.4%			✓	✓			West	
Carmel of Mary Immaculate	26 Harmony School Road	Farm Qualified	43	19.01	29.70	21.95	73.9%	20.66	69.6%	0.00	0.0%	5.29	17.8%	✓	✓	✓	✓			West	
Case, Gladys F	46 Clover Hill Road	Farm Qualified	77	7	76.13	65.98	86.7%	69.48	91.3%	3.01	4.0%	0.50	0.7%	✓	✓	✓	✓			East	County
Castro, John	11 Hamden Road	Farm Qualified	3	1.02	1.38	0.12	8.5%	0.00	0.0%	0.00	0.0%	0.69	49.7%			✓	✓			North	
Castro, John & Christina E	9 Hamden Road	Farm Qualified	3	2.01	1.02	0.47	46.0%	0.00	0.0%	0.00	0.0%	0.35	33.8%			✓	✓			North	Municipal
Cervenka, Marjorie H	40 Allens Corner Road	Farm Qualified	10	1	94.41	86.48	91.6%	93.66	99.2%	4.26	4.5%	0.00	0.0%	✓	✓	✓	✓	✓	✓	West	County
Cervenka, Marjorie H	177 Klinesville Road	Farm Qualified	10	1.03	2.60	2.60	100.0%	2.60	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		✓	West	Municipal
Cervenka, Marjorie H	193 Klinesville Road	Farm Qualified	10	1.04	1.53	1.53	100.0%	1.53	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		✓	West	Municipal
Cervenka, Marjorie H	189 Klinesville Road	Farm Qualified	10	1.05	2.61	1.85	70.8%	2.61	100.0%	0.76	29.2%	0.00	0.0%		✓	✓	✓		✓	West	Municipal
Cervenka, Marjorie H	187 Klinesville Road	Farm Qualified	10	1.06	2.68	2.56	95.8%	2.68	100.0%	0.11	4.2%	0.00	0.0%	✓	✓	✓	✓		✓	West	Municipal
Cervenka, Marjorie H	40 Allens Corner Road	Farm Qualified	10	1.07	2.53	2.53	100.0%	2.53	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		✓	West	
Cervenka, Marjorie H	195 Klinesville Road	Farm Qualified	10	19.03	0.25	0.25	100.0%	0.25	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		✓	West	Municipal
Cervenka, Marjorie H	191 Klinesville Road	Farm Qualified	10	19.04	0.74	0.59	80.3%	0.74	100.0%	0.15	19.7%	0.00	0.0%	✓	✓	✓	✓		✓	West	Municipal

