

**WEST AMWELL TOWNSHIP PLANNING BOARD
RESOLUTION NO. PB2010-14
MASTER PLAN AMENDMENT
(Various Elements)**

WHEREAS, the Planning Board of the Township of West Amwell (hereafter Planning Board), County of Hunterdon, State of New Jersey, has previously adopted a Master Plan pursuant to the statute during October 2003; and

WHEREAS, the Planning Board subsequently adopted a farmland preservation plan element on February 9, 2004; and

WHEREAS, the Planning Board then adopted a Housing Plan Element on October 18, 2005; and

WHEREAS, the Planning Board subsequently adopted additional Master Plan amendments on November 21, 2006; and

WHEREAS, the Planning Board later adopted an amended Housing Plan Element on November 18, 2008; and

WHEREAS, following the required recent periodic reexamination of the Master Plan required by *N.J.S.A. 40:55D-89*, the Board has determined that additional changes to various elements of the Master Plan are needed; and

WHEREAS, pursuant to *N.J.S.A. 40:55D-28(b)(2), (5), (8), (10), (13) and (16)*, a land use plan element, a utility service plan element, a conservation plan element, an historic preservation plan element, a farmland preservation plan element and a sustainability plan element are recognized as significant elements of a municipal Master Plan; and

WHEREAS, the Planning Board has now prepared and reviewed the six plan elements mentioned in the preceding paragraph and the Planning Board now intends that these new proposed plan elements should be adopted and incorporated into the Township's Master Plan; and

WHEREAS, the Planning Board on October 19, 2010 held a public hearing to formally consider these reports and to adopt them as amendments to the Township Master Plan; and

WHEREAS, all notice requirements imposed by law were satisfied prior to the

public hearing; and

WHEREAS, the Planning Board makes the following findings of fact and conclusions of law:

1. The Planning Board has prepared new land use, utility service, conservation, historic preservation and farmland preservation plan elements which are intended to amend, modify and supercede the existing plan elements.

2. In addition, the Planning Board intends to adopt a sustainability plan element pursuant to statute for the first time.

3. There are a number of maps which have been adopted as part of the Master Plan on various dates. Several of the existing maps will be modified as part of this action. They include: Figure 1 - existing land use map; Figure 2 - proposed land use map; and Figure 7 - historic sites map. Additionally, Exhibit A from the 2006 amendments is a Sourlands Mountain Region map. That map will be renamed Figure 8 but will remain otherwise unchanged as part of these amendments.

4. The Planning Board has carefully reviewed all proposed plan elements and maps and has made appropriate amendments thereto.

5. At the October 19, 2010 meeting, one member of the public, Ron Shapella, attended and offered a brief positive comment regarding the plan. Since the Board Members were already familiar with the individual plan elements and maps, no extended discussion of those elements and maps took place at the public hearing. One additional note was added to the Farmland Preservation Plan Element.

6. The Planning Board is satisfied with the proposed plan elements and maps discussed herein. The Planning Board finds that they should be adopted as specific elements of the Master Plan and supporting maps and that such action will have both local and regional benefits. The Planning Board finds that they constitute appropriate additions to the Master Plan and are hereby approved.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Amwell, County of Hunterdon, State of New Jersey, that the land use plan element, the utility service plan element, the conservation plan element, the historic preservation plan element, the farmland preservation plan element and the sustainability plan element discussed herein are hereby approved and each plan

element will become a part of the Township of West Amwell Master Plan; and

BE IT FURTHER RESOLVED that the revised Figures 1, 2 and 7 which have been specifically updated as part of these revisions are hereby adopted as part of the Township of West Amwell Master Plan; and

BE IT FURTHER RESOLVED that Exhibit A from the November 21, 2006 Master Plan Amendments is hereby renamed as Figure 8 and will remain a part of the Township of West Amwell Master Plan; and

BE IT FURTHER RESOLVED that all current exhibits from the Township of West Amwell Master Plan of 2003 and all current amendments to same including those adopted on February 9, 2004, October 18, 2005, November 21, 2006 and November 18, 2008 are hereby retained and shall remain in full force and effect except as specifically modified by the current amendments;

BE IT FURTHER RESOLVED that a copy of this resolution along with a copy of each of the plan elements and maps discussed herein will be forwarded to the Hunterdon County Planning Board as required by law.


SEAN PFEIFFER, Chairman

ATTEST:


MARIA ANDREWS, Secretary

Dated Memorialized: October 19, 2010

West Amwell Farmland Preservation Plan

Township of West Amwell
Hunterdon County, New Jersey

Adopted by the
West Amwell Township Planning board
on
October 19, 2010

West Amwell Farmland Preservation Plan

Township of West Amwell
Hunterdon County, New Jersey

October 19, 2010

Prepared for the West Amwell Planning Board
by the

West Amwell Agricultural Advisory Committee
West Amwell Open Space Committee

with assistance from



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West Amwell Farmland Preservation Plan
Township of West Amwell
Hunterdon County, New Jersey

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West Amwell Farmland Preservation Plan (2010)

Hunterdon County, New Jersey

INTRODUCTION

West Amwell is situated in the southern portion of Hunterdon County, New Jersey, and is centrally located between New York City and Philadelphia. Despite its metropolitan location, the community is still largely rural, defined by the abundance of open space and agriculture, and the relative absence of development. West Amwell residents have long embraced its rural heritage and support the Township's efforts to preserve the rural character through a comprehensive farmland preservation program.

The West Amwell Farmland Preservation Plan has been prepared pursuant to the Municipal Land Use Law, *NJSA 40:55D-28*, the Planning Incentive Grant Act, *NJSA 4:1C-43.1* the Agriculture Retention and Development Act, *NJSA 4:1C-11 et seq.*, the State Agriculture Development Committee's (SADC) updated regulations at *NJAC 2:76-17A* and the SADC's Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans. The Plan includes an inventory of the Township's physical characteristics and farm properties, an overview of municipal policies that support and promote agriculture as a business, and a long-term plan for preserving farmland.

1.0 AGRICULTURAL LAND BASE

The physical characteristics of a community are important for understanding its unique suitability for farming. This section of the Plan discusses the opportunities and constraints of the physical infrastructure that have historically influenced agriculture in West Amwell Township and continues to frame its role in the community.

1.1 Geology

West Amwell Township is entirely located within the Piedmont Physiographic Province of New Jersey and, in particular, the Southern Piedmont. The Sourland Mountain range is the predominant topographic feature and extends across the south-central portion of the Township from the Delaware River to the eastern borders with Hopewell and East Amwell Townships. Underlying the Township's surface are four types of bedrock: the Locketong, Stockton and Passaic Formations and the Diabase intrusions. Each of these bedrocks has its own unique characteristics that result in varying degrees of ability to permeate and extract water.

The four bedrock formations and their characteristics, as referenced in the *Evaluation of Groundwater Resources of West Amwell Township, Hunterdon County, New Jersey* (2003), prepared by M2 Associates, are summarized below.

Stockton Formation

The Stockton Formation is limited to a small area in the southeastern corner of the Township, adjacent to Hopewell Township and less than three acres in size. The bedrock consists predominantly of sandstone and has a median yield of 15-19 gallons of water per minute (gpm). The Stockton Formation provides a good bedrock aquifer for water supply, but since the area in the Township is extremely small, it is not considered a significant source of water for West Amwell.

Locketong Formation

The Locketong Formation forms a band across the southern portion of the Township, consisting of approximately 3.4 square miles. This Formation consists of mudstones, argillaceous sandstones and siltstones. The Locketong Formation characteristically has a low potential to transmit water, regardless of the depth of a well. (M2 Associates). Studies have indicated that wells within West Amwell's Locketong Formation have a

yield of .5-78 gpm, with a median yield of 4 gpm and a median yield of 7 gpm within the Stony Brook, Beden Brook and Jacobs Creek drainage basins. (M2 Associates).

Passaic Formation

The Passaic Formation occurs in three different bands across the Township: a small band of 3.9 acres is just southeast of the Sourland Mountain range; a second band occurs northwest of the Sourland Mountain range, consisting of .4 square miles; and the third band encompasses the north portion of the Township with approximately 8.3 acres. The Passaic Formation consists primarily of red shale, siltstones, silty mudstones and argillaceous, and very fine-grained sandstones. Regionally, the Passaic Formation is a good source of water with a well yield of 10-15 gpm. However, studies specific to West Amwell reveal a reduced yield of 5-6 gpm. There is no indication that the yield would be increased with a deeper well.

Diabase

The Diabase intrusions are found in the highest elevations of the Township, particularly the Sourland Mountain range. Diabase is a dense, hard and poorly fractured crystalline rock. Due to the few fractures, this bedrock provides a poor aquifer system for both water capacity and yield. The median yield of West Amwell wells in diabase is 5 gpm.

Groundwater Storage and Transmission Capability

While the above four bedrock formations produce a wide range of characteristics, the median groundwater yield for all four formations is relatively the same throughout the Township, with a slight advantage to the areas of non-metamorphosed Passaic Formation. With the noted exception, the aquifer systems in West Amwell are a poor source of groundwater because of the inherent low levels of water capacity and yield. A discussion on groundwater supply is discussed in more detail later in this Plan.

1.2 Farmland Soils

Prime and statewide important farmland soils together represent almost half (47%) of all the soils in West Amwell. See Table 1 for a summary of these farmland classifications and Figure 4, which depicts the location of prime and statewide important farmland in West Amwell. Of the 6,532 acres of prime and statewide important farmland in the Township, 608 acres of prime farmland are in active production and 2,117 acres of statewide important farmland are in active production. Figure 5 depicts the location of these farmland soils, which are primarily found in the PIG Project Area.

Table 1. Prime and Statewide Important Farmland Soils in West Amwell				
Type	Acres	% of Type	Actively Farmed (ac)	% of Type Actively Farmed
Prime Soils	1,514	11%	608	40%
Statewide Important Soils	5,018	36%	2,117	42%
Other	7,414	53%	-	-
Total	13,947.50	100%		
<i>Source: NRCS</i>				

Prime farmland, farmland of statewide importance and locally important farmland are classifications of the Important Farmlands Inventory, created by the Natural Resources Conservation Service (NRCS) of the US Department of Agriculture in the 1970s. The purpose of the Inventory was to better understand the extent and location of the best land for producing food, feed, fiber forage, and oilseed crops in the United States. A lexicon of prime, statewide important, local and unique soils was created for these purposes. The definitions are as follows:

Prime Farmland

Prime farmland is the land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. It must also be available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity,

acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. 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. New Jersey further classifies *Prime Farmlands* as all those soils in Land Capability Class I and selected soils from Land Capability Class II.

Farmland of Statewide Importance

The criteria for delineating *farmland of statewide importance* is determined by state agencies. Generally, farmlands of statewide importance include those that are nearly prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some may produce as high a yield as prime farmlands if conditions are favorable. In some states, additional farmlands of statewide importance may include tracts of land that have been designated for agriculture by state law. New Jersey defines *Farmlands of Statewide Importance* as those soils in land capability Class II and III that do not meet the criteria as Prime Farmland.

Unique Farmland

Unique farmland is land other than prime farmland that is used for the production of specific high value food and fiber crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality and/or high yields of a specific crop when treated and managed according to acceptable farming methods. Examples of such crops are citrus, tree nuts, olives, cranberries, fruit, and vegetables. Where appropriate, these lands are to be identified by the local agency or agencies concerned. Additional farmlands of local importance may include tracts of land that have been designated for agriculture by local ordinance. *There have been no unique farmland soils identified in Hunterdon County to date.*

1.3 Water

Groundwater is defined as the water located beneath the ground surface in the spaces and fractures of the underlying bedrock. A unit of bedrock that can yield a useable quantity of water is referred to as an aquifer. The water moves in the bedrock through the pore spaces and fractures. The water yields depend upon the size of the spaces, the amount of fractures and the interconnectivity of the spaces and fractures. Bedrock with little or no fractures or pore spaces is a poor source of groundwater.

Groundwater is replenished naturally as water from rain, wetlands, some surface waters and other sources seep back into the earth. In West Amwell, over 90% of the residents and business rely upon groundwater as their source for all water. The remaining 10% of the community is a residential development constructed in the 1990's on the border of the City of Lambertville. The development is serviced by United Water Company (UWC) by means of lines extending from the City. The UWC has no plans to extend the public water to other parts of the Township.

West Amwell residents and businesses extract groundwater through individual wells. The pressure and volume of the water is a function of the underlying bedrock and aquifer. As described in the previous section on the Township's geology, the bedrock formations in West Amwell are a poor source of groundwater because of the limited pore spaces and fractures to store and yield the water. The Township commissioned a report on its groundwater capacity supply, which was prepared by M2 Associates, Inc, titled *Evaluation of Groundwater Resources of West Amwell Township, Hunterdon County, New Jersey*, dated February 14, 2003. The M2 Report provides a detailed analysis of the bedrock formations and groundwater systems in the Township. The report concludes that groundwater resources in the Township are severely limited and that "the well yields, aquifer characteristics and geology indicate that bedrock aquifers beneath West Amwell Township are significantly less capable of yielding or transmitting water than measured elsewhere in Hunterdon County or nearby Mercer County." (M2 Associates, page 41). The Report also provides recommended densities for future development to assure adequate water is available for human consumption and that land is reserved to replenish the groundwater.

Although the Township is scarce on groundwater, the precipitation in West Amwell is slightly above average for central New Jersey. Compared with central and southern New Jersey, West Amwell Township generally has

colder temperatures and greater snowfall in winter, with a greater average annual precipitation overall. Precipitation amounts (rain- fall and rainfall equivalent of snowfall) average 48.8 inches annually. (West Amwell Natural Resource Inventory, 2008.)

Farmers have historically chosen crops and livestock that succeed given the groundwater constraints. Preferred field crops are those that do not require irrigation and livestock operations have access to operable wells and/or surface water. Very few farms have ever used irrigation in the Township, according to farmland assessment reports. The result is a large proportion of field crops, such as hay and corn for grain, a plethora of small, diverse farming operations and a paucity of nursery, horticultural operations and similar types of agriculture that would depend upon supplemental water supply.

Where supplemental irrigation is necessary in the Township, rain harvesting and gray water irrigation are both viable alternatives to groundwater irrigation, although they are best suited for smaller farms because of the limited capacity to store water. When irrigation is necessary, drip irrigation is a preferred option because it retains a larger percentage of water moisture, reducing the overall demand for water. Farmers can also maximize the capture and retention of precipitation through appropriate conservation methods such as terracing, which can be designed with the assistance of the local Natural Resource and Conservation Service (NRCS). Sufficient groundwater recharge areas are important in West Amwell to replenish the limited supply of water. The Township’s low development densities and its successful preservation of open space and farmland have contributed to the protection of these recharge areas.

As a last resort for larger volumes of water supply, farmers have the option to apply to the NJ Department of Environmental Protection (DEP) for water allocation permits. The permits are granted for groundwater extraction that exceeds 100,000 gallons per minute (gpm). Water allocation permits are discouraged in West Amwell because the groundwater supply cannot sustain the depletion of these large volumes of water. However, the SADC secured water allocation permits for two preserved farms in the Township in the event the water use became necessary. These permits are for the Case and Holcombe farms. While the permits are still valid, the wells for the permits have not been constructed as of the date of this Plan.

Table 2. Land Use/Land Cover Characteristics for West Amwell

Type	Acres	%
Wetland	1,149.72	8.2%
Agriculture	4,024.38	28.8%
Forest	6,468.50	46.3%
Barren	94.74	0.7%
Urban	2,059.83	14.8%
Water	165.39	1.2%
Total	13,962.56	100.0%

Source: NJDEP 2002 Land Use Cover, (See NJDEP website for definitions)

1.4 Land in Agriculture

There are a variety of data sources that describe the characteristics and trends in agriculture on a municipal and county level, including the NJDEP Land Use Cover maps and figures, the US Census of Agriculture and local farmland assessment reports.

The NJ Department of Environmental Protection (DEP) prepares land use cover maps for the entire state every five years. The DEP land use cover maps are based upon color infrared imagery. The purpose of the land use cover maps is to show the general change of land use classifications over periods of time. The land use cover maps include the broadest categories of land uses. According to the 2002 NJDEP land use cover data, over 85% of the Township is within open space, agriculture, or environmental constraints. The same source indicates that approximately 4,024 acres, or 29% of West Amwell’s land base is in agriculture. It is important to note, however, that land cover data alone will not give a true indication of all lands in agricultural

Table 3. Land Use/Land Cover Characteristics of the PIG Project Area

Type	Acres	%
Wetland	835	8 %
Agriculture	3,449	33 %
Forest	4,645	44 %
Barren	79	0.8%
Urban	1,362	13 %
Water	87	0.8%
Total	10,456	100.0%

Source: NJDEP (See NJDEP website for definitions) and West Amwell PIG map

use, since buildings and other typical ancillary farm functions could be classified in any of the other types of land cover, i.e. forest, urban, water and wetland. The largest land use cover category in West Amwell is forested lands, which represents 6,469 acres, or 46%, of the total land base. In the Township’s targeted area for future farmland preservation activity (the PIG project area), the land cover is comprised of 33% agriculture, 44% forest, 13% developed lands, and the remaining is barren, water or wetlands. See Tables 2 and 3 for the land cover figures.