Charles, Barbara A	24 Rake Road	Farm Qualified	20	17	11.54	10.18	88.2%	11.54	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Charles, Barbara A	19 Rake Road	Farm Qualified	21	5	14.25	4.67	32.8%	14.25	100.0%	7.48	52.5%	0.00	0.0%		✓	✓	✓			West	
Chung, Richard & Casey	75 Featherbed Lane	Farm Qualified	22	46	8.10	0.00	0.0%	8.10	100.0%	7.83	96.6%	0.00	0.0%		✓		✓			West	
Chung, Richard & Kyoug	85 Decker Road	Farm Qualified	22	1	30.16	0.00	0.0%	30.16	100.0%	7.48	24.8%	0.00	0.0%		✓	✓	✓			West	
Chung, Richard & Kyoung	Featherbed Lane	Farm Qualified	22	8	46.52	0.00	0.0%	46.52	100.0%	40.48	87.0%	0.00	0.0%		✓	✓	✓			West	
Church of The American Way of Life	40 Hampton Corner Road	Farm Qualified	84	3	24.29	11.00	45.3%	22.85	94.1%	9.89	40.7%	0.00	0.0%		✓	✓	✓	✓	✓	South	
Codispoti, Bruno V & Karen Joy	33 Oak Grove Road	Farm Qualified	24	3.01	11.44	0.22	1.9%	9.18	80.2%	6.95	60.7%	0.24	2.1%		✓	✓	✓			West	
Coffman, Douglas & Katherine Monti	212 Everitts Road	Farm Qualified	84	36	13.81	10.79	78.1%	13.81	100.0%	0.02	0.2%	0.00	0.0%	✓	✓	✓	✓		✓	South	
Conceicao, Daniel & Kathleen M	112 Old Croton Road	Farm Qualified	24	20	13.44	0.00	0.0%	9.80	72.9%	5.96	44.4%	0.00	0.0%		✓	✓	✓			West	
Copper Hill Country Club Inc	100 Copper Hill Road	Farm Qualified	84	15	183.94	32.14	17.5%	167.77	91.2%	11.81	6.4%	0.98	0.5%	✓	✓	✓	✓	✓	✓	South	County, Mun.
Copper Hill Family Associates LLC	36 Kuhl Road	Farm Qualified	80	10	7.44	0.00	0.0%	7.44	100.0%	6.94	93.3%	0.00	0.0%		✓		✓		✓	South	
Corner Mack Farm LLC C/O Kuhl Corp	75 Kuhl Road	Preserved	71	17	48.48	28.87	59.6%	41.08	84.7%	2.46	5.1%	3.46	7.1%	✓	✓	✓	✓		✓	South	
Croton Commercial Properties LLC	241 Old Croton Road	Farm Qualified	41	6	22.13	17.60	79.5%	22.13	100.0%	2.02	9.1%	0.00	0.0%	✓	✓	✓	✓			West	
Croton Farms Inc C/O A Gichan	48 Rake Road	Farm Qualified	20	10	42.16	4.17	9.9%	32.73	77.6%	28.18	66.8%	0.00	0.0%		✓	✓	✓			West	
Cuccaro, Antonio & Lisa Marie	53 Old York Road	Farm Qualified	85	30	13.97	3.83	27.4%	6.62	47.4%	3.22	23.0%	0.95	6.8%		✓	✓	✓			South	
Cuccaro, John & Rosemary Lynn	49 Old York Road	Farm Qualified	85	29	11.57	0.00	0.0%	9.15	79.2%	1.80	15.6%	2.80	24.2%		✓	✓	✓			South	
D'anunciacao, Kevin & Jane	49 Featherbed Lane	Farm Qualified	22	19	8.95	2.53	28.3%	8.95	100.0%	6.26	69.9%	0.00	0.0%		✓	✓	✓			West	
Day, Marie J	8 Old Hill Road	Farm Qualified	41	36	17.50	10.07	57.5%	16.23	92.7%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Dehoff, June Trustee	89 Amwell Road	Farm Qualified	77.01	11	9.26	0.00	0.0%	9.26	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓				
Dehoff, June Trustee	93 Amwell Rd	Farm Qualified	77.01	27	1.32	0.00	0.0%	1.32	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓				
Dehoff, June Trustee	22 Dehoff Drive	Farm Qualified	77.01	29	1.12	0.00	0.0%	1.12	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓				
Dehoff, June Trustee	3 Coryell Court	Farm Qualified	77.01	31	1.12	0.00	0.0%	1.12	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓				
Dente, Ruth	63 Decker Road	Farm Qualified	22	15	20.69	0.00	0.0%	18.95	91.6%	15.95	77.1%	0.00	0.0%		✓	✓	✓			West	
Desapio Properties #Eleven LLC	38 Old Hill Road	Farm Qualified	41	39	15.50	1.37	8.8%	9.41	60.7%	6.82	44.0%	0.00	0.0%		✓	✓	✓			West	
Desapio Properties #Eleven LLC	327 Hwy 12	Farm Qualified	41.01	1	8.21	0.00	0.0%	6.50	79.2%	1.15	14.0%	0.17	2.1%		✓	✓	✓			West	
Doby Jr, Eugene G	Old Croton Road	Farm Qualified	22	28	57.62	7.98	13.9%	57.62	100.0%	40.42	70.2%	0.00	0.0%		✓	✓	✓			West	
Doyle, Beryl L Living Trust	37 Cherryville Hollow Rd	Farm Qualified	7	26	6.77	2.09	30.9%	5.30	78.2%	0.00	0.0%	1.87	27.6%		✓	✓	✓			West	
Doyle, Beryl L Trustee	33 Cherryville Hollow Rd	Farm Qualified	7	29.01	7.02	1.31	18.7%	1.29	18.4%	1.54	21.9%	6.54	93.1%			✓				West	