The US Census of Agriculture is conducted every five years. The data reveals a wide range of data on farm uses, farm operators, productivity and expenses. It provides detailed information on agricultural economics that is not otherwise provided in other sources. However, the Census of Agriculture statistics are not disaggregated to the municipal level and only countywide information and trends are provided. Although both the County and Township have lost farmland over the years, the number of farms in Hunterdon County have increased, according to the Census of Agriculture. Table 4 shows that while the size of farms decreased, the total number of farms increased, attributed in large part to the larger number of part-time farmers. (Hunterdon County Farmland Preservation Plan, 2008)

The Census of Agriculture reported that the average size of a Hunterdon County farm in 1987 was 88 acres and decreased to 72 acres in 2002. The median farm size, which is a new definition as of the 2002 Census, indicates a size of 24 acres for Hunterdon County. The 2002 Census further reports that 23%, or 341, of the 1,514 farms in Hunterdon County were less than 9 acres and 70%, or 1,063 farms, were less than 49 acres. While this Census data is only available at the County level, these trends are common to all the farming communities in Hunterdon County, and follow both a statewide and national trend. Census data is not available for West Amwell farm sizes, but the 2008 farmland assessment data reveal a median farm size of 43.9 and a mean farm size of 20.9.

The municipal farmland assessment data is another important source of information because it is based upon forms filed by landowners every year. The farmland assessment data provides useful information on farming types and reported farm income at the municipal level. As of 2006, there were 7,628 acres of land enrolled in West Amwell’s farmland assessment program, which is 54% of the total land area. (Note the comparison between this figure and the DEP agricultural cover of 29% in 2002 – and the Township had even *more* farm assessed lands in 2002.) The farms are located throughout West Amwell, but are primarily found in the north and south sections of the Township. (See Figure 1 for the map of farmland assessed properties¹). The gap in between these two farmed areas is the

Table 4. Agricultural Trends in Hunterdon County		
	1987	2002
Farmland		
Land in farms	123,698	109,241
av size farm	88	72
# of farms	1,398	1,514
Size of farms (ac)		
1-9	258	341
10-49	587	722
50-179	388	328
180-499	119	86
500-999	37	28
>1,000	9	9
Av value of products sold per farm		
	19,710	27,917
Agricultural Product		
Beef cows (#)	2,787	1,648
Beef cows (farms)	280	109
Milk cows (#)	4,091	718
Milk cows (farms)	102	9
Hogs/pigs sold (#)	5,308	1,623
Hogs/pigs sold (farms)	131	65
Sheep/lambs (#)	3,818	3,815
Sheep/lambs (farms)	194	235
Chickens (#)	n/a	5,382
Chickens (farms)	172	177
Hay (in acres)	26,256	32,265
Hay (farms)	742	649
Vegetables harvested (in acres)	933	747
Vegetables harvested (farms)	112	101
Orchards (in acres)	750	633
Orchards (farms)	129	119
Source: Census of Agriculture 1987, 2002. Prepared by Mosaic Planning & Design, LLC		

¹ All maps are located at the end of the Plan, before the Appendix

Table 5A. Hunterdon County Agricultural Trends (1983-2006)

Agricultural Type	1983	1990	2000	2006	% Change 1983-2006	% Change 2000-2006
Cropland Harvested (acres)	74,432	74,006	64,653	55,936	-25%	-13%
Cropland Pastured (acres)	8,608	9,015	8,771	8,672	1%	-1%
Permanent Pasture (acres)	19,409	20,216	17,239	16,228	-16%	-6%
Unattached Woodland (acres)	n/a	18,545	23,838	22,751	n/a	-5%
Attached Woodland (acres)	n/a	27,447	24,824	21,001	n/a	-15%
Equine (acres)	n/a	n/a	542	861	n/a	59%
Total for Ag Use (acres)	142,240	149,131	139,867	125,449	-12%	-10%
Total County Land Area (acres)	275,163	275,163	275,163	275,163	0%	0%
Percentage Farmland Assessed	51.70%	54.20%	50.80%	45.59%	-12%	-10%
Total Field Crops (acres)	63,497	59,236	53,150	48,035	-24%	-10%
Total Cover Crops (acres)	533	665	759	448	-16%	-41%
Total Fruit (acres)	624	697	509	638	2%	25%
Total Berries (acres)	111	55	64	87	-22%	36%
Grapes (acres)	107	120	128	97	-9%	-24%
Total Nursery (acres) **	3,621	3,958	3,798	4,019	11%	6%
Total Vegetables (acres)	851	978	1,043	946	11%	-9%
Total Irrigated Farmland (acres)	353	294	395	526	49%	33%
Livestock (number)						
Beef Cattle	9,279	5,667	4,141	3,622	-61%	-13%
Dairy (all)	10,928	5,433	2,069	1,421	-87%	-31%
Horses/ponies	3,356	3,192	3,774	4,299	28%	14%
Ducks	1,684	3,332	4,092	2,852	69%	-30%
Chickens (meat)	41,249	7,056	4,753	2,444	-94%	-49%
Chickens (layers)	112,997	8,873	7,844	9,162	-92%	17%
Sheep	5,893	5,457	4,212	3,497	-41%	-17%
Firewood (cords)	8,713	8,194	3,855	4,111	-53%	7%
Christmas trees (ac)	1,449	1,508	1,406	1,228	-15%	-13%
** includes Christmas trees						

Source: NJ Farmland Assessment, Prepared by the State Agriculture Development Committee and Mosaic Planning & Design, LLC

Table 5B. Agricultural Trends in West Amwell (1983-2006)

	1983	1990	2000	2006	% Change 1983-2006	% Change 2000-2006
Cropland Harvested (acres)	4,256	3,554	3,134	2,464	-42%	-21%
Cropland Pastured (acres)	352	343	457	487	38%	7%
Permanent Pasture (acres)	1,534	1,206	1,244	1,267	-17%	2%
Unattached Woodland (acres)	*	1,813	2,106	1,818	n/a	-14%
Attached Woodland (acres)	*	1,696	1,893	1,556	n/a	-18%
Equine (acres)	n/a	n/a	13	36	n/a	177%
Total for Ag Use (acres)	9,059	8,612	8,847	7,628	-16%	-14%
Total Municipal Land Area	14,016	14,016	14,016	14,016	0%	0%
Percentage Farmland Assessed	65%	61%	63%	54%	-16%	-14%
Total Field Crops (ac)	2,234	2,927	2,579	2,260	1%	-12%
Hay	1,130	1,599	1,459	1,278	13%	-12%
All other	1,104	1,328	1,120	982	-11%	-12%
Total Cover Crops (ac)	2	17	0	23	>100%	>100%
Total Fruit (ac)	24	10	9	21	-13%	133%
Total Berries (ac)	25	0	7	2	-92%	-71%
Grapes (ac)	10	6	0	1	-90%	>100%
Nursery (ac)	574	114	244	94	-84%	-61%
Vegetables (ac)	51	63	15	13	-75%	-13%
Total Irrigated Farmland (ac)	8	0	6	0	-100%	-100%
Livestock (number)						
Beef Cattle	328	279	311	266	-19%	-14%
Dairy (all)	1,096	282	415	260	-76%	-37%
Horses/ponies	137	84	116	155	13%	34%
Ducks	50	51	31	2,037	3974%	6471%
Chickens (meat)	259	318	169	155	-40%	-8%
Chickens (layers)	403	200	65	216	-46%	232%
Sheep	149	129	90	118	-21%	31%
Firewood (cords)	614	264	277	308	-50%	11%
Christmas trees (ac)	218	55	100	39	-82%	-61%

Source: NJ Farmland Assessment Data

Calculations by Mosaic Planning & Design, LLC

* The 1983 Farmland Assessment data utilized a different category for woodlands and reported a total of 2,921 acres of "WoodlandWetland".

Sourland Mountain range, which is a band of forest and forested wetlands in an east-west direction, underlain by the diabase bedrock discussed previously.

For the period 1983-2006, the total Township lands enrolled in farmland assessment decreased by 16% and by 12% for the entire County, as shown on Tables 5A and 5B. For this same period, West Amwell lost 21% of its cropland harvested acreage, whereas the County lost 13% of cropland harvested acreage. West Amwell is therefore slightly ahead of Hunterdon County in terms of percent loss of farmland.

2.0 WEST AMWELL’S AGRICULTURAL INDUSTRY

While the preceding section discusses agriculture as a land use, this section discusses agriculture as an industry – its market value and projected trends for the future.

2.1 Market Value of Agricultural Products Sold

The Census of Agriculture is perhaps the most important source of information for analyzing the market value of agricultural products. However, since the data is only available at the county level, certain assumptions and hypotheses are necessary to determine the value of agricultural products at the municipal level.

In Hunterdon County, the value of agricultural products has increased steadily over the past ten years. According to the 2002 Census of Agriculture, the Hunterdon County market value for all products sold was \$42,267,000, an increase from \$37,139,000 in 1997. The average value of products sold per farm in Hunterdon County was \$27,917 and was \$25,420 in 1997.

In Hunterdon County, the most lucrative farm operations are nurseries, according to the Census of Agriculture, with a market value of \$24,798,000 in 2002. While no other commodities come even close to these figures in Hunterdon County, the next most profitable types of agriculture include field crops (hay, but no grains/legumes) at \$3,705,000, horses/ponies at \$2,757,000 and grains, oilseeds/beans at \$2,580,000.

With West Amwell’s water constraints, nurseries are not suited to the Township. However, West Amwell does have an abundance of hay farms, horses and grains, all of which are particularly profitable countywide. According to local farmland assessment data, the most profitable farm operations in West Amwell are dairy, horses and ducks.

With a countywide farm income of \$42,267,000 and \$27,917 per farm in 2002, the Census reports that the production expenses in Hunterdon County was \$56,629,000 or \$37,453 per farm on average. At first glance, the conclusion is that agriculture is not profitable. However, there are other explanations. One, is that a large number of farmers grow products – especially hay – for their own use and document it as an expense, but do not report it as an income since it is never sold. Second, is that the majority of farmers in Hunterdon County, according to the Census of Agriculture, are part-time farmers and derive their primary income from other jobs.² The farm operation is therefore considered a “hobby” or family farm venture. While statistics are not available

Farm Size	Number	% of total
1-9	37	21%
10-19	46	26%
20-49	45	26%
50-74	16	9%
75-99	12	7%
100-179	13	7%
180-499	4	2%
>500	<u>1</u>	1%
Median Size 20.9 acres		
Mean Size 43.9 acres		
<i>Source: 2008 Farmland Assessment Data Compiled by Mosaic Planning & Design, LLC</i>		

Farm Income	Number of Farms	% of total
\$500-\$999	66	38%
\$1000-\$9,999	91	52%
\$10,000-\$24,999	6	3%
\$25,000-\$49,999	6	3%
\$50,000-\$99,000	2	1%
>\$100,000	<u>3</u>	2%
Total	174	100%
<i>Source: 2008 Farmland Assessment Data, Compiled by Mosaic Planning & Design, LLC</i>		
<i>* The data represents the income reported by farmers for farmland assessment reporting</i>		

² See the Hunterdon County Farmland Preservation Plan for a discussion on part-time farmers.

at the local level, the number of part-time farmers in West Amwell is probably 75-90%. The income levels reported in the farmland assessment forms support this high percentage of part-time farming. In 2008, the farmland assessment data indicates 38% of the Township farms reported incomes of less than \$1,000 and 90% of the farms reported incomes of less than \$10,000. Only five farms in the Township reported incomes over \$50,000. (Table 7) It is important to note here that part-time farmers have historically played an important role in agriculture. A brief discussion on part-time farmers is included in the following section.

2.2 Local Agricultural Trends

Agriculture in West Amwell consists of horse farms, field crops (especially hay), a large, successful dairy farm, and a diversity of other livestock and field crops and some vegetables. The difference between West Amwell and Hunterdon County is that the Township has few nursery crops because of the poor water supply. Also, the Sourland Mountain range in West Amwell is largely forested and for the most part is poorly suited for agriculture due to the underlying diabase rock. This large percentage of forested lands and the lack of water supply uniquely characterize agricultural land use in West Amwell Township.

Recent Trends

Census statistics in Table 4 show a decline of beef cows, dairy cows, and pigs in Hunterdon County from 1987 to 2002. However, hay production increased countywide and sheep, horses, vegetables, and orchards stayed roughly unchanged. Farmland assessment data reveal similar, but not identical, trends in West Amwell Township for the period 1983-2006. The 1983 farmland assessment data in Table 5A reflects West Amwell's leading agricultural industry at that time was dairy with 1,096 dairy cattle. But by 2006, that number was reduced to 206. During that period, the majority of the dairy farms in the Township closed down and were either sold for development or converted to other agricultural uses. Beef cows and pigs also declined in the Township during this period, but, like Hunterdon County, sheep and horses increased. And whereas Table 5A reveals an increase in vegetables and orchards in Hunterdon County, Table 5B shows that they declined in the Township, presumably due to water constraints. One of the largest agricultural changes that occurred in the Township between 1983-2006 is the increase in the number of ducks from 50 in 1983 to over 2,000 in 2006. Horses and hay production also increased during that period. Finally, the number of irrigated farms in Hunterdon County increased 49% from 1983-2006 (Table 5A), but has remained virtually non-existent in West Amwell during that period. (Table 5B).

In Hunterdon County, over half of the farms are operated by part-time farmers according to the 2002 Census. Although there are no specific numbers available, the proportion of part-time farmers in the Township is probably similar and is substantiated by the low reported incomes and the small sizes of the farms. Given this large number of small farms and part-time farmers, it is important to understand the role they play in local agriculture. Part-time farmers contribute significantly to local agriculture. First, smaller farms can produce feed and other products for neighboring farms. Second, the mere presence of local farms provides fresh produce for Township residents. Third, the availability of agricultural products contributes to the growing sustainable movement to remove the middle-person in the distribution process, thereby reducing the "carbon footprint". And, finally, the smaller farms assist larger farm operations in a couple of different ways. Many of the Township farms are leased to full-time farmers who require a minimum acreage to farm due to economies of scale. As one example, a farm operation in West Amwell leases 16 other farms in the Township in addition to its own.

Future Outlook

This complementary system of small and large farms in West Amwell Township is expected to continue. Many large farms have been permanently preserved and the landowners have made long-term investments in their farms. And with the trend in small farms and sustainable farming practices, combined with the large lot sizes in the Township, the small and moderately-sized farms will probably continue. Part-time farmers will continue to dominate agriculture in the Township as family farms. The types of agriculture will continue to include horses, hay production, corn for grain, and a variety of livestock including chickens, beef cows, and sheep, among others. Vegetables and chicken layers may increase, following the small sustainable farm movement. While there is no particular agricultural type that is encouraged in the Township, those that require subsurface

irrigation are expressly discouraged because of the serious water constraints in the community. Other farm products may be introduced or increased in the Township with the help of marketing and technical assistance from local agricultural organizations. While the diversity of products will continue, new marketing opportunities and industrial trends will introduce new and, hopefully, more profitable commodities.

With the local affluent customer base and the metropolitan location, West Amwell and County farmers stand to benefit greatly from direct consumer marketing. According to the 2002 Census of Agriculture, Hunterdon County led the State in the number of farms (313 farms) that sold agricultural products directly to individuals for consumption. The total value of those direct-marketed products, however, was not as high as Burlington and Gloucester counties, something that Hunterdon County farmers might benefit from exploring.

Opening a new opportunity for farmers in southern Hunterdon County, West Amwell Township just recently coordinated efforts to form a new farmer's market in the Township on the property of the municipal building. The market is open during the growing season on Saturdays when the municipal lot is open to residents for garbage collection and recycling. If the market is successful, the diversity of farming in the Township will likely continue and new, small farms may even appear to capitalize on the opportunity.

2.3 Support services

In addition to the local and regional changes in farming, Hunterdon County has witnessed a decrease in support services over the past couple of decades, affecting the ease and/or viability of some types of farming. The loss of local mills for grains in the County now requires farmers to travel at least 45 miles to prepare their feed. Fewer feed and seed stores also create a problem for some farmers, although seeds are now more readily available via the Internet. Feed stores in nearby Sergeantsville, Flemington and Pennington offer grains for small farms, but do not carry an extensive variety. The sale and repair of farm equipment has also decreased in the last couple of decades, although parts can generally be ordered through the Internet. However, many farmers still find themselves traveling to Pennsylvania to find parts for older equipment. Repair services are available in and around the Township, including D&R Equipment that sells and repairs farm equipment and The Country Mechanic, which offers door to door service for repairs. And, significantly, Tractor Supply, a national chain store that sells feed and farm equipment, recently opened its doors in nearby Raritan Township.

One of the support services identified by the County to be desirable is an accessible certified kitchen. With a new farmers market coming to West Amwell, access to a kitchen would be ideal for many local farmers. Other services that are not available locally include USDA slaughterhouses and organic certification agents. The Salem County NRCS Green Pages is a helpful source for identifying support services and suppliers, but it is not a comprehensive guide for the Central and North Jersey region.

2.4 Other Agricultural Related Industries

In addition to the above support services for farming, nearby agriculturally-related industries offer specialized assistance and/or markets for various types of farming. Within 3-5 miles of West Amwell Township is an equine hospital that specializes in all aspects of medical care for horses (Mid-Atlantic Equine Medical Center) and a veterinary hospital for all animal types that includes farm visits for all farm animal treatments (Hopewell Veterinary Hospital). Other related industries include local restaurants of which there are many because of the nearby tourist-based communities of Lambertville and New Hope, Pennsylvania. There is no available information which, if any, of these restaurants may be interested in locally grown produce. This might be a worthwhile project for the Agricultural Advisory Committee, or other enterprising organization, to survey the restaurants for their needs and interests.

3.0 LAND USE PLANNING CONTEXT

The use of land for agriculture occurs within layers of public policies, programs and jurisdictions that provide comprehensive land use recommendations. The compatibility of a community's agricultural districts with local, regional and state planning policies is important for their success. Below is a discussion of these public policies and programs.

3.1 State Development and Redevelopment Plan (State Plan)

The State Plan is a policy plan that targets areas in the state that are suitable for growth and conservation. According to the plan, growth should occur primarily in the State's urban and suburban areas and designated centers, where infrastructure exists or is planned. The Plan includes seven broad-brush classifications of land use densities and design issues, known as "Planning Areas". Policies and objectives are associated with each of the planning areas to achieve the particular goal of that area.

Planning Areas

The seven "Planning Areas" are:

Urban Planning Area (PA 1) – densely populated urban areas associated with a high degree of development. There are no areas of PA 1 within Hunterdon County.

Suburban Planning Area (PA 2) - located adjacent to densely developed urban areas of the state, however characterized by a more dispersed and fragmented pattern of predominantly low-density, automobile-oriented development. Infrastructure, including water, sewer, transportation systems, etc. are in place or planned for in PA 2. Municipalities should guide the bulk of future growth into PA 2 and minimize development in Planning Areas 3, 4, 4B and 5. Development should occur in more compact forms as centers and/or as infill, rather than continuing to spread out as low-density, land consuming sprawl.

Fringe Planning Area (PA 3) - adjacent to PA 2, but a predominantly rural landscape, though scattered development is also evident. Generally, lacks the major infrastructure systems characterizing PA 2. Water and sewer may be available; however, it is primarily in centers. Municipalities should accommodate future growth in centers and protect rural and environmentally sensitive areas around them. Fringe Planning Area serves as a buffer between PA 2 and the Rural or Environmentally Sensitive Planning Areas.

Rural Planning Area (PA 4) - Large areas of undeveloped land including farmland, woodlands and other vacant property, along with scattered development served by rural roads, wells and septic systems. Future growth patterns should protect the rural features of the Rural Planning Area and locate predominantly in centers.

Rural/Environmentally Sensitive Planning Area (PA 4B) - shares traits and planning policies appropriate to the Rural Planning Area and the Environmentally Sensitive Planning Area. New growth that is accommodated in PA 4B should ensure that natural resources are protected. This planning area is listed as 42 in the chart below.

Environmentally Sensitive Planning Area (PA 5) - contains large contiguous areas of valuable ecosystems, geological features and wildlife habitats. Future growth that is accommodated in PA 5 should be confined primarily to centers and natural resources should be protected.

Parks (PA 6, 8) – Planning Area 6 denotes municipal and county owned parks while Planning Area 8 denotes state owned parks.

The State Plan recommends growth to be channeled to Planning Areas 1 and 2 because of the existence of public infrastructure. In all other Areas, growth should occur in the form of "centers". A center is a core, area of development with infrastructure and a design structure similar to traditional hamlets, villages or small towns.

The Hunterdon County Agriculture Development Board (CADB) worked closely with the Hunterdon County Planning Board and the NJ State Planning Commission to ensure that State planning efforts and the County's Farmland Preservation Plan were compatible. In fact, in Hunterdon County, the CADB's Agricultural

Development Area (ADA) map, which is the prerequisite for all farmland preservation programs, is the principal defining feature of Planning Area 4.

Plan Endorsement

Plan Endorsement is a recognition or “endorsement” by the NJ State Planning Commission that a local, county, or regional plan is consistent with the State Development and Redevelopment Plan (State Plan). Municipalities, counties and regional entities may voluntarily submit their plans to the State Planning Commission. However, in some circumstances, i.e. for certain state grants, plan endorsement is required. According to the NJ Office of Smart Growth, there are many purposes of plan endorsement: to encourage sound land use planning statewide; to support compliance with state agency regulations, programs and policies designed to achieve sound planning; to increase the degree of consistency among municipal, county, regional and state agency plans with the State Development and Redevelopment Plan; and to facilitate the implementation of those consistent plans through coordination among state agency regulations, programs and policies.

The Plan Endorsement process is conducted under the direction and supervision of the Office of Smart Growth in cooperation with relevant regional, state, and federal agencies and the petitioning municipality, county or regional entity(s). State agencies are expected to periodically review and coordinate their plans, programs and regulations to make them consistent with the State Development and Redevelopment Plan and to support participation in the plan endorsement process. West Amwell Township submitted a petition for plan endorsement in 2005.

West Amwell Planning Areas and Center Development

West Amwell Township is located in Planning Areas 4, 4B and 5. (See the State Plan map in the Appendix) The municipalities surrounding West Amwell have similar designations. There are no centers within West Amwell Township. There are a couple of small, historic hamlets, including Mt Airy and Rocktown. However, these hamlets are not considered suitable for infill development, due to the lack of available land and the need to protect their historic character. The centers that function for West Amwell residents are located just outside of the municipal borders - the neighboring village of Ringoes and the City of Lambertville. The village of Ringoes includes a service station and restaurants for local residents. Approximately one third of West Amwell residents are served by the Ringoes post office. And nearly two-thirds of Township residents are served by the Lambertville post office. Lambertville also provides a wide variety of retail and recreational services for West Amwell and has historically been West Amwell’s “downtown”.

West Amwell does not support establishing new centers in the Township given its rural character, the historic character of its existing hamlets and villages and the proximity to nearby centers outside of the Township. The creation of a new center or village within West Amwell is neither desirable for Township residents, nor practical for the economies of the Lambertville and Ringoes centers.

3.2 Sourland Mountain Region - Special Resource Area

In addition to “Planning Areas” and “centers”, the State Plan lexicon includes “special resource areas”. These are geographical areas that share a set of attributes that require special planning techniques. The Sourland Mountain and its environs has been proposed by the County of Hunterdon as a special resource area, and the designation has been included in the West Amwell Master Plan and supported by both the Township Committee and Planning Board. The Sourland Mountain comprises an area of about 90 square miles, spanning seven municipalities and three counties. It is the largest contiguous forest in central New Jersey and is home to a number of threatened and endangered species of plants and animals. In addition to providing a unique habitat, the Sourland Mountain provides drinking water to central New Jersey. The wetlands on the mountain form the headwaters of streams which supply water to Lambertville, and which eventually flow to the intakes of the Elizabethtown Water Company on the Raritan and Millstone Rivers.

The Sourland Mountain region bisects the Township from east to west. It is within this region that the diabase bedrock occurs and is particularly problematic for water supply. The Sourland Planning Council has created a

bottom-up approach to land use management in its region, supported by grants from the NJ Department of Community Affairs (DCA). Public meetings and workshops with municipal constituents were held over the course of a year to identify and recommend land use policies for the region. This grassroots approach to land use management has been welcomed by West Amwell and is preferred over the top-down regulatory programs such as the Pinelands and Highlands programs. West Amwell looks forward to reviewing the land use recommendations of the Sourland Planning Council's Land Use Management Plan (the Comprehensive Management Plan) upon its completion.

3.3 Hunterdon County Growth Management Plan

The Hunterdon County Planning Board adopted a Growth Management Plan (GMP) in 2007 as an advisory document for future land use policies in the County. The foundation of the GMP is a Smart Growth approach to development that directs new construction to areas with public infrastructure and preserves the environs through a variety of public and private preservation techniques.

Of the many planning policies and strategies to manage land use in the County, the following excerpts from the Hunterdon GMP are closely related to agriculture and farmland preservation:

Recommendations for the Future Success of Farming

- *Enhancing agricultural viability*
- *Non-farm residents' understanding and acceptance of the changing nature of agriculture*
- *Minimize conflicts between farmers and non-farmers*
- *Finding common ground between farmer and non-farmer constitutes*
- *Aging farmers – getting the next generation involved*
- *Available funding and planning techniques*

Carrying Capacity

According to the New Jersey State Plan, carrying capacity is defined as “the maximum demand a system can support without serious compromise or collapse.” If we fail to identify and respect the carrying capacity of our natural resources and built infrastructure, we will be faced with potential consequences such as a lack of water, or an inferior road system.

Preservation Tools

Aside from funding mechanisms, municipalities have the unique opportunity to preserve open space and farmland using a menu of land use planning tools. Land use planning tools offer equitable ways of securing open space and farmland through the land development process. These should be actively used to supplement limited funding opportunities. In some communities, literally hundreds of acres of land have been preserved in this way.

Agricultural Products

Hunterdon County is known for its agricultural diversity. County farmers grow grains, hay, vegetables, fruit and nursery stock and they raise farm animals. As relatively small producers, it is difficult for county farmers to compete with corporate farms so direct retailing of agricultural products is optimal for farmers to receive better profits. Encouraging greater market opportunities and reaching out to farmers about such opportunities would facilitate profitability. Farmers benefit financially by selling their products locally. Farm markets are important because they provide farmers the opportunity to sell locally however, additional initiatives are also necessary to increase the opportunities for county farmers to sell their products close to home.

Agri-Tourism

Agri-tourism promotes the use of agricultural amenities and resources, such as open fields, farm houses and buildings, livestock, and other scenic components of the farm for tourism. Besides supplementing the farm income, bringing tourists to the farm may result in increased sales of products produced on-site. Agri-tourism can also benefit local communities by attracting tourists who not only spend time at participating farms, but spend money that supports other local businesses.

Marketing

Hunterdon County’s oldest business is agriculture. Yet, over the past few decades, businesses that have located in the county have tended to be nonagricultural in nature. Municipalities should take the appropriate steps to attract businesses that use local agricultural products. At the same time that this gains the community a rationale, it also supports area farmers.

The New Jersey Department of Agriculture, Division of Marketing and Development, is host of the Jersey Fresh campaign and is also responsible for other initiatives that promote and support New Jersey agriculture. The division offers free advertising materials to farmers to use for direct marketing. The division is a resource that can be used to identify opportunities that are helpful to agricultural businesses.

West Amwell’s land use policies and farmland preservation program are compatible with the principles espoused in the Hunterdon County Growth Management Plan (GMP), as evidenced by this comprehensive preservation plan, the variety of preservation tools utilized by the Township, and preservation of its environmental sensitive resources.

3.4 Sewer and Water Infrastructure Plans

Public water and public sewers are not available for any new construction or farmland in the Township. There are no public sewers in the Township and public water is limited to the Music Mountain residential development at the border of the City of Lambertville. The water line is extended from Jefferson Avenue in Lambertville to Music Mountain Development, as shown on the map in the Appendix. There are no short-term or long-term plans to extend the water line.

3.5 Municipal Development Trends

Until the 1990’s, development pressure in West Amwell Township was nominal. Local employment opportunities were scant and lower housing costs and property taxes were just a couple of miles away in

Table 8. West Amwell Township Population Trends				
	1990	2000	2007	1990-2007
West Amwell	2,126	2,383	2,930	38%
Hunterdon County	107,852	121,989	129,348	20%
Delaware Township	4,718	4,478	4,688	-1%
East Amwell Township	4,259	4,455	4,483	5%
City of Lambertville	4,081	3,868	3,744	-8%

Source: NJ Department of Labor

Pennsylvania. The regional high school district in West Amwell was also a deterrent to growth because of its sub-standard facility. Beginning in the mid 1990’s, this scenario started to change. Large corporate offices were constructed in Hopewell Township, less than 15 miles from West Amwell. And then in 2005, district voters approved a large multi-million dollar renovation to the high school, which has since been completed. These changes, combined with the Township’s proximity to both the New York and Philadelphia metropolitan region, have increased local interest and development pressure in West Amwell.

The population trends in West Amwell and neighboring towns, as shown on Table 8, reveal that the Township grew 38% from 1990-2007, although the bulk of this development occurred between 2000 and 2007. While this growth seems alarming, it is primarily the result of just two single-family developments. With a population of just over 2,000 in 1990, these new developments introduced a proportionately large increase in population. Since the completion of these two developments, the growth rate in the Township has slowed considerably. This is due to the lower zoning densities adopted by the Township and the current economic recession. Once the regional economy improves, development pressure is expected to increase again to a modest level in the higher density zoned districts.

During the same 1990-2007 period, neighboring communities, such as Delaware, declined 1% in population and East Amwell grew only 5%. However, both of these municipalities had populations double that of West Amwell in 1990. And as of 2007, West Amwell still has a considerably smaller population than its neighboring towns, even in spite of its near 40% growth rate.

Land values in West Amwell also increased during its rapid period of growth from 2000 to 2007. A review of appraisal studies prepared for the Township’s farmland preservation program reveals that the average per acre value of unrestricted lands in the Township more than doubled from 2000 to 2007, with an increase from \$8,000-\$10,000, on average, per acre in 2000 to \$20,000-\$27,000, on average, in 2007. The restricted value of farmland grew at the same approximate rate. In 2000, the average value of restricted farmland was roughly \$3,000-\$5,000 per acre, which increased to \$8,000-\$10,000 per acre in 2007. While the higher restricted value means a lower easement price for the landowner, it also means that the value of the land is retained – even after it is permanently restricted. The neighboring communities of East Amwell and Delaware experienced similar increases in values during this period, as gleaned from the comparable sales data in the West Amwell appraisal reports.

The loss of farmland in West Amwell during this period of growth is depicted on the NJ Department of Environment Protection (DEP) Land Use Cover maps. By comparing the spatial data in the 1986 and 2002 DEP maps, the loss of agricultural lands can be seen at the Lambertville border where the Music Mountain development now exists and the new development adjacent to the village of Mt Airy. Table 9 shows the percent of land use covers by acreage and percent of the municipality.

Type	1986		2002	
	Acres	% of total	Acres	% of total
Wetland	1,097	8%	1,150	8%
Agriculture	4,849	35%	4,024	29%
Forest	6,254	45%	6,469	46%
Barren	35	0%	95	1%
Urban	1,594	11%	2,060	15%
Water	137	1%	165	1%

Source: NJDEP 1986/2002 Land Use Cover, (See NJDEP website for definitions)

Figure 8 shows the spatial changes in these land use covers from 1986 to 2002. In West Amwell, the acreage in agriculture dropped approximate 800 acres, or 6% of the Township’s gross acreage. Hunterdon County experienced a slightly larger proportional loss of agricultural lands during that same period, with a decline of 19,416 acres, or 7% of the total land area.

3.6 Municipal Planning Policies

Master Plan

Land use planning policies and documents in West Amwell Township emphasize agriculture and the protection of the community’s rural character. The Township’s master plan outlines the importance of protecting farmland and adopting land use regulations that are sensitive to the needs of the agricultural community.

Zoning

Local ordinances implement the Township’s master plan goals and recommendations through appropriate densities, uses and design guidelines. The districts, densities and approximate proportion of the Township land area (shown in parentheses) below. See the Appendix for the Township Zoning Map.

Zoning Districts (with densities and percent of Township land area)

- Sourlands Regional Planning District - 1 unit per 8 acres (30%)
- RR-6 Rural Residential Southern District - 1 unit per 6 acres (25%)
- RR-5 Rural Residential Southern District – 1 unit per 5 acres (20%)
- RR-4 Rural Residential Northern District – 1 unit per 4 acres (15%)
- R-9 Village Residential Zone – 31,250 sf
- LI Light Industrial Zone – 5 acres (<5%)
- R-1A – 1 unit per 2.5 acres (< 5%)
- NC Neighborhood Commercial Zone – 1 acres (< 5%)
- HC Highway Commercial Zone – 2 acres (< 5%)
- LHC Limited Highway Commercial Zone – 1.5 acres (< 5%)

The overwhelming majority of the active agricultural lands in the Township are located in zoning districts with lot sizes of 4-8 acres. This includes the residential zoning districts and the Highway Commercial District. However, there are a few farms located in the Highway Commercial Zone which is a 2 acre density.

Municipal Land Use Ordinances and Planning Policies

The following land use ordinances and master plan concepts have been adopted by the Township and complement its farmland preservation program:

- In 2004, West Amwell amended its land development ordinance to permit noncontiguous clustering, in addition to the existing clustering ordinance. This ordinance was used in a 2004 General Development Plan that preserved three hundred acres of farmland, much of it among the most productive farmland in the Township, known as the Fulper's Home, Stoy and Heifer farms.
- West Amwell has a cluster ordinance that permits lot sizes to be reduced down to 1.25 and 1.5 acres in its large lot residential zoning districts. The purpose of the cluster ordinance is to protect environmentally sensitive lands, open space and agricultural lands. The Township sought the advice of a professional groundwater consultant to assure that the cluster ordinance - combined with a need to provide reserve septic fields - was feasible given the hydrogeology conditions in the Township. In a letter dated April 27, 2007 to the Township, Matthew Mulhall, P.S., M2 Associates, Inc, confirmed that the smaller lot sizes, when part of lower gross density, could adequately dilute the nitrates of wastewater discharged by the development's septic systems. Based upon the recommendation of Township professionals, smaller lots are not exempt from the reserve septic requirement. The Planning Board is now considering changes to the Township's cluster ordinance to maximize the goal of preserving both open lands and farmland. One consideration is to make the cluster ordinance mandatory and to establish a minimum parcel size of thirty acres. Other considerations include the requirement of agricultural buffers, locating development close to existing infrastructure and protecting lands adjacent to existing open space and farmland. Additionally, developers would be encouraged to use the pre-application, informal review process to locate lands most suitable for preservation. The Agricultural Advisory Committee should also be given an opportunity to participate in this informal process.
- West Amwell Township adopted a Right to Farm Ordinance in 1989 and amended it in 1999. The ordinance requires a disclosure in all new deeds where the property abuts farmland, informing the property owner of the typical practices and activities of the adjoining farm. The Township's Right to Farm ordinance is similar to the State Agriculture Development Committee model ordinance. The primary differences are that the Township's ordinance does not mention agricultural management practices or conflicts and mediation proceedings. The Township's Right to Farm ordinance is included in the Appendix of this Plan.
- Loss of land value due to zoning changes is a strongly held concern among farmers. At the same time, subdivisions threaten the existence of the large land parcels that make farming viable. West Amwell Township has taken a number of steps in recent years to update residential development densities in the zoning ordinance, along with other measures affecting development. Creative cluster development standards have been established, which the Township asked to be reviewed by a Professional Hydrogeologist, Matthew Mulhall to ensure their viability. In addition, Mr. Mulhall reviewed the Township's reserve septic standards, designed to ensure long-term groundwater quality. Mr. Mulhall concluded that both ordinances are viable, given the Township's unique and often very restrictive hydrogeology. The Township sought to ensure that standards established would not hinder large landowners, typically farmers, from being able to avail themselves of options to maintain and utilize the value in their land.
- The Planning Board has identified water resource issues as one of the key concerns relating to minimum lot size. The Township recognizes the value of farmland – and farmland preservation – in

protecting water and other natural resources. In addition, farmland acts as a budgeting buffer, helping to limit cost of services and schools that normally occur with residential development.