Dugas, Jeffrey C	118 Featherbed Lane	Farm Qualified	13	12	18.74	10.36	55.3%	18.74	100.0%	1.96	10.4%	0.00	0.0%	✓	✓	✓	✓	✓	✓	West	
Dvoor Family LLC	80 Hwy 12	Farm Qualified	53	10	20.63	9.19	44.5%	16.52	80.1%	1.13	5.5%	0.00	0.0%		✓	✓	✓		✓	South	
Elbert, Oliver & Shirley E Elbert	254 Everitts Road	Preserved	84	29	90.80	73.57	81.0%	83.04	91.5%	17.09	18.8%	0.26	0.3%	✓	✓	✓	✓		✓	South	
Everitt, David K & Barri-Lynn	226 County Rd. 579	Preserved	86	15	41.71	41.32	99.1%	41.71	100.0%	0.00	0.0%	0.15	0.4%	✓	✓	✓	✓		✓	South	
Everitt, David K & Barri-Lynn	250 County Rd. 579	Preserved	86	15.03	24.72	23.08	93.4%	23.18	93.8%	0.21	0.8%	0.81	3.3%	✓	✓	✓	✓		✓	South	
Everitt, Roger K & Alice L	258 County Rd. 579	Preserved	86	11	10.27	8.30	80.9%	7.59	73.9%	0.09	0.9%	0.18	1.7%	✓	✓	✓	✓		✓	South	
Everitt, Roger K & Alice L	220 County Rd. 579	Preserved	86	22	19.06	18.56	97.4%	19.06	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		✓	South	
Faubel, Ann R & Lynn Trustee	106 Leffler Hill Road	Farm Qualified	59	26	6.00	0.15	2.5%	6.00	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			West	
Faubel, Ann R & Lynn Trustee	Leffler Hill Road	Farm Qualified	59	26.02	45.04	4.34	9.6%	44.00	97.7%	5.78	12.8%	0.00	0.0%		✓	✓	✓			West	
Faubel, Lynn	702 County Rd. 579	Farm Qualified	59	26.01	10.71	6.55	61.1%	10.71	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Fbs Partners Lp C/O Fisher Brothers	22 Hart Blvd	Farm Qualified	71	21	18.80	3.62	19.3%	12.36	65.7%	0.08	0.4%	0.00	0.0%		✓	✓	✓			South	
Ferguson, Carol	4 Eagle Drive	Preserved	84	2.02	53.48	23.90	44.7%	52.74	98.6%	16.99	31.8%	0.00	0.0%		✓	✓	✓		✓	South	
Ferrari, Frederick J	245 River Road	Farm Qualified	8	34	19.20	6.73	35.1%	15.13	78.8%	3.22	16.8%	0.94	4.9%		✓	✓	✓			North	
Fischer, Frank Cameron Trustee	229a-E River Road	Solar Farm	8	3	82.90	68.64	82.8%	17.49	21.1%	0.00	0.0%	0.00	0.0%	✓		✓	✓			North	County
Flem.Trade Ctr C/O Bill Willoughby	29 Royal Road	Farm Qualified	36.02	19	10.13	6.99	69.0%	8.19	80.9%	0.00	0.0%	0.08	0.8%	✓	✓	✓	✓			North	
Francavilla, Richard A	87 Plum Brook Road	Farm Qualified	43	2	41.72	0.00	0.0%	33.49	80.3%	12.01	28.8%	0.00	0.0%		✓	✓	✓			West	
Gannon, Arthur A & Susan Wollermann	11 Sam Levine Road	Farm Qualified	23	1	12.41	8.51	68.6%	11.85	95.5%	2.13	17.2%	0.00	0.0%	✓	✓	✓	✓			West	
Gessner, Raymond & Bertha Ziegler	152 Klinesville Road	Farm Qualified	7	9	14.80	6.37	43.1%	12.50	84.5%	0.00	0.0%	1.46	9.9%		✓	✓	✓			West	
Glashoff, Charles Jr	84 Decker Road	Farm Qualified	20	6	18.04	14.31	79.3%	14.01	77.7%	3.50	19.4%	0.00	0.0%	✓	✓	✓	✓			West	
Green Park Prop LLC C/O J Lawrence	225 Everitts Road	Preserved	86	2.01	56.77	44.29	78.0%	49.34	86.9%	4.64	8.2%	0.16	0.3%	✓		✓	✓		✓	South	
Greene,Rosemary & E & J Vandoren	136 Featherbed Lane	Preserved	13	9	35.04	13.47	38.5%	35.04	100.0%	4.99	14.2%	0.00	0.0%		✓	✓	✓		✓	West	Municipal
Greene,Rosemary & E & J Vandoren	13 Allens Corner Rd	Farm Qualified	13	18	37.43	17.86	47.7%	37.43	100.0%	1.98	5.3%	0.27	0.7%		✓	✓	✓	✓	✓	West	Municipal
Grove Brook Farm LLC C/O Kuhl Corp	20 Kuhl Road	Farm Qualified	80	8	103.37	64.83	62.7%	98.58	95.4%	15.70	15.2%	1.11	1.1%	✓	✓	✓	✓		✓	South	County, Mun.
Hall, James O & Mary Et Al	230 Everitts Road	Farm Qualified	84	32	23.00	15.13	65.8%	13.27	57.7%	4.47	19.4%	0.00	0.0%	✓	✓	✓	✓		✓	South	County, Mun.
Hamm, Nicholas C & Susan G	27 Bonetown Road	Farm Qualified	43	19.02	6.74	4.66	69.2%	5.68	84.2%	0.00	0.0%	0.09	1.3%		✓	✓	✓			West	
Hanlon, Virginia May	61 Leffler Hill Road	Farm Qualified	60	38	11.30	8.30	73.4%	11.30	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Harbacevich, Helen	96 Oak Grove Road	Farm Qualified	12	7	25.93	10.95	42.2%	24.98	96.3%	6.94	26.8%	0.00	0.0%		✓	✓	✓	✓	✓	West	County, Mun.
Hbh Realty C/O Martin C Huska	192 Klinesville Road	Farm Qualified	7	4	46.58	3.49	7.5%	38.90	83.5%	1.35	2.9%	5.00	10.7%		✓	✓	✓			West	