- A stream corridor ordinance was adopted in 2005 to minimize run-off and erosion around surface water. To protect the ongoing viability of farm operations, agriculture is exempt from these ordinance requirements.
- In 2006, West Amwell revised its wastewater management plan to exclude the entire Township. The revised plan was approved by the NJ Department of Environmental Protection (DEP) in 2008. West Amwell residents were concerned about rapid and widespread growth, which had been facilitated throughout New Jersey by sewerage systems. West Amwell did not have areas suitable for such development and preferred to invest in the long term protection of the area's farmland resources. Since that time, nearly 300 acres of productive farmland that had previously been in the sewer service area on Route 179 have been permanently preserved.
- The Municipal Land Use Law outlines the requirements for a transfer of development rights program (TDR), which includes a comprehensive land inventory, a real estate market analysis, a development transfer master plan element and a development transfer ordinance. The process for creating these programs is both lengthy and costly because of the intricate planning and economic analyses required by law. West Amwell Township discussed and considered implementing such a program as an additional tool in its farmland preservation arsenal. However, the Township Committee and Planning Board concluded that a TDR program is not appropriate for West Amwell for several reasons.

The modest level of development pressure in the Township does not lend itself to administering a costly and time-consuming program such as TDR. Further, since the developable lands in the Township are scattered throughout the municipality, there are no suitable core areas in the Township to either "receive" future development or accommodate a public sewer plant for the development. If a regional TDR program were available, the Township might be interested in sending its development rights to a receiving area outside of the Township. However, for the reasons outlined above and based upon the recommendations of the Township's planners, the Township is not interested in pursuing a local TDR program at this time.

- The Agricultural Advisory Committee (AAC) recently suggested that the Township consider adopting an new agricultural buffer ordinance. The AAC and Planning Board are now discussing the merits of such an ordinance.
- West Amwell considers the impact on the viability of agriculture when addressing the following issues:
 - a. Building requirements & fee schedules in accordance with Department of Community Affairs regulations.
 - b. Fencing
 - c. Wildlife control
 - d. Marketing, packaging, processing
 - e. Accessory uses (i.e. equipment dealers), agricultural sales, home occupations, etc.
 - f. Trespass & vandalism
 - g. Buffers
 - h. Special consideration of agricultural operations when developing ordinances (e.g. Firearms, Stream Corridor, Soil Removal).

3.7 Neighboring Municipal Planning and Zoning

The boundaries of West Amwell Township are predominantly low density residential and agricultural zoning districts, with the exception of its shared borders with Lambertville. In those areas, both West Amwell and Lambertville share moderate residential densities. The remaining municipal boundaries along the West Amwell border are those of Delaware Township, East Amwell Township and Hopewell Township (Mercer County). All three municipal borders consist of low density residential and agricultural zoning districts. The only exception is a small commercial district on Route 31 in East Amwell, which is across from the West Amwell highway commercial district. For an illustrative depiction of neighboring land uses, see the Hunterdon and Mercer County farmland preservation maps, which illustrate farmland activity on all sides of West Amwell's borders. The maps are found in the Appendix of this plan. Also included in the Appendix is a Township Master Plan map of neighboring zoning districts from 2003.

4.0 FARMLAND PRESERVATION PROGRAM

The NJ State Agriculture Development Committee administers a variety of farmland preservation programs to eligible landowners, pursuant to the State Agriculture Retention and Development Act. In addition, county and municipal programs supplement the State programs. Below is a list of the various programs and West Amwell's involvement.

4.1 Agriculture Development Areas (ADA)

In 1983, the State Agriculture Retention and Development Act authorized the creation of a statewide farmland preservation and enabled County Agriculture Development Boards to administer countywide farmland preservation programs. Although the state still assumed final approval of the applications, it delegated the most important minimum eligibility requirements— the creation of Agriculture Development Areas (ADA) – to the CADBs.

According to the *NJSA 2:76-1.4*, an Agricultural Development Area must encompass productive agricultural lands which are currently in production or have a strong potential for future production in agriculture. The ADA must be located in a zoning district that permits agriculture uses, is reasonably free of suburban conflicting development and comprise no more than 90 percent of the agricultural land mass of the county as well as incorporate any other characteristics deems appropriate by the County Agriculture Development Board. (§ 2:76- 1.3)

The Act outlines specific factors that must be considered by a CADB for identifying suitable ADAs. These factors include soils, current and anticipated local and use plans and regulations, farmland assessment status, anticipated approvals for non-agricultural development, accessibility to publicly funded water and sewer systems, compatibility with comprehensive and special purpose county and state plans, proximity and accessibility to major highways and interchanges, minimum size of and ADA, landowner sign-up, land within boroughs, towns or cities, inclusion of entire or partial lots and blocks, land ownership, natural and special features, as well as type and distribution of agriculture.

The Hunterdon County ADA criteria was initially developed in 1983 by the Middlesex-Somerset-Mercer Regional Study Council (MSM), a non-profit planning organization now referred to as The Planning Partnership. MSM mapped productive agricultural operations, prime and statewide important soil and highway interchanges. The CADB then adopted criteria for the ADAs and use property lines or boundaries for area limits.

In 1988, the Hunterdon County ADA criteria changed so that the boundaries were based upon tax lots, rather than physical features, making it easier to evaluate and maintain the database with the computer software available at that time. The 1988 ADA map also deducted the areas of new construction that had occurred since the 1983 map. Hunterdon County's ADA criteria have changed little since the 1988 changes. The county requirements are a minimum contiguous area of at least 250 acres; the predominance of prime or statewide important soils; land use that is reasonably free of non-farm development; and the absence of public sewers. Any subsequent changes to the 1988 Agricultural Development Areas (ADAs) require landowner approval.

The Hunterdon County ADA map was recently amended at the request of several municipalities. According to the CADB, the recent interest in ADAs may be due to the increased public awareness of the farmland preservation program. Or, it may be due to the critical loss of farmland that several municipalities are experiencing as a result of development activity. The CADB has approved most of the ADA requests; the changes are pending certification from the State Agriculture Development Committee. West Amwell will also be applying for an amendment to the ADA to include a property on Gulick Road.

Map 6 shows Hunterdon County's ADA boundary in West Amwell and its relationship to farmland preservation activity. The ADA map includes the Township's priority areas and with few exceptions represents the Township's project area boundaries. One minor adjustment in the ADA boundary is now being requested by the Township.

4.2 Preservation Programs and Preserved Farmland in West Amwell Township

County Easement Purchases

The county easement purchase program was the first farmland preservation program offered statewide, pursuant to the State Agriculture Retention and Development Act of 1983. Hunterdon County purchased its first easement in 1985 and the program has run successfully since that time. With the county easement program, landowners sell the development rights on their farm to the county. When landowners sell their development rights — also known as development easements — they retain ownership of their land, but agree to permanent deed restrictions that allow only agricultural use. The State Agriculture Development Committee (SADC) provides counties with grants to fund 60-80 percent of the costs of purchasing development rights on approved farms. The Hunterdon County Agriculture Development Board administers this program by accepting and ranking applications and forwarding them on to the SADC for approval. Landowners in West Amwell Township had submitted applications repeatedly for this program but did not score well against other applications because of the Township's rocky soils and forested lands. The ranking process was frustrating for both the landowner and the Township, both of which had historically contributed to the cost of the program through the county tax and state bonds. The county easement program is now being phased out and will be replaced entirely by the planning incentive grant (PIG) programs.

SADC Direct Easement Purchase

The State Agriculture Development Committee (SADC) purchases development rights or farmland outright for preservation purposes under its state acquisition program. Under the Direct Easement Purchase program landowners sell the development rights to their land and continue to own and farm the land. This land is permanently deed-restricted for agricultural use. Landowners do not have to be within an ADA if they are making an application directly to the State. In most cases, the State will pay up to 100% of the certified appraised easement value in the direct easement purchase program based on negotiations with the landowner regarding that price. By participating in this program, the landowner still retains ownership of their land, but agrees to restrict land use to agricultural purposes. The Direct Easement Program does not ordinarily receive monetary contributions from the County.

SADC Fee Simple

The SADC also administers fee simple acquisitions through the State Direct Program. A fee simple acquisition involves an entire property being purchased at a price not to exceed the certified market value of the property. In this type of acquisition, the landowner does not retain any rights. The land becomes restricted so that it becomes permanently preserved for agriculture. The property is then resold at auction; the SADC does not retain ownership of the farm. To qualify to participate in this program, the farmland must be within an ADA, be eligible for Farmland Assessment and meet SADC minimum standards. Farms are then categorized for prioritization based on farm size and quality score. There have been 11 farms and over 1,500 acres preserved in the County through this program.

County Planning Incentive Grants

The goal of County Planning Incentive Grants (PIGs) is to protect and preserve large pieces of contiguous farmland through the purchase of development easements. This program was introduced in 1999 but was recently revamped with newly amended regulations concerning this program that took effect on July 2, 2007 in an effort to overhaul the process of preserving farms at the county level. The State Agricultural Development Committee (SADC) has updated their rules (N.J.A.C. 2:76-6.3 through 2:76-17A.17) to promote County PIGs to streamline and expand the farmland preservation program throughout the state. This program is operated in a similar way to the Municipal Planning Incentive Grant Program in that it gives the county more flexibility to preserve those farms that meet the specific preservation needs and goals of the county.

In order to qualify for PIGs, an agricultural advisory committee, as which the County Agricultural Development Board (CADB) functions for the county, is necessary. Additionally, the county must maintain a “dedicated source of funding or alternative means for funding farmland preservation.” Both county and municipal applications should correlate with county comprehensive farmland preservation plans. Hunterdon County has developed a *Comprehensive Farmland Preservation Plan* to comply with the newly adopted guidelines and qualify for the County Planning Incentive Grant program.

West Amwell coordinates its own PIG program with the Hunterdon County’s PIG program to assure that applications are not duplicated in the two programs. In addition, the Township and CADB work together in evaluating potential changes to the Agricultural Development Areas (ADA), new project areas and targeted farms.

Municipal Planning Incentive Grant (PIG) Program

The SADC established the Planning Incentive Grant Program to provide grants to eligible municipalities to purchase agricultural easements to protect concentrations of farmland in identified project areas. The local municipality and county cover the remainder of the acquisition costs. The PIG program places an emphasis on planning for farmland preservation. To qualify for a Planning Incentive Grant, municipalities must adopt a farmland preservation plan element in their municipal master plan pursuant to the Municipal Land Use Law, a right to farm ordinance, establish an Agricultural Advisory Committee as well as maintain a dedicated source of funding for farmland preservation. Grant recipients have to delineate project areas and develop a list of target farms. The SADC’s new rules for all farmland preservation programs will mean that some farms on existing municipal target farms lists will no longer be eligible for the state cost share.

The West Amwell PIG applications are prepared by the Township’s Open Space Committee, in consultation with the Township’s Agricultural Advisory Committee. The 2007 Project Area is much larger than the 2004 big area and encompasses most of the Township. The reason for this single, large area is to mirror the extent of the Agricultural Development Areas (ADA), thereby maximizing the eligibility of productive farms and soils of prime and statewide importance for the farmland preservation program. The juxtaposition of farmland and open space throughout the municipality and the Township’s successful efforts to preserve them supports this enlarged boundary. Prior to finalizing its PIG program, the Township consults with the Hunterdon CADB to determine if any duplication in targeted farms or ADA conflicts may exist. In 2004, West Amwell participated in the municipal PIG program and successfully used the program to increase the pace of preservation activity in the Township.

Eight-Year Preservation

Farmland owners agree to voluntarily restrict nonagricultural development for a period of eight years in exchange for certain benefits. There are two types of eight-year programs: municipally approved programs, which require a formal agreement among the landowner, county and municipality, and non-municipally approved programs, which require an agreement between only the landowner and county. Landowners apply to their County Agriculture Development Board. Land must be located in an Agricultural Development Area, be eligible for Farmland Assessment and meet local and/or county program criteria. Landowners enrolled in both municipally and non-municipally approved programs receive no direct compensation for participating but are eligible to apply to the State Agriculture Development Committee (SADC) for grants that fund up to 50 percent

of the costs of approved soil and water conservation projects. Additionally, those in municipally approved programs enjoy greater protections from nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions.

Grants to Nonprofits

The State Agriculture Development Committee provides grants to nonprofit organizations to fund up to 50 percent of the fee simple or development easement values on farms to ensure their permanent preservation. There are various non profit organizations that are active within the county and take advantage of this 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 nonprofit grant program and administered through the SADC. Currently the HCADB is working with various nonprofit programs, such as Hunterdon Land Trust Alliance and the New Jersey Conservation Foundation to develop a system for county involvement and contribution to make up some of the 50% shortfall from State funds. The D & R Greenway as well as the American Land Trust are also non-profit groups that work within the County.

West Amwell Township Program

West Amwell Township operates a local farmland and open space preservation program. Development easements, conservation easements and deed restrictions, where land remains in private hands, are the preferred mechanisms of preservation in West Amwell. The Township has acquired easements in advance of county and State closings to protect the land from conversion to development. The Township's Open Space Committee administers the local farmland preservation program and works closely with the Agricultural Advisory Committee (AAC) to solicit and evaluate applications. As of October 2010, there were 5,275 acres of farmland, open space and woodlands that have been preserved in the Township. The preserved lands are a result of traditional purchase of development rights (PDR) programs, planning incentive grants (PIG), direct fee simple, and Green Acres easements. The monitoring of preserved lands in the Township is a function of the easement holder. The majority of the farmland preservation easements in West Amwell are held and monitored by the County. The open space easements are typically held by West Amwell Township. An easement-monitoring program is currently being developed to further safeguard the preserved land.

The Township Open Space Committee seeks out landowners interested in preservation through an annual survey and works with landowners to realize individual preservation programs, combining farm protection with limited building options, agricultural land divisions, purchase of development rights and limited cluster development. For applications involving farmland preservation programs, the Agricultural Advisory Committee evaluates and ranks applications that will be forwarded to the Hunterdon County Agriculture Development Board (CADB) and State Agriculture Development Committee (SADC).

4.3 SADC Strategic Targeting Project

The SADC / CADB Farmland Preservation Strategic Targeting Project was initiated by the State Agriculture Development Committee in 2003 as a strategic approach to prioritizing farmland preservation investments (that will insure that all levels of government make the most efficient and effective use of available resources in securing a bright future for farming and the agricultural industry. Portions of the following discussion on the the Strategic Targeting Project were excerpted from the SADC website.

The Project has three primary goals:

1. To coordinate farmland preservation / agricultural retention efforts with proactive planning initiatives;
2. To update / create maps used to target preservation efforts; and
3. To coordinate farmland preservation efforts with open space, recreation and historic preservation investments.

In addition to the above goals, the Strategic Targeting Project identifies preferred preservation areas as those with prime soils and soils of statewide importance in active agricultural use outside of sewer service areas. The

SADC analyzes agricultural soil capabilities, agricultural land use, and sewer service area status to create a proposed priority system to evaluate farmland preservation opportunities and update current ranking policies. The Project is intended to be incorporated as a key component of the Department of Agriculture's Smart Growth Plan, and will be updated periodically to maintain its effectiveness in strategically prioritizing farmland preservation investments.

The Strategic Targeting Project is intended to assist CADBs in updating and creating ADA maps using the latest and best-available data. The Project will help to establish priority areas within ADAs for easement purchases, including Planning Incentive Grant project areas, and assist in achieving 1, 5, and 10 year program targets.

Finally, the Strategic Targeting Project will be critical in coordinating farmland preservation efforts with open space, recreation and historic preservation initiatives. Environmental organizations and government agencies are identifying greenways, greenbelts, viewsheds and other ecologically significant corridors, often encompassing agricultural areas. In addition, recreational interests are proposing and establishing trails and other facilities that impact farmers and the agricultural community. Others are advocating for the preservation of rural historic sites and significant cultural landscapes. The Project will help to determine when farmland preservation agencies should take the lead in preserving important agricultural lands with environmental or historical value, and to identify other ways to accomplish recreational, historical or environmental objectives without serious harm to agricultural activities. The Strategic Targeting Project can also be instrumental in preserving the context of historic sites or scenic vistas without taking farmland out of private ownership or out of production.

West Amwell Township's program is consistent with the SADC Strategic Targeting Project. All farmland preservation applications are located outside of a sewer service area. The Township's PIG criteria also give priority to applications with better farmland soils. The relatively large project area also creates a more competitive program. While the ranking process is performed locally by the Agricultural Advisory Committee, the Committee also routinely consults with the CADB to share application data.

4.4 Coordination with Open Space Preservation Initiatives

Open space and farmland preservation efforts are inextricably linked in West Amwell Township. The physical composition of the Township fosters this relationship by its tight inter-weave of forested lands and farmland. These two types of open lands frequently adjoin each other and the preservation of one parcel protects the neighboring parcel from conflicting development. Hunting on public lands and open space also minimizes deer damage to neighboring farms and is encouraged on all restricted open lands. With its experience in easement acquisition and preservation, the Township's Open Space Committee is ideally suited as a partner in the farmland preservation program.