Helming, David A & Margaret	150 Old Clinton Road	Farm Qualified	1	8.01	11.62	6.59	56.8%	3.50	30.2%	0.02	0.1%	0.11	1.0%	✓	✓	✓	✓			North	
Henny, F Richard	229 Reaville Road	Farm Qualified	71	30	7.50	3.53	47.1%	7.50	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			South	
Heron View Farm LLC C/O Kuhl Corp	44 Kuhl Road	Farm Qualified	80	9	78.37	46.03	58.7%	71.46	91.2%	6.94	8.8%	5.08	6.5%	✓	✓	✓	✓	✓		South	County
Hilken, Eleanor C	70 Allens Corner Road	Preserved	10	4	2.15	1.93	89.6%	1.95	90.4%	0.02	0.8%	0.00	0.0%	✓	✓	✓	✓		✓	West	
Hine, James & Doris	16 Barton Hollow Road	Farm Qualified	25	7	1.72	0.00	0.0%	0.14	8.1%	0.00	0.0%	0.83	48.3%			✓	✓			West	
Hine, James & Doris	20 Barton Hollow Road	Farm Qualified	25	49	1.62	0.00	0.0%	0.22	13.5%	0.00	0.0%	0.93	57.7%			✓	✓			West	
Hine, James E & Doris P Mederer	19 Barton Hollow Road	Farm Qualified	24	26	14.11	4.85	34.3%	11.92	84.5%	2.36	16.7%	1.78	12.6%		✓	✓	✓			West	
Hockenbury, Irvin & Vilma	155 Old York Road	Preserved	81	2	3.09	1.72	55.6%	2.46	79.6%	0.00	0.0%	0.13	4.3%		✓	✓	✓			South	
Hockenbury, Irvin & Vilma	153 Old York Road	Preserved	81	2.01	0.16	0.00	0.0%	0.16	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			South	
Hockenbury, Irvin & Vilma	167 Old York Road	Preserved	82	4	17.83	13.57	76.1%	12.66	71.0%	0.18	1.0%	1.03	5.8%	✓	✓	✓	✓		✓	South	
Holcombe, Wilda & Evelyn Fam Trust	25 Hampton Corner Road	Farm Qualified	63.01	6	33.60	24.24	72.1%	26.28	78.2%	5.86	17.4%	0.00	0.0%	✓	✓	✓	✓		✓	South	
Holland, David L & Shie Lee	30 Rake Road	Farm Qualified	20	14	30.24	15.50	51.3%	27.07	89.5%	7.35	24.3%	0.00	0.0%	✓	✓	✓	✓			West	County
Hollenback, Mark & Ellen	42 Rake Road	Farm Qualified	20	12	23.80	7.45	31.3%	19.32	81.2%	5.63	23.7%	0.00	0.0%		✓	✓	✓			West	
Holzli, Josef & Elizabeth	73 Old Croton Road	Farm Qualified	44	8	52.17	0.00	0.0%	6.23	12.0%	3.03	5.8%	14.85	28.5%			✓	✓			West	
Holzli, Joseph	20 Hardscrabble Hill	Farm Qualified	26	15.01	9.69	0.00	0.0%	6.90	71.2%	0.00	0.0%	0.30	3.1%		✓	✓	✓			West	
Honey Properties LLC	78 Junction Road	Solar Farm	27	24	47.53	38.13	80.2%	19.31	40.6%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			North	County
Hopewell Garage, LLC	430a County Rd. 579	Farm Qualified	84	2.06	9.37	0.33	3.5%	7.31	78.0%	6.20	66.2%	0.00	0.0%		✓	✓	✓	✓	✓	South	
Hughes, George	Plum Brook Road	Farm Qualified	43	21	6.64	0.01	0.2%	1.63	24.5%	0.61	9.2%	0.31	4.6%			✓	✓			West	
Hughes, George & Heather A	344 Hwy 12	Farm Qualified	43	8	15.58	6.47	41.5%	14.66	94.1%	0.00	0.0%	0.00	0.0%		✓	✓	✓			West	
Hughes, George W	332 Hwy 12	Farm Qualified	43	9	18.73	0.16	0.9%	10.25	54.7%	3.54	18.9%	2.27	12.1%		✓	✓	✓			West	
Hughes, George W	Plum Brook Road	Farm Qualified	43	43	0.80	0.00	0.0%	0.12	15.3%	0.00	0.0%	0.00	0.0%			✓	✓			West	
Jannuzzi, Joseph J	113 Sergeantsville Road	Preserved	63	2	23.56	10.99	46.6%	23.56	100.0%	9.50	40.3%	0.00	0.0%		✓	✓	✓		✓	South	
Junction Road Associates LLC	Junction Road	Farm Qualified	16.01	37.01	11.74	4.59	39.1%	6.92	58.9%	2.11	18.0%	0.00	0.0%		✓	✓	✓			North	
Kanach, J John & Marilyn V	34 Amwell Road	Farm Qualified	77.09	8	8.29	2.07	25.0%	3.40	41.0%	0.85	10.3%	0.06	0.8%			✓	✓				
Karas, F Richard & Daria M	9 River Road	Farm Qualified	36.01	22	46.95	26.40	56.2%	23.64	50.4%	0.00	0.0%	4.44	9.4%	✓	✓	✓	✓			North	
Kefalos Anthony J & Jacqueline S	13 Pleasant View Way	Farm Qualified	15	3.07	8.26	0.00	0.0%	0.04	0.5%	1.01	12.2%	4.88	59.1%			✓	✓			West	
Kertesz, Robert P & Susan	950 County Rd. 579	Farm Qualified	21	17	9.61	0.01	0.1%	8.89	92.5%	6.50	67.6%	0.00	0.0%		✓	✓	✓			West	
Kimenhour, Lani Etals	214 County Rd. 579	Farm Qualified	43	1	21.61	18.94	87.7%	21.61	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Kleiber,Vernon & Nancy	27 Cherryville Hollow Rd	Farm Qualified	7	30.02	9.07	3.85	42.5%	4.63	51.0%	3.10	34.1%	4.08	45.0%			✓	✓			West	
Kovi, Louis V	71 Hampton Corner Road	Preserved	83	2	130.43	90.34	69.3%	123.78	94.9%	30.28	23.2%	0.00	0.0%	✓	✓	✓	✓		✓	South	
Krebs, Matilda & Rudolph	151 Oak Grove Road	Farm Qualified	19	1	33.65	30.91	91.9%	32.67	97.1%	0.47	1.4%	0.00	0.0%	✓	✓	✓	✓		✓	West	
Kuffer, Debra L	157 River Road	Farm Qualified	9	7	14.58	13.08	89.7%	14.58	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			North	
Kuhl-Everitt Properties LLC	21 Kuhl Road	Farm Qualified	71	11	111.75	64.56	57.8%	68.24	61.1%	18.77	16.8%	0.02	0.0%	✓	✓	✓	✓		✓	South	County, Mun.
Kukal, Michael J	920 County Rd. 579	Farm Qualified	21	12	15.60	5.89	37.8%	15.60	100.0%	5.50	35.2%	0.00	0.0%		✓	✓	✓			West	
Kukal, Michael J	926 County Rd. 579	Farm Qualified	21	12.01	5.38	0.18	3.4%	5.38	100.0%	0.27	5.0%	0.00	0.0%		✓	✓	✓			West	
Leffler Hill Associates %C Mulligan	7 Tamarack Court	Farm Qualified	59	22.04	9.21	3.63	39.5%	9.21	100.0%	4.73	51.3%	0.11	1.2%		✓	✓	✓			West	
Leffler Hill Associates% C Mulligan	3 Tamarack Court	Farm Qualified	59	22.02	6.00	5.63	93.8%	6.00	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Leffler Hill Associates% C Mulligan	5 Tamarack Court	Farm Qualified	59	22.03	8.42	5.16	61.3%	8.42	100.0%	0.76	9.0%	0.00	0.0%	✓	✓	✓	✓			West	
Levering, Albert J & Barbara J	175 Old Croton Road	Farm Qualified	41	23	6.63	3.00	45.3%	6.62	99.9%	0.00	0.0%	0.00	0.0%		✓	✓	✓	✓	✓	West	
Linden, James F & Johanna G Miele	15 Old Croton Road	Farm Qualified	44	48	7.88	0.00	0.0%	7.88	100.0%	1.15	14.6%	0.00	0.0%		✓	✓	✓			West	
Linque Flemington II LLC	218 Penna Ave	Farm Qualified	36	17	96.15	26.63	27.7%	66.70	69.4%	5.80	6.0%	5.32	5.5%	✓	✓	✓	✓			North	
Lipka, Delane R Trustee	92 Oak Grove Road	Farm Qualified	12	14	34.38	2.80	8.1%	26.75	77.8%	12.00	34.9%	0.00	0.0%		✓	✓	✓		✓	West	
Lipka, Delane R Trustee	94 Oak Grove Road	Farm Qualified	12	19	23.58	11.47	48.6%	22.64	96.0%	2.71	11.5%	0.00	0.0%		✓	✓	✓		✓	West	
Lipka, Solange	157 Oak Grove Road	Farm Qualified	19	2	7.89	5.21	66.0%	6.49	82.3%	0.50	6.3%	0.00	0.0%	✓	✓	✓	✓		✓	West	
Lo,Josephine	10 Rake Road	Farm Qualified	20	18	34.06	7.03	20.6%	25.42	74.6%	11.87	34.9%	0.00	0.0%		✓	✓	✓			West	
Lynch William T & Maureen	439 Hwy 12	Farm Qualified	41	49.01	9.56	2.15	22.5%	9.56	100.0%	3.98	41.6%	0.00	0.0%		✓	✓	✓			West	
M.S.E., Inc. C/O M. Wolf	307 Old York Road	Farm Qualified	79	18	20.91	17.89	85.6%	20.91	100.0%	0.23	1.1%	0.00	0.0%	✓	✓	✓	✓			East	
Mannino, Frances M	168 Thatchers Hill Rd	Farm Qualified	15	27	15.57	0.40	2.6%	3.11	20.0%	1.40	9.0%	4.36	28.0%		✓	✓	✓			West	
Mannino, Frances M	160 Thatchers Hill Rd	Farm Qualified	15	28	4.51	2.37	52.7%	4.50	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			West	
Mannon, Richard D & Hilda V	165 River Road	Farm Qualified	9	5	6.76	6.76	100.0%	6.76	100.0%	0.00	0.0%	0.03	0.5%	✓	✓	✓	✓			North	
Mannon, Richard D & Hilda V	170 River Road	Farm Qualified	9.01	1	18.81	1.92	10.2%	12.01	63.8%	15.96	84.8%	0.00	0.0%		✓		✓			North	
Marciano, Barbara	375 Old York Road	Farm Qualified	74	3	6.36	0.00	0.0%	1.05	16.5%	2.56	40.2%	1.29	20.2%			✓	✓				
Matos, Roberto L Etals	318 Old York Road	Farm Qualified	75	6	12.56	7.45	59.3%	12.56	100.0%	0.05	0.4%	0.00	0.0%	✓	✓	✓	✓			East	
Mattis, Kevin & Susan	26 Goose Island Rd	Farm Qualified	21	2.03	14.57	0.25	1.7%	14.57	100.0%	12.37	84.9%	0.00	0.0%		✓		✓			West	
Mavrode Holdings LLC	99 Hwy 202/31 South	Farm Qualified	84	34	17.38	16.62	95.6%	15.26	87.8%	0.00	0.0%	0.08	0.5%	✓	✓	✓	✓		✓	South	
Mavrode, Michael	5 Hampton Corner Road	Farm Qualified	63.01	7	35.36	22.89	64.7%	19.29	54.6%	5.62	15.9%	0.00	0.0%	✓	✓	✓	✓		✓	South	

Mavrode, Michael	9 Hampton Corner Road	Farm Qualified	63.01	8	20.36	19.38	95.2%	20.35	100.0%	0.00	0.0%	0.54	2.7%	✓	✓	✓	✓		✓	South	Municipal
Mavrode, Michael	19 Hampton Corner Road	Farm Qualified	63.01	8.01	13.06	13.03	99.8%	13.06	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		✓	South	
Mavrode, Michael	8 Hampton Corner Road	Farm Qualified	84	5	32.64	13.76	42.1%	14.61	44.8%	3.03	9.3%	0.30	0.9%		✓	✓	✓		✓	South	
Mb Farm LLC	168 Old Clinton Road	Farm Qualified	1	1	71.39	23.60	33.1%	28.47	39.9%	24.61	34.5%	5.13	7.2%			✓	✓			North	
Mb Farm LLC	166 Old Clinton Road	Farm Qualified	1	1.02	27.58	23.66	85.8%	23.48	85.1%	0.44	1.6%	1.42	5.2%	✓	✓	✓	✓			North	
Micek, John J	229 Sergeantsville Road	Farm Qualified	63	71	15.67	14.59	93.1%	15.56	99.3%	0.00	0.0%	0.02	0.1%	✓	✓	✓	✓		✓	South	
Michisk, Anna Estate Of	94 Rake Road	Farm Qualified	12	8	4.35	2.48	57.0%	3.43	78.8%	0.29	6.7%	0.00	0.0%		✓	✓	✓		✓	West	
Michisk, Robert	Allens Corner Road	Preserved	10	3	37.69	33.04	87.7%	37.69	100.0%	2.62	6.9%	0.00	0.0%	✓	✓	✓	✓		✓	West	
Michisk,Robert G & Karl D Zschack	41 Allens Corner Road	Preserved	12	2	111.29	71.11	63.9%	111.29	100.0%	33.98	30.5%	0.00	0.0%	✓	✓	✓	✓		✓	West	
Millennium Development Limited LLC	100 Hwy 202/31 North	Solar Farm	80	30	70.34	58.49	83.2%	63.34	90.1%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓	✓		South	
Millennium Development Limited LLC	84 Hwy 202	Farm Qualified	80.02	1	1.25	0.00	0.0%	1.25	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			South	County, Mun.
Millennium Development Limited LLC	85 Hwy 202	Farm Qualified	84	37	1.45	0.00	0.0%	1.45	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓		✓	South	
Millennium Development Limited LLC	83 Hwy 202-31	Farm Qualified	84.04	1	1.54	0.00	0.0%	1.54	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			South	
Miller, Bruce P & Susan B	101 Old Clinton Road	Farm Qualified	5.01	12	5.47	2.88	52.6%	3.09	56.6%	0.61	11.1%	0.00	0.1%			✓	✓			North	
Moreira Family LLC	101 Everitts Road	Farm Qualified	85	6	1.19	0.00	0.0%	1.19	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓		✓	South	
Moreira Family LLC	99 Everitts Road	Preserved	85	6.03	92.48	67.33	72.8%	77.63	83.9%	5.12	5.5%	0.11	0.1%	✓	✓	✓	✓			South	
Morris, Richard Gordon & Vicki	143 Copper Hill Road	Farm Qualified	84	30	19.76	8.84	44.7%	17.07	86.4%	0.51	2.6%	0.00	0.0%		✓	✓	✓	✓	✓	South	
Mutz, R Douglas & Anne C	53 Rake Road	Farm Qualified	19	4	24.80	3.85	15.5%	24.78	99.9%	10.64	42.9%	0.00	0.0%		✓	✓	✓		✓	West	
Neuhauser, Marcia Revocable Trust	454 Hwy 202	Farm Qualified	40	9	12.69	7.10	55.9%	12.69	100.0%	0.22	1.7%	0.00	0.0%	✓	✓	✓	✓			North	
Norr, William M & Paul J	33 Sergeantsville Road	Farm Qualified	63.11	45	17.62	10.20	57.9%	12.59	71.5%	2.55	14.5%	0.25	1.4%	✓	✓	✓	✓			South	
O'connell, Sean & Winifred Meeker-	102 Leffler Hill Road	Farm Qualified	59	25	14.48	6.72	46.4%	14.48	100.0%	2.50	17.3%	0.00	0.0%		✓	✓	✓			West	County, Mun.
Offord,Steven J & Maureen L	7 West View Drive	Farm Qualified	25	4	6.77	5.17	76.4%	6.77	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Orashen, John & Josephine	64 Cherryville-Stanton Rd	Farm Qualified	3.01	9	13.86	11.94	86.2%	13.04	94.1%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			North	
Panepinto, Joseph A & Stefania	56 Plum Brook Road	Farm Qualified	42	10	18.32	16.44	89.7%	18.30	99.9%	1.51	8.3%	0.00	0.0%	✓	✓	✓	✓			West	
Peterpaul, John & Patricia	435 Hwy 12	Farm Qualified	41	48	10.17	2.65	26.1%	8.75	86.0%	4.21	41.4%	0.00	0.0%		✓	✓	✓			West	
Power, Annette S	100 Plum Brook Road	Farm Qualified	42	8.01	11.03	8.42	76.4%	11.03	100.0%	1.98	17.9%	0.00	0.0%	✓	✓	✓	✓			West	
Power, James H & Sheila Sweeney	92 Plum Brook Road	Farm Qualified	42	8	22.83	18.72	82.0%	22.83	100.0%	0.43	1.9%	0.00	0.0%	✓	✓	✓	✓			West	
Primiani, Nicola & Mary	106 Old Clinton Road	Farm Qualified	4	9	14.84	6.53	44.0%	9.19	61.9%	0.04	0.3%	3.66	24.7%		✓	✓	✓			North	
Quick River Farm % Edw. Whitehouse	290 Reaville Road	Preserved	80	13.01	43.36	26.42	60.9%	29.80	68.7%	5.60	12.9%	3.06	7.1%	✓	✓	✓	✓		✓	South	
Quick, Jason F & Megan C	11 Amwell Road	Farm Qualified	77.09	42	6.32	0.00	0.0%	6.32	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			South	
Raritan Hill Farm LLC C/O Kuhl Corp	57 Kuhl Road	Farm Qualified	71	16	106.07	94.13	88.8%	97.32	91.8%	0.00	0.0%	4.59	4.3%	✓	✓	✓	✓	✓	✓	South	County, Mun.
Raritan Hill Farm LLC C/O Kuhl Corp	52 Kuhl Road	Farm Qualified	80	11	17.14	1.43	8.3%	16.21	94.6%	13.68	79.8%	0.06	0.4%		✓	✓	✓		✓	South	
Raritan Land Co., Inc.	90 Harmony School Road	Farm Qualified	43	26	84.12	0.00	0.0%	69.92	83.1%	6.02	7.2%	4.80	5.7%		✓	✓	✓			West	
Raritan Land Co., Inc.	93 Harmony School Road	Farm Qualified	59	2	57.69	0.00	0.0%	51.25	88.8%	10.39	18.0%	1.60	2.8%		✓	✓	✓			West	
Raskin, Max Estate-C/O Don Shuman	Junction Road	Farm Qualified	16.01	37	8.92	6.31	70.7%	2.71	30.3%	1.08	12.2%	0.00	0.0%	✓		✓	✓			North	County, Mun.
Reaville East Farm LLC	90 Kuhl Road	Preserved	80	13	58.32	42.34	72.6%	44.57	76.4%	6.33	10.9%	1.93	3.3%	✓		✓	✓		✓	South	
Reaville West Farm LLC C/O Kuhl Cor	267 Reaville Road	Farm Qualified	71	20	34.55	30.10	87.1%	33.98	98.4%	2.72	7.9%	0.07	0.2%	✓	✓	✓	✓	✓	✓	South	
Reiner, John Francis	449 Hwy 12	Farm Qualified	41	51	14.04	6.59	47.0%	14.04	100.0%	5.70	40.6%	0.00	0.0%		✓	✓	✓			West	
Reitano, Carl & Kathleen	211 Old Croton Road	Farm Qualified	41	68	12.27	5.40	44.1%	12.26	100.0%	0.72	5.8%	0.00	0.0%		✓	✓	✓			West	
Rivers Shore Inc C/O K Berkley	76 Sand Hill Road	Farm Qualified	7	29	11.18	6.31	56.4%	2.85	25.5%	0.66	5.9%	6.69	59.8%	✓	✓	✓	✓			West	
Rogers, Charles E & Joan Trustees	74 Everitts Road	Preserved	80	17	85.92	80.19	93.3%	67.95	79.1%	4.24	4.9%	4.91	5.7%	✓	✓	✓	✓		✓	South	
Rosenblum, Charles & Jane E	10 Blackwell Road	Farm Qualified	78.03	11	0.60	0.27	45.2%	0.44	73.0%	0.02	3.5%	0.17	27.8%			✓	✓			West	
Rounds, Phillip N & Rhyta S	64 Sand Hill Road	Farm Qualified	7	32	6.04	5.71	94.5%	3.13	51.7%	0.00	0.0%	2.08	34.5%	✓		✓	✓			West	
Rozborski, Thomas G Estate Of	270 Old Croton Road	Farm Qualified	21	15	12.94	0.00	0.0%	11.69	90.3%	4.26	32.9%	0.00	0.0%		✓	✓	✓			West	
Sabo, Anna Estate	Allens Corner Road	Farm Qualified	10	2	3.19	0.06	1.9%	3.19	100.0%	0.63	19.7%	0.00	0.0%		✓	✓	✓	✓	✓	West	County
Sanderson, Gary A & Marilyn M	66 Featherbed Lane	Farm Qualified	24	1.02	12.76	0.00	0.0%	8.61	67.5%	5.62	44.1%	0.00	0.0%		✓	✓	✓			West	
Saunders, Jr. Edward	620 County Rd. 579	Farm Qualified	60	41	13.36	11.58	86.6%	13.36	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Scheer, Lena Estate C/O Max Scheer	206 Reaville Ave	Farm Qualified	72	7	12.19	3.89	31.9%	8.58	70.3%	1.24	10.2%	0.00	0.0%		✓	✓	✓			West	
Schindelar, Charles B & Karen F	58 Goose Island Rd	Farm Qualified	19	10	3.26	1.20	36.8%	3.26	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓		✓	West	County, Mun.
Schindelar, Charles B & Karen F	58 Goose Island Rd	Farm Qualified	21	20	11.10	0.00	0.0%	11.10	100.0%	8.33	75.0%	0.00	0.0%		✓	✓	✓			West	
Schroedel, William & Lorraine	90 Leffler Hill Road	Farm Qualified	59	24	7.42	5.92	79.7%	7.42	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓			West	
Schultz, Robert	846 County Rd. 579	Farm Qualified	43	28	8.56	7.78	90.9%	8.53	99.6%	0.11	1.3%	0.00	0.0%	✓	✓	✓	✓			West	
Schwartz, George L & Margaret C	76 Oak Grove Road	Farm Qualified	12	20	33.80	11.95	35.4%	33.80	100.0%	17.19	50.9%	0.25	0.7%		✓	✓	✓	✓	✓	West	
Schwenderman, Jack J & Sylvia A	118 Sergeantsville Road	Farm Qualified	59	12.02	13.10	0.00	0.0%	7.64	58.3%	4.99	38.1%	2.26	17.3%		✓	✓	✓			West	
Scotti, Bridget	11 Old Croton Road	Farm Qualified	44	49	8.27	0.00	0.0%	8.27	100.0%	1.31	15.8%	0.00	0.0%		✓	✓	✓			West	
Seidita, Anthony & Theresa	465 Hwy 12	Farm Qualified	41	53	8.53	0.00	0.0%	8.53	100.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓			West	