In the past, the Township pursued preservation through the New Jersey Green Acres program because farms in West Amwell did not rank sufficiently high to obtain funding in the traditional farmland preservation program. In those cases, public access was a necessary stipulation of Green Acres for preservation. Where public access is not considered appropriate, and where it is preferable to keep land productive through private ownership, farmland preservation programs offered by CADB and SADC are more appropriate and should be pursued as the first option for preservation. Providing public access on farmland is deemed appropriate as long as the access does not impair the landowner's ability to farm the land. The Twp AAC will work with the Open Space Committee, County recreation and open space interests and Green Acres to anticipate and actively manage public access in relation to active farm fields to avoid or minimize potential conflicts. When possible, these separations are documented prior to preservation (e.g., limiting trail use to a wooded stream buffer along the edge of a farm field as opposed to an existing farm lane between two active farmed fields, or placing fences or appropriate signage in strategic locations). For combined open space and farmland preservation projects, the Township will craft a deed of easement that balances the needs of both programs. In a recent conservation easement acquisition (Stiefel), for example, the deed specifies that hunting is permitted to protect livestock and prevent crop damage. The deed also states that where public access is provided on or near farmland, the deed

restrictions retain the right of the landowner to install barriers and low fences where necessary to prevent use or access by motor vehicles or to protect natural resource features and/or crops and livestock. The Township will consider other language on deeds on an as-needed basis to balance the needs of the farmer with the desire to maintain the open space under active wildlife management.

Unlike many other towns in the County, West Amwell's farms are speckled with forested lands and wetlands. Local officials and landowners recognize this unique situation and the importance of preserving the Township's resources. For this reason, the open space and farmland preservation programs have worked closely together and produced successful results, even though they technically operate independently of each other. Examples of farmland preservation and open space working together include the preservation of the Fulper dairy farms on Rocktown Road that abut the Sourland Mountain forests in the rear. Although the Open Space Committee administers the farmland preservation program, the Agricultural Advisory Committee is responsible for approving program and ranking criteria, and is also involved in establishing the overall policies of the program.

The Greenways Map in the Appendix depicts the close relationship between the Township's farmland and open space projects, as well as their proximity to open space and farmland in neighboring communities.

4.5 Preserved Farmland in West Amwell Township

As of 2010, 1,528 acres of farmland has been preserved in West Amwell Township solely through the statewide farmland preservation program. The number of acres by program type is as follows:

County Easement Purchase Program	828 acres
Municipal PIG Program	274 acres
SADC Direct Easement Purchase Program	136 acres
SADC Fee Simple Program	160 acres
SADC Non-Profit Grant Program	130 acres

Table 10 shows the complete listing of preserved farms by program and funding sources. The inventory of both open space and farmland is included in the Appendix of this Plan.

5.0 FUTURE FARMLAND PRESERVATION PROGRAM

The Township will continue to pursue an aggressive farmland preservation and open space plan in the future. The Agricultural Advisory Committee and Open Space Committee work closely with the County Agriculture Development Board (CADB), State Agriculture Development Committee (SADC), the state Green Acres Program and area non-profits to build partnerships and preserve lands.

5.1 Goals, Criteria and Project Area(s)

West Amwell has established a long-term goal of preserving 50 percent of the total area of the Township. This is a significant and aggressive goal, but one the Township is committed to achieving. While the goal is ambitious, the Township decided it was not necessary to establish specific "preservation" or "growth" areas because every area in the community offered attractive options for preservation. The Township has determined that establishing an artificial "growth" area or center would be inconsistent with West Amwell's rural community character and the goals of West Amwell's Master Plan. While commercial and light industrial growth areas have been identified as part of municipal zoning, these areas are limited in size and are located on or near a state highway. The balance of the Township is a combination of constrained open space and farmland. In an effort to preserve as much of the remaining farmland as possible, the township has been pre-acquiring farmland preservation easements and subsequently applying for reimbursement from the county and state. When feasible, the Township prefers to see protected lands remain in active agriculture production.

To maximize its success in reaching the Township's preservation goal, West Amwell identified a project area to concentrate future planning efforts. The criteria for the project area boundary was the likelihood that the lands

would remain in agriculture in the future and would compete well in County and State preservation programs. Accordingly, the Township used the mapped areas of prime and state wide important soils, the Hunterdon County Agriculture Development Area (ADA) map and the core areas of farmland assessed property to delineate the project area, which is shown on Figure 6. The Township decided to keep these lands together as one project area so that all of the landowners in this area would have an equal opportunity to apply to the farmland preservation program. Unlike many other programs, West Amwell's preserved farms are not clustered in any primary grouping. Any farm that is preserved within the project area will contribute equally to the program's success. The Township's PIG applications utilize the boundaries of this project area.

5.2 Recent and Pending Farmland Preservation Activity

The Township's SADC PIG program, which was approved in 2004, initially targeted over 900 acres of farmland for preservation. By the end of 2008, over 600 acres of this targeted farmland had been preserved through various farmland preservation programs. Concurrently, other farms have also been preserved through other programs, including the county traditional purchase of development rights (PDR) farmland preservation program and through the Township's Green Acres PIG.

In December, 2007, the Township and Hunterdon County submitted new Farmland PIG applications targeting 750 acres of farmland for preservation in West Amwell. These farms will be pursued through the municipal or county PIG programs or other preservation programs as funding becomes available. By 2010, 130 acres of this targeted farmland was already preserved. As the Township moves closer toward its long-term goal of preserving 7,000 acres in the Township, farmland preservation projects should remain a top priority. Figure 7 shows the location of preserved lands throughout the Township. (See Table 10 for the complete list of preserved farmland)

As of the date of this Plan, the following farmland preservation applications are under consideration and their status is pending:

Nunn – Block 8, Lot 29.01, 30 acres
 Gulick III – Block 14, Lot 33.05, 16.98 acres

5.3 Farmland Preservation Projections

The Township developed the following projections for its farmland preservation program, assuming the most favorable conditions for funding, ranking and appraisals. These projections also assume that landowners of the targeted farms will be willing to proceed with preservation, based on Certified Market Values (CMV), as funding becomes available.

- Over a one-year time-frame, it is projected that 17 additional acres of farmland (Gulick III) will be preserved, in addition to a 130 acre targeted farm that was recently preserved. The Township and Hunterdon Land Trust Alliance partnered to purchase the 130 acre targeted farm. It is anticipated this farm will be auctioned and placed back into private ownership within the next year.
- Over a three-year to five-year timeframe, if sufficient county and state funding is available it is projected that the Township will continue to move forward with the preservation of the other farms targeted in the Township's latest farmland PIG application. The amount of farmland that can be preserved in the five-year time frame will depend on the availability of county and state grant funding. Using a fairly conservative estimate of 100 additional acres per year, it can be anticipated that at least 500 of the 750 total targeted acres will be preserved in a five-year time-frame. Depending on local conditions and the availability of funding, additional farms may also be preserved with either SADC or Green Acres funding.
- Over a ten year time frame, if farmland preservation continues at a consistent rate in West Amwell, it is projected that an additional 500 acres would be preserved.

- In conclusion, it is projected that over the period between the beginning of 2010 and the end of 2017, 1,000 acres of farmland will be preserved with farmland preservation funding. If acquisitions through the Green Acres program continue at the same rate as farmland preservation, either through direct state acquisition or through the Township’s Green Acres PIG, the total acreage preserved in West Amwell by the end of 2017 will be over 7,000 acres of farmland and open space, which is the long-term goal established by the Township.
- Farmland preservation will remain a priority for the Township moving forward. In cases where farmland preservation funding is not available for a specific project, Green Acres funding may be used for preserving farms. When preserving farms with Green Acres funds, the Township will seek to encourage the continuance of farming operations on parcels which are suitable for active farming.

Table 11. Farmland Preservation Cost Projections

Year	Acquisition Goal	Total Project Cost	Estimated Local Cost Share	Estimated County Cost Share	Estimated SADC Cost Share	Other Contributors
1	at least 100	\$1,200,000	\$240,000	\$240,000	\$720,000	TBD
5	at least 500	\$6,000,000	\$1,200,000	\$1,200,000	\$3,600,000	TBD
10	757.37	\$9,088,440	\$1,817,688	\$1,817,688	\$5,453,064	TBD

Source: West Amwell 2010 Municipal PIG Application

5.4 Funding Policies and Cost Projections

The Township participates in easement acquisitions with the CADB and SADC and with funding assistance from non-profit and private donations, whenever possible. In the past, West Amwell has received funding from both the SADC and Green Acres Planning Incentive Grant programs and the County of Hunterdon County.

West Amwell’s current PIG application includes a ten year plan to preserve a minimum of 750 acres. The estimated cost per acre is \$12,000 based on prior appraisals. Table 11 shows the projected state, county and municipal costs for the ten year plan. West Amwell funding is generated by its own dedicated open space and farmland tax of \$.06 per \$100 of assessed property value. In 2007, the Township tax generated \$317,000. The Township has also made efforts to leverage the local funding by long term borrowing at historically low rates, and short term borrowing to cover costs until reimbursements can be obtained. The Township has also raised sizeable private fund donations for open space acquisitions.

State funding for farmland preservation programs is available through the NJ Garden State Preservation Trust. While funds are currently low, an additional bond referendum appeared on the November 2009 ballot that infused the program with more funds. The State Agriculture Development Committee (SADC) provides funding for 60%-80% of an easement acquisition, based upon a sliding scale. The sliding scale formula commits the State to pay a higher percentage of an easement that has a lower cost per acre.

Another source of funding for West Amwell’s Farmland Preservation Program is the Hunterdon County cost-share. Hunterdon County voters have overwhelmingly approved three County Questions (November 1999, 2004, and 2008) authorizing the Board of Chosen Freeholders to implement and continue an Open Space, Recreation, Farmland and Historic Preservation Trust Fund pursuant to P.L. 1997, c. 24. (N.J.S.A. 40:12-15.1 et seq.) The proposition authorizes the County of Hunterdon to impose an annual levy for an amount or at a rate deemed appropriate for any or all of the following purposes, or any combination thereof, as determined by the Hunterdon County Board of Chosen Freeholders;

- a. acquisition of lands for recreation and conservation purposes;
- b. development of lands acquired for recreation and conservation purposes;
- c. maintenance of land acquired for recreation and conservation purposes;
- d. acquisition of farmland for farmland preservation purposes;

- e. historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; or
- f. payment of debt service or indebtedness issued or incurred by the County of Hunterdon for any of the purposes set forth in (a), (b), (d), or (e) above.

Since the inception of Hunterdon County’s Open Space Trust Fund, the Board of Chosen Freeholders has authorized an annual levy not to exceed three (\$0.03) cents per one hundred (\$100.00) dollars of the total County equalized real property value for each County Question. The Board of Chosen Freeholders sets the open space tax levy and amount to be raised each year and may, at their discretion, determine the appropriate amount or rate to be distributed and allocated for each purpose. Any change would require at least one public hearing identifying the distribution of monies governing the County Open Space Trust Fund. Until 2010, the County ranked applications in three separate farmland preservation programs: the Hunterdon County Planning Incentive Grant (PIG), the farmland preservation program for non-profit organizations, and the Municipal Planning Incentive Grant (PIG). In 2010, the Freeholders decided to combine the County, municipal and non-profit farmland preservation programs so that the all of the applications are ranked together. The County has set aside approximately 80% of the total dedicate revenue to cost-share on these farmland preservation programs. This amount is expected to be \$2.4 million. The Township’s capture of these funds will be solely based upon the quality of its applications as compared to others in the same ranking round.

In the past, Hunterdon County and the municipality, have equally split the remaining costs, typically 20% municipal and 20% county funds. However, the County recently adopted its own sliding scale, requiring a larger municipal cost-share for higher easement values in accordance with the formula in Table 12. This new policy is intended to more evenly distribute County dollars so that municipalities with high easement values do not absorb the majority of county money available.

Easement Value	Percent Increase Municipal Cost-Share
\$5,000 or less	0
\$5,001 to \$7,000	1
\$7,001 to \$9,000	2
\$9,001 to \$11,000	3
\$11,001 and greater	4

West Amwell Township’s commitment to farmland preservation funding recognizes that the overall cost of preservation is less than the cost to the community if the farm was developed as houses. Numerous studies across the country have shown that long-term costs of providing infrastructure and services for a residential development exceeds the cost of preserving the land in perpetuity. The most frequently quoted studies have been prepared by the American Farmland Trust. In studies conducted over the past decade, the Trust has shown that farm operations generate more public revenues than they receive in public services. Conversely, residential development is subsidized by the local government for educational and community services, such as police, fire, and rescue. The final analysis is that the fiscal impact of an agricultural easement – even after including acquisition costs – is less costly than the residential development of that same farm.³

5.5 Eligibility and Ranking Criteria

Eligibility Criteria

West Amwell Township will accept any farmland preservation application, regardless of size or quality. This is because the Township wants to give the broadest number of farms the ability to apply. The Township then uses the County eligibility criteria to determine which applications to send to the County and State for approval. The remaining applications are considered for the Township’s open space program.

Hunterdon County’s eligibility criteria, or pre-requisites, requires that the farm is located in an Agricultural Development Area (ADA), the municipality must share the local cost-share with the County, and the

³ See *Holding Our Ground*, by Tom Daniels and Deborah Bowers, for an overview of studies related to the cost of community services for development vs preservation.

application must meet the SADC eligibility criteria. In addition, the County has a minimum requirement of 40 acres for all applications, unless they abut preserved farms, in which case there is no preferred minimum.

The State Agriculture Development Committee (SADC) has two types of eligibility criteria: farms that are 10 acres and less and farms that are greater than 10 acres.

For farms that are less than or equal to 10 acres

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

OR

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

For farms that are greater than 10 acres

- At least 50% of the property or a minimum of 25 acres tillable, whichever is less
- That tillable acreage must consist of soils that are capable of supporting agricultural or horticultural production
- The land must have development potential. To determine development potential:
 - Municipal zoning ordinance for the property as it is appraised must allow additional development (at least one residential site beyond what is the sites potential)
 - There must be access to the property that allows further development. In the case that access is only available through an easement, that easement must specify that further subdivision is possible.
 - If access is through an easement, and it is subject to ordinances governing allowable subdivisions, common driveways and shared access, it must be confirmed in writing by a municipal zoning officer
- Land that is less than 25 acres must not contain more than 80% soils that are classified as freshwater or modified agriculture wetlands according to the DEP
- Land that is less than 25 acres, 80% or more of the land cannot have slopes greater than 15% as identified by the NRCS soils map 2.2

OR

- The land is eligible for allocation of development credits from a transfer of development potential program that has been authorized and adopted by law

Lands that do not meet the minimum requirements are not eligible for a State cost share grant for farmland preservation purposes.

Ranking Criteria

West Amwell's ranking criteria for all farmland preservation programs are similar to both the County and State program so that the applications submitted to these programs will be competitive. All three agencies have similar criteria, which includes Soils, Boundaries & Buffers, Local Commitment, and Degree of Imminence of Change. In addition, Hunterdon County includes soil conservation and farmland preservation management in its ranking criteria.

West Amwell Township's ranking criteria are nearly identical to the Hunterdon CADB criteria, with minor adjustments in points in most categories. There are several areas of differences. First, the Township awards points to farmland preservation applications with historic and environmentally sensitive resources that are worthy of preservation. Second, the Township awards a maximum of 15 points for the degree of imminence of change, whereas the County only awards 6. And, thirdly, in this section, the Township substituted the County's negative criteria for environmentally sensitive lands to a positive criterion for a farm that is listed on the market for sale. In summary, West Amwell took the County's easement purchase criteria and tailored it to its needs as a community with many environmentally sensitive resources, most of which are desired to be preserved through one mechanism or another.

The State (Policy 14E), Hunterdon County and West Amwell Township ranking criteria are included in the Appendix of this Plan.

5.6 Municipal and County Farmland Preservation Policies

Hunterdon County and West Amwell Township share policies governing housing, division and exceptions for preserved farmland, as summarized below.

Housing

Residential opportunities on permanently preserved farmland are severely limited because the developments 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. There is one area in regards to housing where the views of the Hunterdon CADB and the SADC differ. The SADC does not permit on-site housing for family members on preserved farms; conversely the CADB feels that this is detrimental to the farming family, as it leaves no opportunity for children to stay on the property to continue farming. The CADB is bound by the state regulations however and is only permitted to approve housing opportunities as allowed by the deed of easement.

Residual Dwelling Site Opportunities (RDSOs)

SADC regulations permit up to one dwelling unit per one hundred acres of vacant farmland 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. The value of an RDSO is evaluated at the time that the property is appraised, early on in the process. 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.

When farms apply to programs that are governed by CADB oversight and are eligible for an RDSO, the CADB generally tries to discourage RDSO use, but is accepting of those applications that choose that option as long as the applicant understands that the location must be approved by

the CADB when the applicant chooses to exercise the RDSO option.

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. 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 flexible 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. The CADB reviews each application on a case by case basis and has no maximum square footage percentage standard.

Divisions of Permanently Preserved Farmland

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 has been defined as a farm that is of sufficient size and soil quality such that it can accommodate a variety of agricultural uses suitable for the County. The CADB follows the State rules when taking into consideration agricultural subdivision applications and adheres to the criteria as it pertains to the purpose of the subdivision and the resulting parcels remaining agriculturally viable.

The Township advises landowners of the state and county division requirements and 40 acre minimum parcel requirement prior to accepting applications. The intent is to make landowners aware that their property may not be dividable after it is accepted into the program. However, if and when consulted, the Township AAC and governing body would react favorably to division applications assuming the county and state policies were satisfied, the deed of easement restrictions were not violated and the division was for agricultural purposes and resulted in agriculturally viable parcels.

Exceptions

An exception is defined as a specified land area that is excluded from the boundaries of the adjoining preserved lands on the same tax lot. The reason for delineating exceptions is to prevent the deed restrictions from interfering with non-agricultural uses on the property, such as an existing or future residence, garages and other ancillary uses and structures. Both the Hunterdon CADB and West Amwell Township encourage non-severable exceptions around existing dwellings and principal farm buildings. To encourage these exceptions, the Township awards five points to applications and the CADB awards 3 points in the easement purchase criteria. For severable exceptions, the CADB deducts five points for each exception, deducts one point if the exception exceeds the minimum lot size for a dwelling and deducts one point if the size of the exception is more than 5% of the total tract of the farm. Points are added to an application if the applicant agrees to restrict the severable exception to only one residential unit and Right to Farm language is added to the deed of the future excepted lot. West Amwell does not include these specific criteria in its exception policy. It merely states that if a severable exception has a significant impact on agricultural productivity, the Township reserves the right to limit or deny the exception area.