Seidita, Anthony & Theresa	471 Hwy 12	Farm Qualified	41	54	6.86	0.00	0.0%	6.86	100.0%	0.21	3.0%	0.00	0.0%	✓	✓	✓			West	
Sferra,Alfred J & Theresa A	76 Johanna Farms Rd	Farm Qualified	63	35	24.31	10.77	44.3%	21.33	87.7%	7.51	30.9%	0.00	0.0%	✓	✓	✓		✓	South	
Sicklinger, Margaret & Thomas	71 Decker Road	Farm Qualified	22	7	12.45	0.00	0.0%	12.45	100.0%	1.04	8.3%	0.00	0.0%	✓	✓	✓			West	
Simpson, Neil & Madeline	39 Old Clinton Road	Farm Qualified	6.07	25	6.95	0.00	0.0%	4.22	60.8%	0.00	0.0%	1.50	21.5%			✓	✓			
Skeuse, Brian & Jan P	20 Old Hill Road	Farm Qualified	41	38	20.52	14.31	69.8%	14.89	72.6%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓	✓	West	
Sloan, Victor S/Sandra Gong Trust	38 Oak Grove Road	Farm Qualified	13	13	13.28	9.52	71.7%	13.06	98.4%	1.20	9.0%	0.00	0.0%	✓	✓	✓	✓	✓	West	
Smuul, Mary Jane	411 Hwy 12	Farm Qualified	41	42	10.70	0.00	0.0%	10.70	100.0%	8.73	81.6%	0.00	0.0%		✓		✓		West	
Smuul, Mary Jane	409 Hwy 12	Farm Qualified	41	44	1.36	0.00	0.0%	1.25	92.0%	0.00	0.0%	0.00	0.0%		✓	✓	✓		West	
Snyder, Doris E	142 Barley Sheaf Road	Preserved	82	2	49.68	47.35	95.3%	46.38	93.4%	1.25	2.5%	4.61	9.3%	✓	✓	✓	✓	✓	South	
Stem, John G	44 Old Hill Road	Farm Qualified	41	40	17.21	0.00	0.0%	13.25	77.0%	3.92	22.8%	0.00	0.0%		✓	✓	✓		West	
Stichter, Allen W	136 Oak Grove Road	Farm Qualified	12	13	20.98	0.06	0.3%	20.66	98.5%	5.62	26.8%	0.00	0.0%		✓	✓	✓	✓	West	
Stothoff, Richard & Priscilla Etals	75 River Road	Farm Qualified	27	29	5.19	4.91	94.6%	5.19	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓		North	Municipal
Stothoff, Richard & Priscilla Etals	76 River Road	Farm Qualified	28	29	13.73	5.95	43.3%	7.54	54.9%	0.00	0.0%	1.09	7.9%		✓	✓	✓		North	Municipal
Tate, Ira J	98 Oak Grove Road	Farm Qualified	12	6	35.98	23.85	66.3%	35.77	99.4%	6.93	19.3%	0.00	0.0%	✓	✓	✓	✓	✓	West	County, Mun.
Teatzner, Arthur M & Lorraine A	109 Sergeantsville Road	Preserved	63	3	11.83	7.06	59.7%	11.83	100.0%	0.67	5.6%	0.00	0.0%	✓	✓	✓	✓	✓	South	
Teatzner, Arthur M & Lorraine A	105 Sergeantsville Road	Preserved	63	4	17.66	16.59	94.0%	17.66	100.0%	0.74	4.2%	0.00	0.0%	✓	✓	✓	✓	✓	South	
The Street Corp % A. Blumberg	34 Goose Island Rd	Farm Qualified	21	2.04	40.00	0.28	0.7%	40.00	100.0%	26.09	65.2%	0.00	0.0%		✓	✓	✓		West	
Thompson, F Michael & Dawn E	150 Oak Grove Road	Farm Qualified	12.01	1	25.67	18.97	73.9%	22.47	87.6%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓	✓	West	
Tuccamirgan LLC	71 River Road	Farm Qualified	27	30	18.46	12.49	67.7%	14.52	78.7%	1.74	9.4%	0.00	0.0%	✓	✓	✓	✓		North	Municipal
Tuccamirgan LLC	66 River Road	Farm Qualified	28	43	1.45	0.93	64.2%	0.62	43.0%	0.00	0.0%	0.31	21.1%			✓	✓		North	
Us Bronze Powders Incorporated	408 Hwy 202	Farm Qualified	40	4	22.88	5.83	25.5%	22.71	99.3%	0.01	0.1%	0.53	2.3%		✓	✓	✓		North	
Us Kingdom Builders LLC	34 Decker Road	Farm Qualified	20	15	19.16	2.15	11.2%	12.51	65.3%	8.35	43.6%	0.00	0.0%		✓	✓	✓		West	
Us Kingdom Builders LLC	32 Decker Road	Farm Qualified	20	21	4.75	0.00	0.0%	2.99	63.0%	2.89	60.8%	0.00	0.0%			✓	✓		West	
Van Doren, Hermine S Trust	61 Amwell Road	Farm Qualified	77	9	60.83	57.37	94.3%	60.83	100.0%	2.11	3.5%	2.97	4.9%	✓	✓	✓	✓		East	County, Mun.
Van Doren, Hermine S Trust	67 Amwell Road	Farm Qualified	77	10.17	24.24	22.45	92.6%	24.24	100.0%	0.00	0.0%	0.57	2.4%	✓	✓	✓	✓		East	County, Mun.
Van Doren, Jo-An B	77 Amwell Road	Farm Qualified	77	10	8.51	7.39	86.9%	8.51	100.0%	0.00	0.0%	0.98	11.5%	✓	✓	✓	✓		East	
Voorhees Associates LLC	101 Voorhees Corner Rd	Farm Qualified	40	5	88.59	70.23	79.3%	71.97	81.2%	7.66	8.6%	0.48	0.5%	✓	✓	✓	✓		North	County
Voorhees Associates LLC	75 Voorhees Corner Rd	Farm Qualified	40	5.01	10.76	2.55	23.7%	5.32	49.5%	1.25	11.7%	0.45	4.1%		✓	✓	✓		North	
Vrabel, Marie	47 Decker Road	Farm Qualified	22	21	25.75	2.01	7.8%	25.75	100.0%	19.24	74.7%	0.00	0.0%		✓	✓	✓		West	
Walker, Dale Jr	93 Featherbed Lane	Farm Qualified	22	4	2.73	2.55	93.4%	2.72	99.7%	0.09	3.4%	0.00	0.0%	✓	✓	✓	✓		West	
Walker, Dale Jr	89 Featherbed Lane	Farm Qualified	22	5	8.79	4.02	45.8%	8.71	99.0%	4.26	48.5%	0.00	0.0%		✓	✓	✓		West	
Walker, Dale Jr	67 Oak Grove Road	Farm Qualified	22	53	3.04	0.00	0.0%	3.04	100.0%	2.90	95.3%	0.00	0.0%		✓		✓		West	
Walker, Patricia Etals %C Glashoff	45 Oak Grove Road	Farm Qualified	24	2	24.45	9.22	37.7%	23.18	94.8%	9.72	39.8%	0.76	3.1%		✓	✓	✓		West	
Walker, Tertius & Bonnie Scheibman	124 Oak Grove Road	Farm Qualified	12	12	11.85	6.85	57.8%	11.85	100.0%	2.27	19.2%	0.00	0.0%	✓	✓	✓	✓	✓	West	
Wallace, Michael & Carol Lamberson	Ringoos-Croton Rd	Farm Qualified	86	15.02	9.95	7.52	75.6%	9.95	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓	✓	South	
Wallendal, Chris D	88 Old Clinton Road	Farm Qualified	4	12	14.56	5.50	37.8%	6.85	47.1%	0.00	0.0%	1.79	12.3%		✓	✓	✓		North	
Warshaw, Linda Faye	Featherbed Lane	Farm Qualified	22	9	12.72	3.07	24.1%	11.10	87.3%	3.00	23.6%	0.00	0.0%		✓	✓	✓		West	
Watkinson III, William T	Corner	Farm Qualified	5.01	5.14	1.16	0.60	52.0%	1.16	100.0%	0.56	48.0%	0.00	0.0%		✓	✓	✓		North	
Watkinson, William T/Virgina A Wind	15a-B Demott Road	Farm Qualified	5.01	5.15	11.19	7.41	66.2%	6.55	58.6%	1.54	13.8%	0.68	6.1%	✓	✓	✓	✓		North	
Whitehouse, Edward A	18 Everitts Road	Farm Qualified	80	14	18.84	12.75	67.7%	10.81	57.4%	0.97	5.1%	3.26	17.3%	✓	✓	✓	✓	✓	South	County
Wilmott, Timothy & Anastasia Barna	50 Decker Road	Farm Qualified	20	13	36.83	7.62	20.7%	26.94	73.2%	17.39	47.2%	0.00	0.0%		✓	✓	✓		West	
Woo, Glenn F & Linda	3 Hamden Road	Farm Qualified	3	2	51.72	17.41	33.7%	2.76	5.3%	1.13	2.2%	30.15	58.3%			✓	✓		North	
Yard, Catherine A	171 Penna Ave	Farm Qualified	27	36	21.46	12.14	56.5%	4.77	22.2%	0.00	0.0%	0.27	1.3%	✓	✓	✓	✓		North	
Zeng, Thomas & Victoria	286 Reaville Road	Preserved	82	1	55.31	40.04	72.4%	30.61	55.4%	0.66	1.2%	8.52	15.4%	✓		✓	✓	✓	South	
Ziegler, Joseph	42 Oak Grove Road	Farm Qualified	13	14	29.86	28.01	93.8%	29.86	100.0%	0.00	0.0%	0.00	0.0%	✓	✓	✓	✓	✓	West	
Zschack, Karl D	25 Goose Island Rd	Farm Qualified	19	5	83.74	16.00	19.1%	78.81	94.1%	47.09	56.2%	0.00	0.0%		✓	✓	✓	✓	West	Municipal
Zschack, Karl D	15 Goose Island Rd	Farm Qualified	19	6.01	11.06	0.00	0.0%	4.94	44.6%	9.94	89.9%	0.00	0.0%		✓		✓	✓	West	
Zschack, Karl D	38 Goose Island Rd	Farm Qualified	21	18	0.60	0.00	0.0%	0.60	100.0%	0.28	46.3%	0.00	0.0%		✓	✓	✓		West	