5.7 Administering the Township Farmland Preservation Program

West Amwell has no staff employees to administer or assist in the development of its farmland preservation program. The administration of the program has been managed by volunteer residents that serve on the Open Space Committee and Agricultural Advisory Committee. When GIS mapping is necessary, the Township may seek the assistance of the County or contract with a consultant to perform the work.

5.8 Impediments to Preservation

The current impediments to West Amwell's successful farmland preservation program in West Amwell include the availability of State and County funding and Hunterdon County contractual requirements and continued technical assistance:

- West Amwell Township needs a predictable source of county and state farmland preservation funding to plan efficiently for the future and solicit landowner interest. The Township has been able to generate cost-share funds for preservation, but does not know whether county and state funds will be available in the future.
- The County's required option agreement has intimidated landowners from signing the agreements. As a result, owners of valuable, productive farms have withdrawn their applications.
- The Township administers its program largely by volunteers and relies upon the County to prepare GIS maps when needed. Without the help of the volunteers and continued County assistance, the Township's program would be in jeopardy.

6.0 ECONOMIC DEVELOPMENT STRATEGIES

Economic development strategies for agriculture in West Amwell Township are multi-pronged and implemented at all levels of government.

6.1 Agricultural Retention and Recruitment

At the State level, the New Jersey Department of Agriculture prepares annually a list of economic development strategies to support agriculture in NJ. Selections from the 2008 Economic Development Strategies – as they relate to West Amwell Township - are noted below, followed by the County and Township complementary strategies.

NJDA Economic Development Strategies

Consumer Markets for local fresh produce

Highlights the freshness of New Jersey's locally grown produce and reaches out to the media to encourage the purchase of local products. Quality assurance is critically important and the NJDA offers growers accreditations for food safety certification.

New Product Markets and New Consumer Markets

Continue to seek new product markets and new consumer markets

Goats and sheep

Promote annual markets for sheep and goats and encourage the production of goat products

Support youth programs

Continue to support the New Jersey Junior Breeders' Fund loan program which is helping future generations of agricultural education/FFA students and 4-H members to continue to advance the breeding of purebred livestock and the production

quality of grade livestock.

Organic Products and Certification

Continue to administer the organic certification program established in 2006.

Promote and administer cost sharing of organic certification fees for eligible operations, preparing informational brochures and fact sheets, and fully integrating organics into the Department's promotional programs.

Equine Industry

Promote the equine industry, which accounts for an estimated 176,000 total acres of farmland, 96,000 of which are directly related to equine operations and 78,000 devoted to pasture and hay production.

Agri-Tourism

Promote agri-tourism to offer farmers an important opportunity to generate additional farm income and keep farms economically viable.

Hunterdon County Economic Development Strategies

While Hunterdon County is actively involved in the administration of the county and state farmland preservation program, it is not involved in agricultural retention programs. The CADB supports retention and marketing programs such as agri-tourism and community farmer markets, but is not involved in the preparation or promotion of these programs. The County has suggested its role might be to disseminate educational information and sponsor seminars on farming. The Rutgers Cooperative Extension Service in Hunterdon County has sponsored these types of programs in the past and continues to be involved in public educational programs.

Township of West Amwell Strategies

West Amwell's Agricultural Advisory Committee (AAC) organizes its own economic development strategies for agriculture using a comprehensive approach. The AAC is an advisory group to the Township and as such routinely provides recommendations to the Township Committee and Planning Board for reducing and eliminating obstacles to agricultural viability in West Amwell. The AAC also assists prospective new farmers, reaches out to neighboring Agricultural Advisory Committees, and submits public comment on statewide rules affecting agriculture. In the near future, the AAC will begin addressing issues related to agricultural retention, including cooperative farming and agricultural tourism.

Some of the ongoing activities of the West Amwell Agricultural Advisory Committee (AAC) include:

Data Sharing

- The Township is compiling a database of available farmland (including private lands that may or may not be currently farmed) and those interested in farming (such as the FarmLink Program). Information on available farmland parcels will be provided to local residents and to local agricultural colleges (and other venues as appropriate) in order to attract new farmers to the area.
- The Agricultural Advisory Committee is compiling a database of local farms, both full and part-time, that sell products directly to the public. This information will include a list of products available, location of the farm, and contact information. The resulting list of farms will be posted conspicuously on the Township website for the use of local consumers. Plans are also being made to compile the data into a directory that can be sent to new residents.

Public Education

- The Agricultural Advisory Committee mailed an information letter to all Township residents on the benefits of Farm Assessment and the qualification process. The letter encouraged property owners with six acres or more to pursue the farmland assessment program.
- The Township's high school, South Hunterdon Regional High School, offers an active agricultural program that includes a full-time faculty member specializing in agriculture and a curriculum that offers courses in landscaping, animal science and horticulture. This program is the only high school in New Jersey that includes a full-time faculty member.
- The Hunterdon County Polytech School offers courses in agriculture-related fields.

Youth Programs

- South Hunterdon Regional High School sponsors a Future Farmers of America (FFA) organization for students. The club is involved in community events and hosts programs that increase public awareness of the importance of local agriculture. The Township of West Amwell has involved the FFA in various municipal programs.

Compatible Land Use Regulation

- The Agricultural Advisory Committee is actively reviewing local ordinances and will be recommending any necessary changes to facilitate farming.

Markets

- The Township will encourage efforts by local farmers to establish cooperative, sustainable practices that respond to the needs of local residents who may purchase local produce and other farm products.

In addition to the above ongoing initiatives, the Township is considering additional actions to promote the value of farmland to a community and farming as a viable career. Examples include:

1. Generate recommendations for coordination with neighboring municipalities, the Hunterdon County Agricultural Development Board, and the County Board of Agriculture. Regional agricultural economic development opportunities and policy examination will be explored and coordinated;
2. Surveying farmers and agricultural-related businesses on a periodic basis to help address their economic concerns and requirements.
3. Reviewing existing regulations and ordinances including the Township's Right to Farm Ordinance.
4. Promoting agricultural tourism as a way to supplement farm income and familiarize visitors and residents with agricultural issues.
5. Sponsoring educational forums to discuss agricultural issues and the future of the industry in West Amwell.
6. Developing an agricultural component in Economic Development Plans to recruit businesses that support adjacent farmers (e.g. food processors, equipment suppliers and services).
7. Considering direct marketing, where appropriate, to keep more dollars on the farm (e.g. farmer's markets, pick-your-own operations, farm directories, etc.)
8. Exploring aquaculture, greenhouses, pastured livestock and poultry.
9. Reviewing existing and planned programs for agricultural impacts, both positive and negative (e.g. community and economic development, housing, tax assessment, code enforcement, capital improvements, etc.)
10. Providing technical support for the right to farm beyond the passage of an ordinance to resolve often difficult issues and provide opportunities for mediation.

11. Reviewing site plan and subdivision applications in Agricultural Development Areas to minimize impacts on farms and the agricultural industry.
12. Coordinating recreation, open space, and historic preservation efforts to ensure that these initiatives complement agricultural retention efforts.
 - Assisting new farmers interested in buying or leasing land in West Amwell;
 - Proposing municipal actions to promote agricultural viability;
 - Investigating opportunities for Agricultural tourism; and
13. Coordinating school fund-raising activities to use produce from local farms.

Significant Sector Strategies

The West Amwell Township Agricultural Advisory Committee has identified the following most significant sector strategies for agricultural retention and preservation:

1. Work to have *Jersey Fresh, Jersey Organic, Jersey Grown, Jersey Fresh Milk and Jersey Fresh Wine* certification of products produced locally, which would help farmers in West Amwell market their products. This would encourage consumption of farm products produced in West Amwell, both locally and regionally.
2. Encourage Community Supported Agriculture (CSA). West Amwell should attempt to attract businesses which would support agricultural products. This is already being done in West Amwell, but on a small scale. Recommend that farmers be encouraged to sell their products to local restaurants and to the public utilizing an already existing West Amwell Farmers Market. Public education and marketing are issues that need to be addressed.
3. Provide a means to recruit Agricultural Industries appropriate to West Amwell (livestock processing, equipment, feed mills).
4. Encourage participation and cooperation with Rutgers Cooperative Extension for new ideas and training and research to help further agricultural development.
5. Continue to actively support 4-H activities and projects in West Amwell. These are our next generation farmers. Community support and public education are important and should be implemented.
6. Consider incentives for part time farmers and young farmers
7. Support Deer Management Programs and develop a program for West Amwell.
8. Continue to actively support and encourage West Amwell's active Agricultural Advisory Committee.

6.2 Support Network (Businesses)

Agriculture in West Amwell, like Hunterdon County, has always been diverse and included a large percentage of part-time farmers. Because of this diversity, it is difficult to predict the farmers' needs. A survey asking for suggested business services or support needs is helpful, but does not produce the most desirous results because many of the farmers have not prepared business plans and are not intimately familiar with business and marketing options. At an earlier time, when agriculture was typically a full-time operation and consisted of traditional livestock, field crops and dairy operations, local granges and the Hunterdon County Board of Agriculture provided regular meetings and well-attended forums to share farming needs and experiences. With today's new, diverse agriculture and the changing characteristics of the farm operator, an equally new forum for information-sharing has become necessary at the local and county levels. While the Township can host

meetings with its own farmers, it would be more productive to have a regional entity administer a program that effectively evaluates the needs of all of the local farmers.

Thus far, local survey results and meetings with local farmers in West Amwell Township indicate the farming community would benefit from future support services that would improved direct consumer marketing. Examples of such services include a certified kitchen, a USDA slaughterhouse, and an organic certification board. But due to the expense and economies of scale, these services should be regionalized. Aside from these general types of support businesses, the need for more specific services can only be determined after a careful analysis of farmers' current and future business plans in both West Amwell Township and the surrounding region. The regional perspective is particularly important because the number of farmers in any one municipality is too small to support a new business. Further, the formal documentation of a regional need would be far more persuasive in luring new services to the area

6.3 Future Trends in Agriculture

There continues to be a loss of farmland county wise, but West Amwell has preserved many of its large farms. Presently, the economy is strained but West Amwell continues to flourish agriculturally.

1. The current and projected trend is toward small, intensive farming, with many "niche" farming operations. These small, specialty operations have held up well in West Amwell during the current economic downturn.
2. Hay, soybeans, alfalfa, corn and other products are also locally produced. These products continue to have demand both locally and regionally.
3. West Amwell continues with its preservation of farmlands.
4. The current trend is that there are few young farmers to farm – this is county-wide and has not been experienced in West Amwell thus far, yet encouragement and recruitment of farmers needs to be done through public education and recruitment.

Direct consumer marketing in Hunterdon County will likely continue in the long-term given its location and demographics. The number of agricultural markets in the region has increased significantly over the last couple of years. The County Planning Board and Agriculture Development Board have taken an interest in documenting these markets with a countywide brochure. Product demand, however, will always be changing and requires constant monitoring and research to be on the cutting edge of the market. Providing technical assistance and disseminating information is key in this regard. The County Cooperative Extension Service is ideally suited to address these needs.

Agricultural markets require their own marketing strategies to attract prospective buyers. The location strategies are still being tested by West Amwell and other municipalities throughout the State. The Township's first year of an agricultural market at the municipal building was a success. Nineteen vendors participated over a 22 week season. Additional market campaigns in the future will help to make net season even better.

6.4 Agricultural Support Needs and Implementation

Agriculture in West Amwell will probably continue to follow the trends established in Hunterdon County towards smaller, diverse and perhaps more intensive use farms. Creative marketing strategies will be necessary to capture local and regional markets. Keen insight and knowledge will be essential for identifying the product demand and locating the consumer markets. Technical assistance and model farm plans would go a long way to assist local farmers with these challenging tasks.

Technical assistance from agricultural experts may significantly improve a farmer's competitive edge in the agricultural industry. The Rutgers Extension Service seems to be best positioned to provide this local assistance, but other organizations may be equally qualified. Since every county in the state would benefit from a standardized approach to understanding markets and preparing farm plans, the technical assistance should be

vertically integrated at all levels of government so that information is shared and distributed and not re-invented.

As mentioned earlier, a regional entity would benefit local farmers by initiating programs and discussions about the farmers' needs. Such a program should be readily available to both full-time and part-farmers, who traditionally have long work days, and many of whom hold multiple jobs. Until such assistance is established, the Township will strive to work with its farmers and understand their needs and concerns through meetings, a Township website and workshop initiatives described elsewhere in this Plan.

Direct aid to West Amwell farmers would also occur in the form of equipment dealers, grain processing facilities and livestock auctions that were within close proximity to the Township. The Agricultural Advisory Committee (AAC) supports these new facilities because of the long distance that many farmers have to travel to repair equipment and sell their products.

There are no business associations in Township or the immediate surrounding area. However, if and when these associations are formed, the AAC feels that agriculture should be represented in the organizations since it is an important part of the local economy.

7.0 NATURAL RESOURCE CONSERVATION

The following support services and network are available to landowners for natural resource conservation. Much of the information is derived from the Hunterdon County Agriculture Development Board's Farmland Preservation Plan.

7.1 County/Regional Agencies

Natural Resources Conservation Service

The Natural Resources Conservation Service (NRCS) provides assistance to farmers and landowners through conservation programs and technical information for the protection of natural resources. NRCS provides financial assistance for many conservation programs and offers technical expertise in such areas as animal husbandry and clean water, ecological sciences, engineering, resource economics, and social sciences. It also provides expertise in soil science and leadership for soil surveys and for the National Resource Inventory, which assesses natural resource conditions and trends in the United States.

The local NRCS office serving Hunterdon County is located in Franklin Township. Hunterdon County farmers may utilize this local NRCS office for technical assistance related to conservation projects. NRCS will reach out directly to landowners if they know of a farmer who is in need of assistance or can use the guidance of the NRCS staff. The local NRCS office also helps to prepare conservation plans for Hunterdon County farmers. The local NRCS office administers conservation program grants, which offer financial incentives to support conservation projects, including stream riparian buffers and wildlife habitat.

Soil Conservation Districts

The Hunterdon County Soil Conservation District (SCD) is also located in Franklin Township and provides technical services such as animal waste management, design and construction of erosion control structures and Integrated Pest Management. The SCD will work with farmers to implement conservation plans for a fee. The SCS also annually monitors preserved farms in Hunterdon County to ensure compliance with easement restrictions.

7.2 Natural Resource Protection Programs

Listed below are several natural resource protection programs available for Hunterdon County farmers. These programs are important to all types of agricultural operations. The Township Agricultural Advisory Committee has considered adding these program descriptions and links onto a new AAC webpage. This information and the website could also be distributed in local tax bills and/or other municipal mailings.

SADC Soil and Water Conservation Grant Program

This program provides grants to eligible landowners to fund up to 50 percent of the costs of approved soil and water conservation projects.

Federal Conservation Programs

Environmental Quality Incentive Program (EQIP): This program provides technical, financial, and educational assistance to farmers/producers for conservation practices that address natural resource concerns, such as water quality. Practices under this program include integrated crop management, grazing land management, well sealing, erosion control systems, agricultural handling facilities, vegetative filter strips/riparian buffers, animal waste management facilities and irrigation systems.

Conservation Reserve Enhancement Program (CREP): Under CREP, farmers voluntarily remove cropland along streams, lakes and wetlands from agricultural production and convert the land to native grasses, trees and other vegetation to provide buffers. These conservation buffers slow and absorb runoff, sediment, nutrients, and chemicals from cropland while also creating beneficial wildlife habitat for many species in need.

Farm and Ranch Lands Protection Program (FRPP): The Farm and Ranch Land Protection Program provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, tribal, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value of the conservation easement.

Other Programs

The Rutgers Cooperative Extension Service continues to assist Hunterdon's farmers in all areas of farming, including land use regulations, market potential, integrated management systems and sustainable agricultural practices.

New Jersey Department of Environmental Protection administers the Landowner Incentive Program (LIP). This program is designed to help landowners improve, manage and protect habitats of threatened and endangered species. This provides the NJDEP with the assurance that some agricultural lands are utilized for the protection of threatened and endangered species. Many Hunterdon County farmers utilize delayed mowing schedules to allow to minimize disturbance to habitats in the off-growing season.

Wildlife Habitat Incentives Program (WHIP) provides technical and financial assistance for creating, enhancing, and maintaining wildlife habitat. The State Technical Committee for WHIP in New Jersey awards contracts for designated wildlife habitat categories. Since its inception in 1998, WHIP has been a popular program for non-federal landowners interested in wildlife habitat management in New Jersey. (NRCS Conservation Programs)

North Jersey Resource Conservation & Development Council (RC&D), in partnership with the Natural Resources Conservation Service, Rutgers Cooperative Extension, County Soil Conservation Districts, and the NJ Department of Agriculture has successfully leveraged federal monies to help farmers employ land management practices that reduce chemical inputs without

compromising yields.

Farmers in Hunterdon County have also received technical and financial assistance through provisions in Farm Bill Legislation and the Conservation Technical Assistance Program.

For the most part, the natural resource programs seem to meet the needs of West Amwell farmers. But the Township's experience is that the farmers of larger operations are more familiar with the programs; many of the smaller, part-time farmers are not aware of the potential services and benefits of county and state programs. The Agricultural Advisory Committee is trying to address through its public outreach program, including a possible website with resources and agricultural links.