Appendix D.

SADC Policy P-14-E: Prioritization of Project Areas and Individual Applications

STATE AGRICULTURE DEVELOPMENT COMMITTEE

POLICY

PRIORITIZATION OF PROJECT AREAS AND INDIVIDUAL APPLICATIONS

I. Purpose

To establish a priority ranking of individual applications to direct the expenditure of farmland preservation bond funds dedicated for the purchase of development easements.

II. Authority

N.J.A.C. 2:76-6
N.J.S.A. 4:1C-31

III. Supersedes

Policy: P-14-A dated 12/15/88
Policy: P-14-A dated 9/21/89
Policy: P-14-A dated 1/18/90
Policy: P-14-B dated 3/25/93
Policy: P-14-C dated 9/28/95
Policy: P-14-D dated 12/19/96

IV. Definition

As used in this Policy, the following words and terms shall have the following meanings.

“Agricultural Development Area, hereafter referred to as ADA, means an area identified by a board pursuant to the provisions of N.J.S.A. 4:1C-18 and certified by the State Agriculture Development Committee.

“Exceptions”, means portions of the applicant’s land holdings which are not to be encumbered by the deed restriction contained in N.J.A.C. 2:76-6.15.

“Project area” means an area identified by a board or the Committee which is located within an ADA and is comprised of one or more development easement purchase applications approved by the board and received by the Committee, lands where development easements have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs.

“The degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture” means the degree to which the purchase of a development easement on the farm would encourage the survivability of the project area in productive agriculture.

V. Summary Policy for Ranking Individual applications and Project Areas

Utilizing the criteria in N.J.A.C. 2:76-6.16 individual applications will be ranked in order of highest to lowest statewide by the State Agriculture Development Committee. This ranking will be based on a numeric score, hereafter referred to as the “**quality score**” which evaluates the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture and the degree of imminence of change of the land from productive agriculture to a nonagricultural use. The Relative Best Buy criterion will also be used as a factor to determine which applications will receive a higher funding priority. Although this policy contains the procedure for ranking project areas, the Committee will only utilize the criteria that pertains to ranking “individual” applications to determine the applicant’s quality score.

The factors used to determine the degree to which the purchase would encourage the “survivability of the municipally approved program, in productive agriculture” and “degree of imminence of change of the land from productive agriculture to a nonagricultural use,” will be evaluated at least 30 days prior to the Committee’s certification of a development easement value.

The “relative best buy formula” to determine the applicant’s formula index will be calculated at the time of the Committee’s final review. The formula index will be factored with the applicant’s quality score to establish the applicant’s final score. The application will be ranked by the Committee from the highest to lowest to determine a funding priority subject to available funds.

The general philosophy will be to acquire development easements on “key” farms which result in a stabilization of agriculture in that project area or act as a catalyst to encourage future program participation in the project area.

The Prioritization Policy is organized in accordance with statutory requirements identified in the Agricultural Retention and Development Act N.J.S.A. 41C-11 et seq. and criteria described in N.J.A.C. 2:76-6.16. Listed below is a summary of the major criteria with their relative weights.

A. FACTORS WHICH DETERMINE THE DEGREE TO WHICH THE PURCHASE WOULD ENCOURAGE THE SURVIVABILITY OF THE MUNICIPALLY APPROVED PROGRAM IN PRODUCTIVE AGRICULTURE (N.J.S.A. 4:1C-31b. (2))

1.0	SOILS	Weight15
1.1	TILLABLE ACRES	Weight15
2.0	BOUNDARIES AND BUFFERS	Weight20
3.0	LOCAL COMMITMENT	Weight20
4.0	SIZE AND DENSITY	Weight20
5.0	CADB PRIORITIZATION (HIGHEST RANKED APPLICATION)	Weight10

B. DEGREE OF IMMINENCE OF CHANGE OF THE LAND FROM PRODUCTIVE AGRICULTURE TO NONAGRICULTURAL USE (N.J.S.A. 4:1C-31b. (3) Weight10

C. RELATIVE BEST BUY (N.J.S.A. 4:1c-31b. (1))

VI. Specific Methodology for Ranking Project Areas and Individual Applications.

A. FACTORS WHICH DETERMINE THE DEGREE TO WHICH THE PURCHASE WOULD ENCOURAGE THE SURVIVABILITY OF THE MUNICIPALLY APPROVED PROGRAM IN PRODUCTIVE AGRICULTURE.

1.0 SOILS Weight 15

The New Jersey Important Farmlands Inventory prepared in 1990, by the U.S.D.A., Natural Resource Conservation Service is used as the reference to identify soil quality -Prime, Statewide, Unique or Locally Important. A percentage figure for each of these four soil categories is calculated for both the individual application and the project area.

The acreage of each Important Farmland Classification shall be to the rounded to the nearest whole number.

Formula:

% Prime soils x 15= _____
% Statewide soils x 10= _____
% Unique soils x (0 or 12.5*) = _____
% Local soils x 5 = _____

Total weight = the sum of the categories.

* If a designated “unique” soil is not being used for its unique purpose, no points will be assigned. If points are to be awarded for unique soils, the county must provide justification.

1.1 TILLABLE ACRES Weight 15

The Committee shall evaluate tillable acres which emphasize the importance of land use and productivity. Priority will be given to the proportion of land deemed tillable. Factor to consider will be lands devoted to cropland, harvested, cropland pasture and permanent pasture. The following weights have been allocated in the land use classifications below.

Formula:

% Cropland Harvested x 15 = _____
% Cropland Pastured x 15 = _____
% Permanent Pasture x 2 = _____

The following definitions shall be used for evaluating tillable acres.

“Cropland harvested” means land from which a crop was harvested in the current year. Cropland harvested shall include the land under structures utilized for agricultural or horticultural production.

“Cropland pastured” means land which can be and often is used to produce crops, but its maximum income may not be realized in a particular year. This includes land that is fallow or in cover crops as part of a rotational program.

“Permanent pasture” means land that is not cultivated because its maximum

economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

2.0 BOUNDARIES AND BUFFERS: Weight 20

The weights reflect differences in both permanence and the buffers' effectiveness in reducing the negative impacts of nonagricultural development.

The following weights have been assigned:

Deed restricted farmland (permanent)	20
Deed restricted wildlife areas, municipal county or state owned parcels	18
Eight year programs and EP applications	13
Farmland (unrestricted)	6
Streams (perennial) and wetlands	18
Parks (limited public access)	14
Parks (high use)	5
Cemeteries	16
Golf course (public)	14
Military installations	14
Highways (limited access), Railroads	10
Residential Development	0
Other: (landfills, private golf courses)	*

* Value to be determined on a case by case basis at the time of review.

Formula:

$$\text{Weight of buffer} \times \frac{\% \text{ perimeter of project area affected by buffer}}{100} = \text{Total Weight per buffer}$$

Total of all the individual buffer scores = Total boundary and buffers score.

2.1 Negative Consideration:

EXCEPTIONS Weight (Up to -10)

The Committee shall evaluate all exceptions. Factors for determining if there is an adverse effect to the applicant's agricultural operation are as follows:

- * Severability potential from the Premises
- * Number requested
- * Size
- * Percent of Premises
- * Right to Farm language
- * Location and use (negative impact)

NOTE: Each county is responsible for future monitoring of each exception for ensuring compliance with restrictions placed upon the exception.

No negative points are assessed if one or both of the following pertain to the application.

1. The exception is for county and/or municipal farmland preservation and/or open space purposes.
2. The exception cannot be severed from the restricted premises unless associated with an agriculturally viable parcel pursuant to the terms of the Deed of Easement.

If one (1) or two (2) above do not apply, proceed with the following:

A. Number Requested:

For each exception requested: **(-2 points)**

B. Size:

The size of the individual exception exceeds local zoning requirements to construct one single family residential dwelling.

For each building lot, or portion thereof, in excess of the local zoning requirements: **(-1 point)**

Note: **If the exception exceeds the local zoning requirement but the landowner agrees to restrict the exception to permit only one residential dwelling, then no negative points shall be assigned.**

C. Percent of Premises:

The total acreage of the exception(s) exceeds 10% of the total acreage. **(-1 point)**

D. Right to Farm Provisions:

Approved Right to Farm language will be incorporated in the deed of the exception. **(1 point)**

E. Location and Use:

The location and/or use of the exception has a significant negative impact on the premises. **(Max. - 10 points)**

NOTE: Each county is responsible for ensuring compliance with restrictions placed upon exceptions.

3.0 LOCAL COMMITMENT: Weight 20 Max.

Priority will be given where municipal, county, regional, and state policies support the long term viability of the agricultural industry. Factors indicating support:

- 3.1** Zoning requiring an average minimum lot of at least three acres with clustering and/or mandatory buffering to provide separation between development and existing agricultural operations and/or use of other measures such as transfer of development credits, sliding scale, very low density zoning and/or any other equivalent measures which discourage conflicting nonagricultural development.

5 points

- 3.2** There is sewer or other growth leading infrastructure serving the premises or within hook-up distance.

Yes ____ 0 points

No ____ 3 points

- 3.3** The purchase of a development easement is consistent with municipal, county, and state plans.

Yes ____ 2 points

No ____ 0 points

3.4 Municipal commitment to actively participate in the Agriculture Retention and Development Program;

- A. Active Municipal Liaison with CADB
- B. Planning board actions regarding nonagricultural development support farmland preservation. (Ex. Planning board requests CADB review of applications for subdivision approval within ADAs.)
- C. Municipal governing body actions regarding nonagricultural development support farmland preservation.
- D. Municipality has previously approved eight year programs.
- E. Development easements have already been purchased in the community.

1 point each

3.5 Right to Farm ordinances

- A. A township that has a “Right to Farm” ordinance.

4 points

- B. The Right to Farm ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded.

1 point

3.6 Community financial support for the project area/individual application.

Financial support is construed as strong local commitment. Generally, if municipal/private dollars are invested in a project, there is greater care taken by the community to protect the area from the negative effects resulting from the nonagricultural development. The method to compare the many diverse municipalities with respect to their direct financial support for farmland preservation is to measure their total dollar contribution per thousand dollars of current equalized (100%) assessed value for the municipality.

The local contributions include the total of all passed municipal bond referenda and/or allocations from the budget, private or corporate contributions, and funding from any other sources since January 1, 1980 with the exception of landowner donations, county, state, and federal contributions. Landowner donations will be considered under the Relative

Best Buy criterion.

The current Equalized Assessed Value for the municipality will be the one in effect on January 1 of the current year expressed in thousands of dollars.

The assessment of points will be based on an index derived from the following ratio:

Formula:

$$\frac{\text{Total locally committed dollars since Jan. 1980}}{(\text{State Equalized valuation}/\$1,000)} = \text{Index}$$

* for the specific municipality

This Equalized valuation figure is listed in the most recent Annual Report of the Division of Local Government Services, prepared by the Department of Community Affairs or may be obtained by contacting the local tax office.

Example 1.

Benefit Township has committed \$1.8 million toward Farmland within the past five years. The State equalized valuation figure divided by 1,000 is 80,120.

The index is calculated as follows:

$$\frac{\$1,800,00}{\$80,120} = 22.47$$

Based on the scale, listed below an index of 22.4 is awarded 5 points.

Example 2.

In Harrow Township \$150,000 has been set aside for Farmland Preservation. The state equalized valuation figure divided by 1,000 is \$1,290,839.

The index is calculated as follows:

$$\frac{\$150,000}{\$1,290,839} = .12$$

Based on the scale listed below, an index of .12 is awarded 1 point.

Points will be allocated based on the following scale:

Index of greater than 10	5 points
Index between 7 and 10	4 points
Index between 5 and 7	3 points
Index between 2 and 5	2 points
Index greater than 0 but less than 2	1 point

Discretion may be used in the assignment of points, based on whether or not actual funds have been expended for farmland preservation.

4.0 SIZE AND DENSITY Weight 20 Max.

4.1 Individual Applications:

Individual applications will be scored on both size and density with a maximum of 10 points awarded for density for a maximum total combined score of 20.

4.1(2) Size (Max. 10 points)

Points are based on the size of each individual application relative to average farm size in the respective county according to the latest U.S. Census of Agriculture. Points will be awarded for size up to a maximum of 10 as follows:

$$\text{Points Awarded} = \frac{\text{Size of Individual application}}{10 \times (2 \times \text{county average farm size})}$$

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

4.1 (3) Density (Max. 10 points)

The density score will be awarded based on the following:

An application which is not reasonably contiguous (within one-half mile linear distance) with another development easement purchase application approved by the board and received by the Committee, lands where development easements have already been purchased, other permanently deed restricted farmlands, farmland preservation programs and municipally approved farmland preservation programs in the project area will receive (0) points. One (1) point will be allocated for each reasonably contiguous (within one-half mile linear distance) farmland preservation program or municipally approved farmland preservation program. Two (2) points will be allocated for each of the other above noted lands in the project area which are determined to be reasonably contiguous (within one-half mile linear distance)

with the subject application and each other not to exceed a maximum score of (10 points).

Example 1:	Receives (0) points
Example 2:	Receives (5) points
Example 3:	Receives (10) points

SP = Subject Property
8YR = 8-Year Program
Blank Space = Easement Purchase Application or
Previously Deed Restricted

5.0 **CADB PRIORITIZATION**

Consideration will be given to the board's highest ranked application to recognize local factors which encourage the survivability of the municipally approved program in productive agriculture and degree of imminence of change of the land from productive agriculture to a nonagricultural use. The CADB's highest ranked application will receive 10 points.

B. **DEGREE OF IMMINENCE OF CHANGE OF THE LAND FROM PRODUCTIVE AGRICULTURE TO NONAGRICULTURAL USE**

Weight (Max of 10)

use An application can receive up to (10) points where the Committee determines that the imminent conversion of the farm (application) from an agricultural to a nonagricultural use would negatively impact the survivability of the project area in productive agriculture.

There are two aspects which shall be considered when evaluating the imminence of change: 1) factors which measure the degree of imminence of change of farmland to a nonagricultural use and 2) factors that evaluate the impact of the farmland conversion.

I. Factors considered for evaluating the Degree of Imminence of Farmland Conversion

County Comparisons (relative indices):

1. Avg. certified county easement value for previous round:
(1 point max.)
2. County Single Family Unit Permits (3 years): (1 pt. max)
3. County Farmland Assessed cropland acre loss for 10 years:
(1 point max.)
4. County Farmland Assessed cropland percent loss for 10 years:
(1 point max.)

Township Comparisons (relative indices):

1. Township Single Family Unit Permits for 3 years:
(1 pt. max.)
2. Township Farmland Assessed cropland acre loss for 10 years:
(1 pt. max.)
3. Township Farmland Assessed cropland percent loss for 10 years:
(1 pt. max.)

Farm-specific indicators:

1. Subdivision approval (final): 2 pts.
2. Estate situation: 2 pts.
3. Bankruptcy/Foreclosure: 2 pts.

II. Factors considered for evaluation the impact of the farmland Conversion

State Comparisons (relative indice):

1. Combined SADC Quality Scores for size, boundaries, and buffers and density: (0.5 pt. max.)

County Comparisons (relative indice):

1. Combined SADC Quality Scores for size, boundaries and buffers and density: (0.5 pt. max.)

MAXIMUM FOR CATEGORY: (10 POINTS)

The above indices will be updated annually and provided to CADB Staff.

C. **RELATIVE BEST BUY (STATUTORY FORMULA)**

This criterion will only be evaluated at the time of final Committee review.

$$\frac{\text{Nonagricultural development value} - \text{agricultural nonagricultural development value}}{\text{landowner asking price} - \text{agricultural value}} = \text{formula index}$$

“Landowner Asking Price” means the applicant’s per acre confidential offer for the sale of a development easement.

D. FUNDING PRIORITY

1. The Committee's funding priority will be given to those applications which have a higher numeric values obtained by the application of the following formula:

applicant's
quality score + (formula index x 200) = final score

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