7.3 Water Resources

West Amwell relies almost entirely upon ground (well) water and surface water for its source of potable drinking water and irrigation. The availability of groundwater, however, is constrained by the Township's hydrogeology. As a result, there are few irrigation wells, if any, in the Township and there are no farmers in the community with state water permit allocations. In the past, as water issues have surfaced in the Township regarding farming or land use regulation, the Township has contracted with water and geology consultants to provide recommendations specific to the Township's geology and water resources.

Recent agricultural trends in Hunterdon County tend towards higher water use for irrigation as well as increased use of temporary and permanent greenhouses. Both uses contribute to the loss of ground water recharge. With the increasing growth throughout Hunterdon County, there is a potential for water resources to become scarce. Farmers in West Amwell may be constrained with water shortages in the future if these scenarios becomes reality. Given the Township's current water constraints, farmers have learned how to overcome these conditions with appropriate farming techniques and agricultural types. This will need to be monitored in the future if conditions change substantially.

7.4 Natural Resource Conservation Strategies

The North Jersey RC&D, in partnership with the Natural Resources Conservation Service, Rutgers Cooperative Extension, County Soil Conservation Districts and the NJ Department of Agriculture, offers programs to help farmers identify and implement land management practices that reduce chemical inputs without compromising farm yields. Over 14,000 acres in the regional area, including acreage in Hunterdon County, reflect best management practices through this program, such as advocating water re-use where practical, the use of drip irrigation to minimize water waste, contour and no till farming and as well as other techniques designed to minimize pesticide use.

7.5 Waste Management Planning

The NJ Department of Agriculture has published rules governing animal waste management on farms and provides guidelines for self-certified animal waste management plans. The Hunterdon County Soil Conservation District offers technical assistance for Hunterdon County farmers in the area of Animal Waste Management. Both the County and Township can provide farmers with assistance in the disposal of tires including locations for disposal and other recycling opportunities. Hunterdon County continues to look for ways to expand its role in helping residents and farmers recycle and handle recyclable materials.

7.6 Alternative Energy Planning

Hunterdon County farmers have started to develop alternative energy sources for the operation of their farms. A notable example of this is the Blew Farm in Franklin Township which has recently installed a solar panel energy system to provide all of the energy requirements for their farm. There are various businesses in Hunterdon County that work directly with landowners to acquire funding to make the initial investment into alternative energy solutions less burdensome on the landowner. Sun Farm Network is one such business located in downtown Flemington. Although there has not been any discussion yet on a possible relationship between this program and local farms, the Township's Agricultural Advisory Committee will participate in future discussions to minimize impacts to active agricultural lands.

West Amwell Township has recently joined a regional cooperative with the City of Lambertville and Stockton Borough to explore bulk purchasing of alternative, sustainable energy sources. Among the priority projects considered is the installation of solar panels on municipal buildings. There has not been any discussion yet on a possible relationship between this program and local farms.

7.7 Outreach to Farmers

The Agricultural Advisory Committee (AAC) is very interested in working with both County and regional agencies to reach out to farmers. The AAC conducted a survey of its farmers two years ago to learn more about their interests in selling farm products. Although the responses were relatively positive, the return rate was limited.

8.0 AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

West Amwell Township's farmland preservation program is a well-balanced program of land preservation and agriculture retention. As of 2010, a total of 5,275 acres of land have been preserved in perpetuity in West Amwell using purchase of development rights programs (PDR), fee simple acquisitions and other easements and covenants. This preserved land includes actively farmed lands, constrained lands that are either part of productive farm parcels or provide buffers for farm parcels, and open space lands that are either currently farmed or are available to be farmed. Although the open space and farmland preservation program are administered separately in the Township, the two land preservation programs complement each other due to the unique, interspersed terrain of woodlands and farmland in the Township. Consequently, preserved open space is a good neighbor for agriculture and provides a buffer around productive farms. Likewise, the public access easements frequently included in open space and some farmland parcels are not considered threatening to farmers, but, rather, are accepted as a necessary component of the preservation program.

The Township's agricultural retention program is equally impressive as its land preservation program. The West Amwell Agricultural Advisory Committee leads the community's efforts to promote agriculture and sustainable farming practices through a variety of programs. These programs fall into the categories of Public Education, Data Sharing, Compatible Land Use Regulation and Marketing and are described in more detail in the previous section on economic development strategies. The Committee operates these programs to assist existing and prospective farmers with the continued viability and profitability of their farms given the current changes in the agriculture industry, current and proposed land use regulations at all levels of government, and the opportunities that continue to present themselves in the Township and regional area.

The Agricultural Advisory Committee could not effectively carry out all of these functions without the assistance of many Boards and agencies, particularly at the Township and County level. The Committee maintains a close working relationship with the West Amwell Open Space Committee, Planning Board and Township Committee. Collectively, these groups all share the common goal of preserving agriculture and the rural character of the community. The Committee also utilizes county and regional resources as necessary for data, mapping, and technical assistance. These resources include, but are not limited to, the Hunterdon County Agriculture Development Board (CADB), the Soil Conservation Service (SCS) and the Natural Resource & Conservation Service (NRCS).

8.1 Sustainable Agriculture

West Amwell's overriding policy in farmland preservation is to promote sustainable farming. The New Jersey Association for Sustainable Agriculture offers the following definition of sustainable agriculture":

“Sustainable agriculture promotes abundant food production while conserving natural resources and preventing pollution. It seeks compatibility with natural systems for raising livestock and crops, and works to restore and enhance historic connections between farms and rural communities. The model for sustainable agriculture is the family farm that provides a diversity of

food that the community considers essential to everyday life. Sustainable agriculture also:

- Promotes local markets, processing facilities and an infrastructure that readily supports the farmer's needs for equipment and supplies;
- Builds soil structure and limits the use of synthetic fertilizers by relying more on nutrient cycling;
- Manages pests naturally with minimal use of pesticide; and,
- Protects and conserves water quality on the farm and beyond.”

8.2 Agriculture Retention and Promotion

With the development of this Farmland Preservation Plan, West Amwell has identified the following tasks and initiatives to enhance the viability of agriculture in West Amwell Township:

Technical Assistance and Information Sharing

- West Amwell farmers could benefit significantly from the technical assistance provided by the NRCS and Rutgers Cooperative Extension Service. The services of these organizations are not widely known and may not be accessible to farmers. The Agricultural Advisory Committee should consider hosting workshops and seminars that introduces local farmers to these important organizations.
- The Township Agricultural Advisory Committee should develop its own website, which can function as a clearinghouse of important links and information for agricultural services, workshops and meetings.

Planning Policies

- The Township's cluster ordinance should include a design guideline specifically for agricultural clusters that recommends that type and location of farmland to be preserved.
- The Township should consider enhancing its buffer ordinance to specifically require a larger buffer for new development that abuts existing farm operations.
- West Amwell could be a model for sustainable agriculture given the variety of local produce and the critical need to protect its groundwater. The Agricultural Advisory Committee and other Boards and Commissions may want to explore this concept as an ongoing project.

Marketing

- Agritourism is a diversification of farming practices and ancillary activities to attract and engage local and regional visitors. West Amwell shares a municipal border with the City of Lambertville that has a large tourist population. Township farmers could individually or collectively target this seasonal population through local and county chambers of commerce, mailings, brochures and other types of marketing.
- Cooperative or collaborative marketing involves a group of farmers who have agreed to work together over an extended time period to market the agricultural products they produce. They may establish a formal organization or meet informally. The purpose is to pool resources for making large investments in either farm equipment or facilities, or for farm marketing and other needs.
- Direct farm marketing has increased in popularity of the past years as the interest in organic products and sustainability has also increased. In addition to a traditional farmers market, farmers in West Amwell may be interested in market (roadside) stands for small volumes of produce, or cooperatives that host markets for a collective group. Larger, urban markets in New York City and Philadelphia are

also an option for large volumes of produce. Local restaurants that feature locally grown produce are also a good market for all size farms.

- Value-added products are defined as raw products grown by a farmer and modified or enhanced so that it turns into a product with a higher net worth. Examples of value-added products include jellies and jams, pickles, salsas, flower arrangements, dried herbs, sachets, and wreaths. By selling both the raw product and its corresponding value-added product, e.g. cucumbers and pickles, the farmer doubles the type of products for sale and benefits from the increased sale price of the value-added product.
- Marketing agricultural products through the Internet is an increasing popular way to sell goods. Basic information on creating websites, on-line transactions and packaging goods are necessary for Internet Marketing and are easily available through published literature, the Internet and other sources.

Water Needs

- For farmers that want to expand into vegetables, nurseries and other agricultural types that require more water than is naturally available, water harvesting is a viable option for the small farms. Water harvesting is the deliberate diversion of rainwater into a container for watering crops. The most common way to harvest rainwater is through roof catchment areas, including the roofs of houses, barns and other smaller structures specifically designed for catchment. Water harvesting is best for smaller farms because of the relatively small volume of water it generates and because a large-scale project might divert rainwater away from its natural recharge area.

West Amwell's Vision for Agriculture

The vision for agriculture in West Amwell is a community with over 50% of its land base preserved in perpetuity as open space or farmland. The farms are owned by both full-time and part-time farmers, which is a beneficial and cordial relationship. Farm owners have successfully taken advantage of regional and Internet marketing programs and the farm businesses are thriving and profitable. Agriculture in the Township continues to be a variety of livestock, field crops and produce and is sensitive to the Township's limited groundwater supply. Area residents take pride in buying locally, increasing the sustainability and viability of the community's farms.

Figure 1

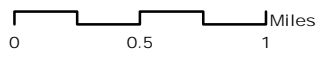
2002 Land Use/Land Cover

West Amwell Township
Hunterdon County, NJ

February 2009



- Legend
- Urban or Built-Up Land
 - Agriculture
 - Forest
 - Water
 - Wetlands
 - Barren Land

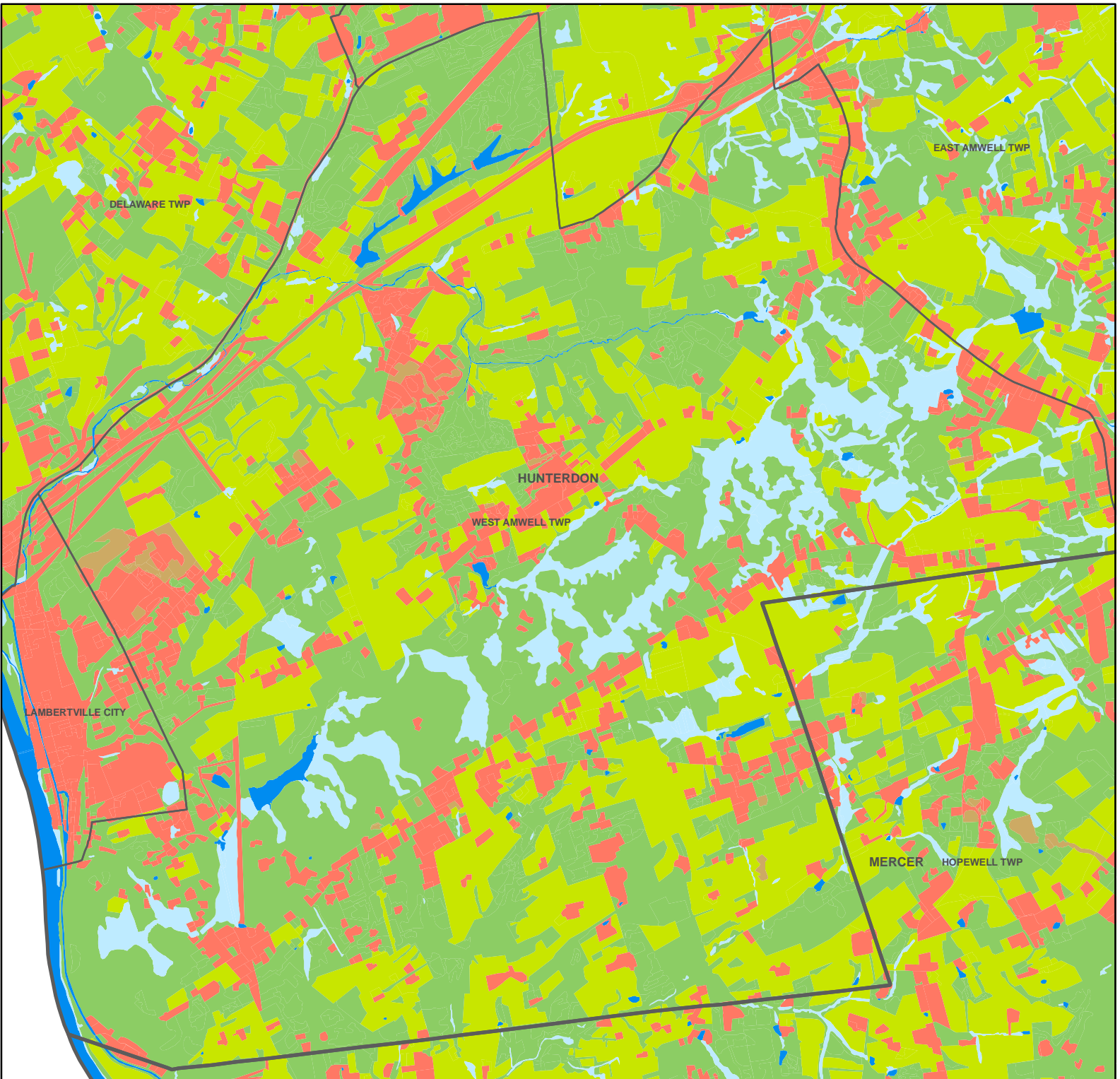


Map Scale = 1:48,000
1" = 4,000'

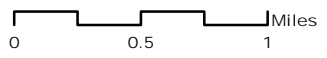
Mapping Prepared by:
Michael P. Bolan, PP/AICP
Data Sources:
Hunterdon County GIS
New Jersey Geographic Information Network

Figure 2
2002 Land Use
Land Cover
West Amwell Township
and Surrounding Towns
Hunterdon County, NJ

February 2009



- Legend
- Urban or Built-Up Land
 - Agriculture
 - Forest
 - Water
 - Wetlands
 - Barren Land



Map Scale = 1:48,000
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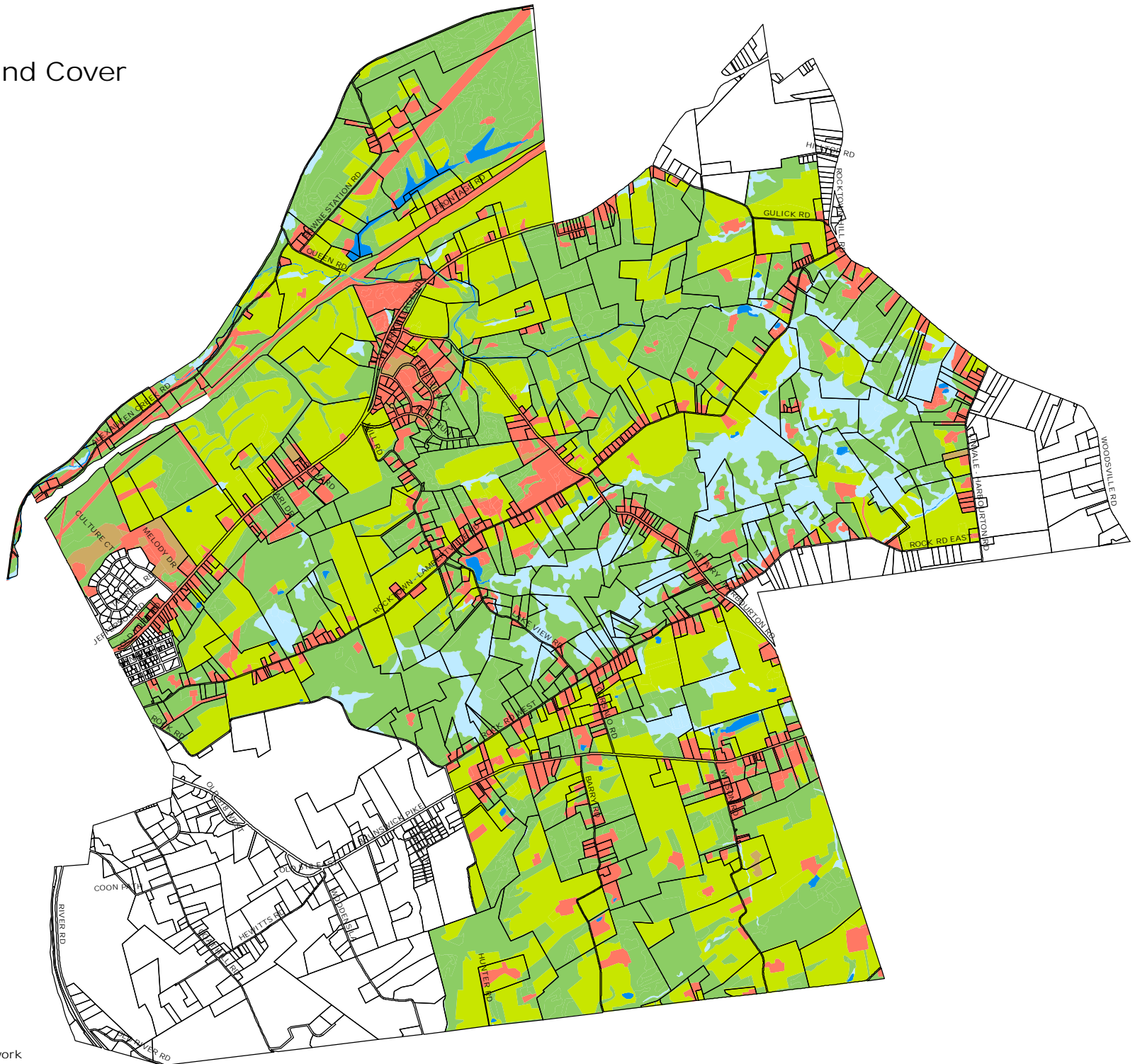
Mapping Prepared by:
Michael P. Bolan, PP/AICP
Data Sources:
Hunterdon County GIS
New Jersey Geographic Information Network



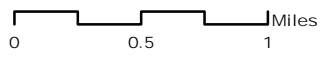
Figure 3 2002 Land Use/Land Cover PIG Project Area

West Amwell Township
Hunterdon County, NJ

February 2009



- Legend
- Urban or Built-Up Land
 - Agriculture
 - Forest
 - Water
 - Wetlands
 - Barren Land



Map Scale = 1:48,000
1" = 4,000'

Mapping Prepared by:
Michael P. Bolan, PP/AICP
Data Sources:
Hunterdon County GIS
New Jersey Geographic Information Network

Figure 4 Prime and Statewide Important Soils

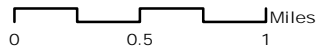
West Amwell Township
Hunterdon County, NJ

February 2009



Legend

- Prime
- Statewide Important

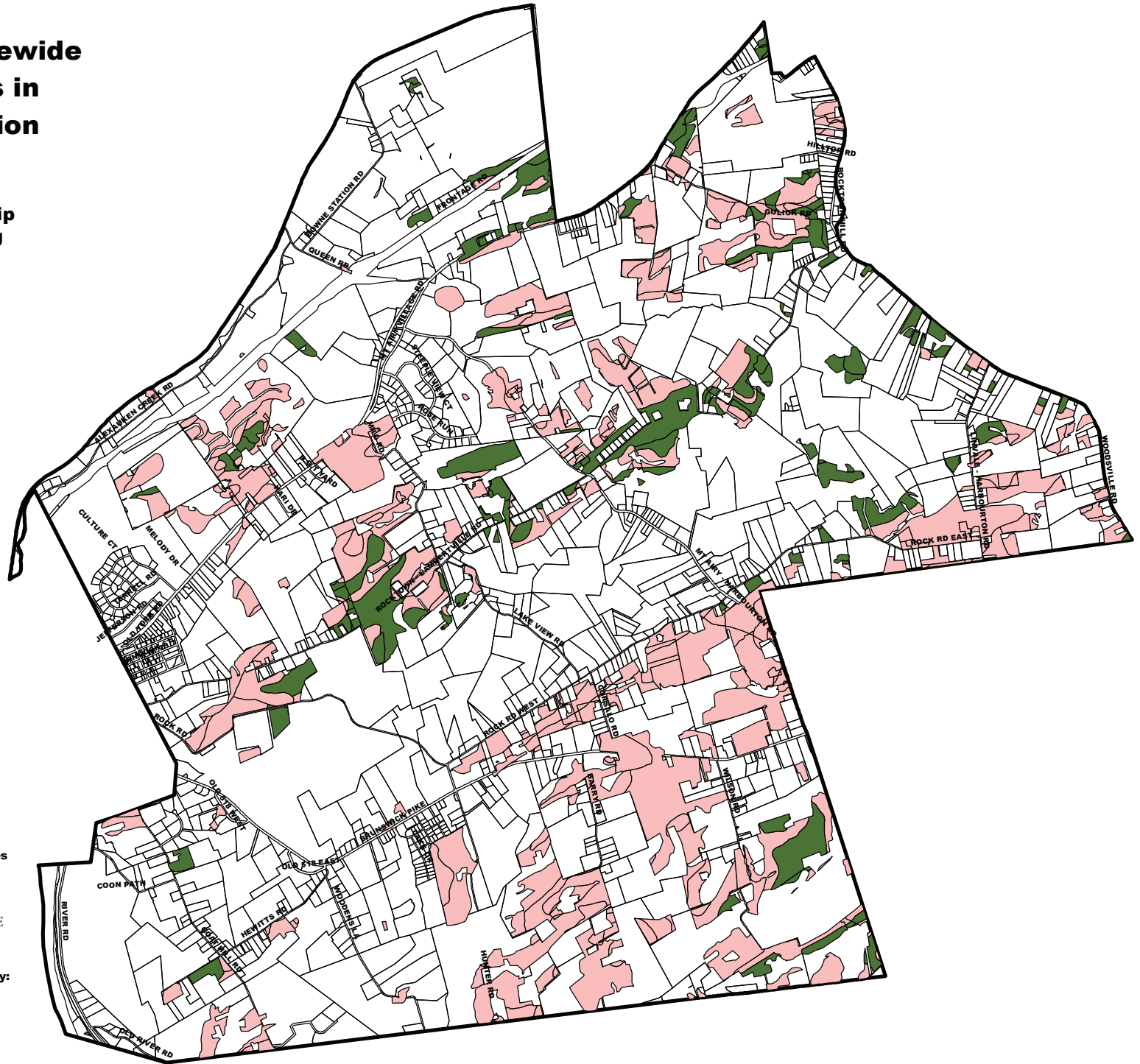


Map Scale = 1:48,000
1" = 4,000'

Mapping Prepared by:
Michael P. Bolan, PP/AICP
Data Sources:
Hunterdon County GIS
NJ NRCS

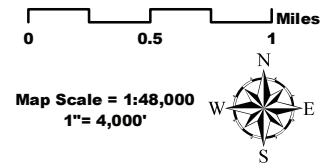
Figure 5 Prime and Statewide Important Soils in Active Production

West Amwell Township
Hunterdon County, NJ



Legend

- Prime
- Statewide Important



Map Scale = 1:48,000
1" = 4,000'

Mapping Prepared February 2009 by:
Michael P. Bolan, PP/AICP
Data Sources:
Hunterdon County GIS
NJ NRCS

Figure 6 Farm Assessed, Preserved Farms, CADB ADA and PIG Project Area

West Amwell Township
Hunterdon County, NJ

project area boundary

- Legend**
- Preserved Farm
 - Final Approval
 - Targeted Farm
 - Farm Assessed
 - Other Preserved, Ag Compatible

CADB ADA

0 0.5 1 Miles

Map Scale = 1:48,000
1" = 4,000'



Mapping Prepared February 2009 by:
Michael P. Bolan, PP/AICP
Data Sources:
Hunterdon County GIS

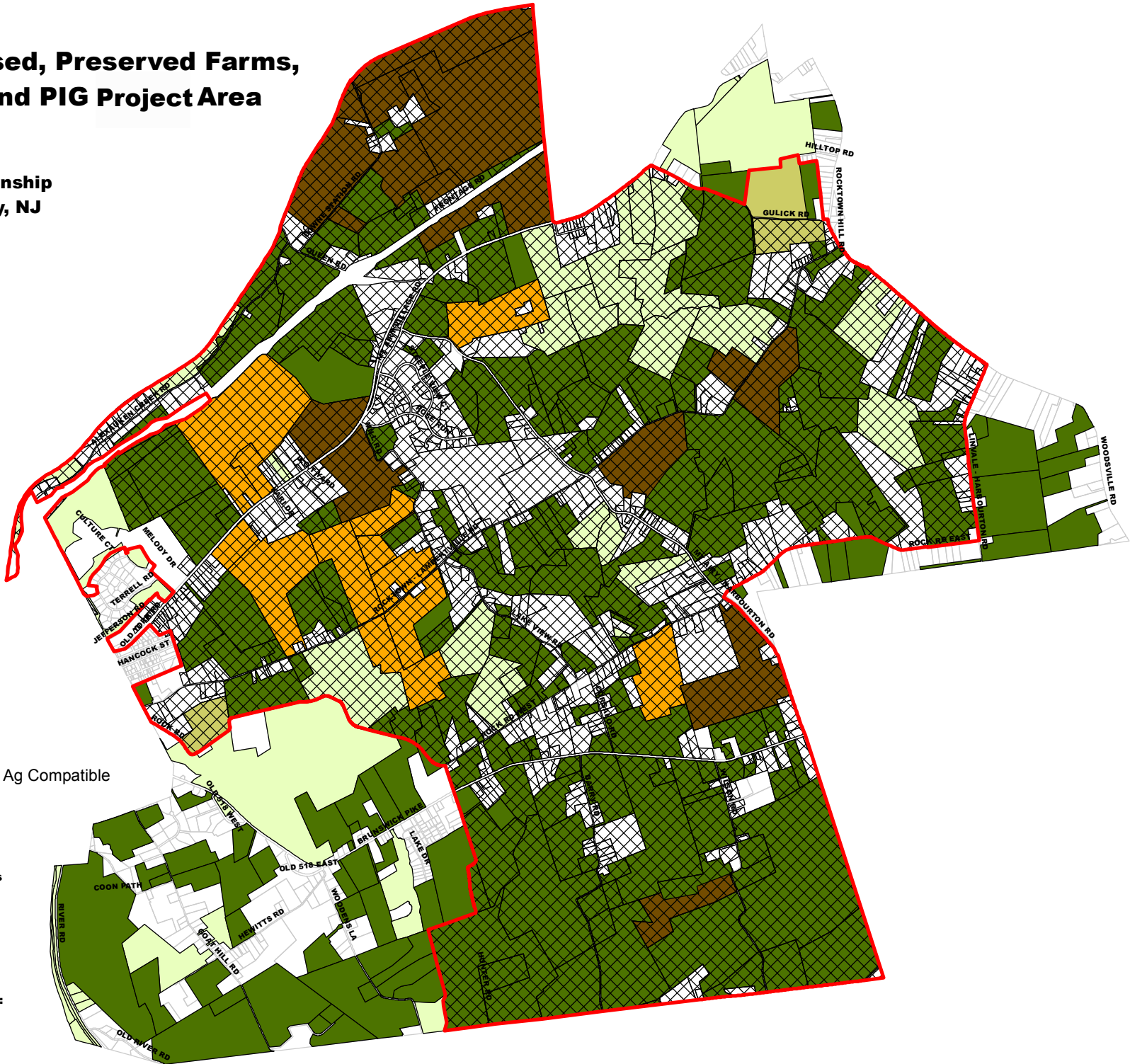








Figure 7 Preserved Farmland and Other Preserved Open Space

West Amwell Township
Hunterdon County, NJ

Legend

-  Preserved Farm
-  Farms w/ Final Approval
-  Targeted Farm
-  Other Preserved, Ag Compatible
-  Twp Prop., Easements and Board of Ed.
-  Private, No Public Funding

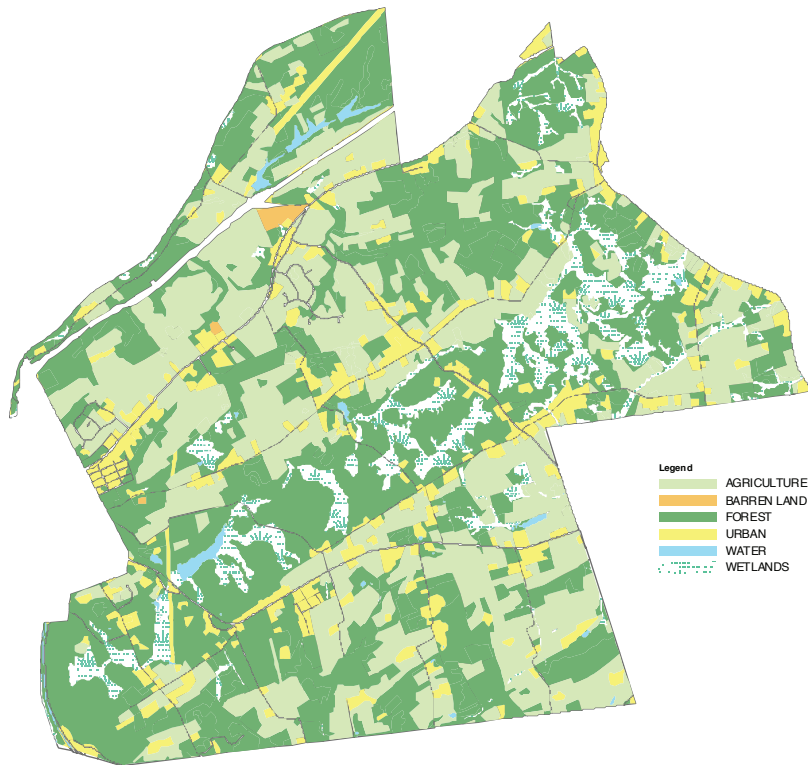
0 0.5 1 Miles

Map Scale = 1:48,000
1" = 4,000'

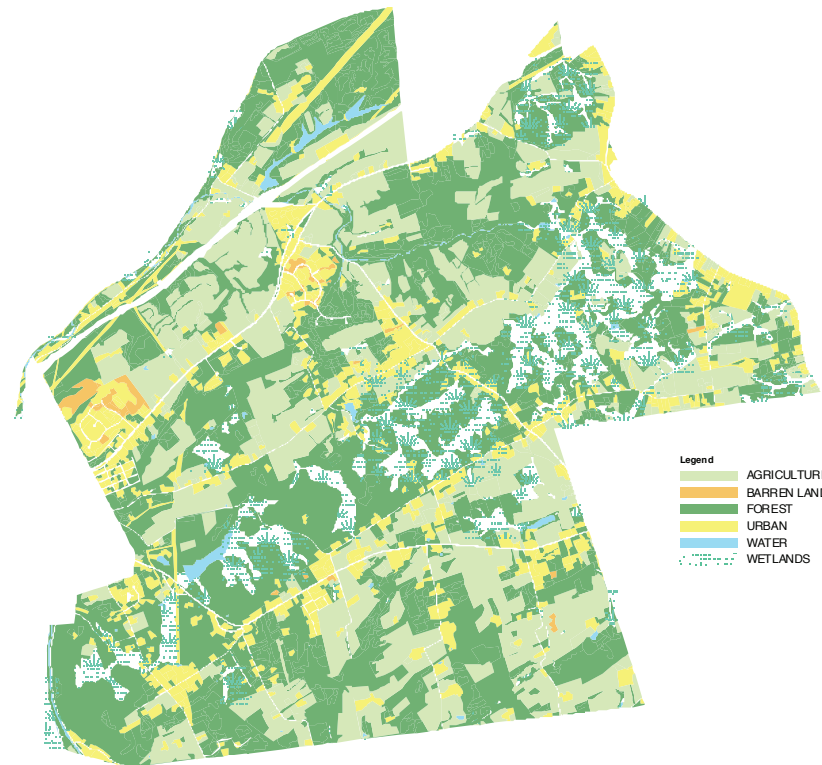
Mapping Prepared February 2009 by:
Michael P. Bolan, PP/AICP
Data Sources:
Hunterdon County GIS



Figure 8. Land Use Covers in West Amwell Township 1986 and 2002



1986 Land Use Cover - West Amwell Township



2002 Land Use Cover - West Amwell Township

Source: NJ Department of Environmental Protection (DEP), with mapping assistance from the State Agriculture Development Committee (SADC)

Appendix

2010 West Amwell Agricultural Advisory Committee

Hunterdon County Easement Purchase Criteria

West Amwell Township Easement Purchase Criteria

West Amwell Preserved Lands Inventory

State Plan Map

West Amwell Zoning Map

West Amwell Right to Farm ordinance

Farmland Assessed Properties in West Amwell Township

West Amwell Existing Land Use Map

West Amwell – State Plan and Adjacent Zoning Map

Garden State Greenways Map

Mercer County Farmland Preservation map

Hunterdon County Farmland Preservation Map

West Amwell Tax Map of Music Mountain Estates (delineating public water line)

**West Amwell Township
Agricultural Advisory Committee, 2010**

Chester Urbanski, Chair

Betty Jane Hunt

Bill Kiriluk

David Miller

Greg Sappington

**Hunterdon County Agriculture Development Board
Farmland Preservation Program
County Planning Incentive Grant (PIG)
Easement Purchase Criteria
9/13/07**

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

Summary

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

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

Degree of imminence of change of the land from productive agriculture to nonagricultural use (N.J.S.A. 4:1C-31b.(3))	Weight 6
--	----------

Ranking process for preliminary approval	n/a
--	-----

Exceptions	Weight +3 to -25
------------	------------------

	Total Weight	89 to 114
--	--------------	-----------

County Planning Incentive Grant Criteria

Encouraging the Survivability of Productive Agriculture

1.0 SOILS - Weight 30

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

Formula:	
% Prime soils x 30	=
% Statewide soils x 20	=
% Unique soils x (0 or 25*)	=
% Local Soils x 10	=

Total weight = the sum of the categories

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

2.0 BOUNDARIES AND BUFFERS - Weight 20

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

The following weights have been assigned:

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

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

3.0 LOCAL COMMITMENT - Weight 13

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

- 3.1 Municipal actions that promote agricultural preservation and agricultural viability.
- a. Farm businesses/agritourism are promoted in the municipal master plan (1 point)
 - b. Municipality has previously approved eight year programs. (1 point)
 - c. Development easements have been purchased in the municipality. (1 point)
- 3.2 There is sewer or other growth leading infrastructure serving the premises.
- Yes _____ (0 points)
 - No _____ (1 point)
- 3.3 Right to Farm Ordinances
- The Right to Farm Ordinance requires a developer and/or landowner who plans to build or sell a dwelling in an agricultural area to inform through their agent, prospective purchasers of the existence of the Right to Farm Ordinance and the protection it grants to agricultural operations. This notification is included in the deed and recorded.
- (4 points) (Liaisons are required to provide a copy of the ordinance).
- 3.4 The municipality actively supports the reduction of animal damage to farmland by having an animal damage control plan or other means to control wildlife damage.

**West Amwell Township
Farmland Preservation Program
Municipal Planning Incentive Grant Criteria**

Approved by Open Space Advisory Committee: 11Nov2008
Approved by Agricultural Advisory Committee: 17Nov2008
Approved by Township Committee: 19Nov2008

Summary

- A. Factors which determine the degree to which the purchase would encourage the survivability of the municipally approved program in productive agriculture.

	Maximum Points
1.0 SOILS	30
2.0 BOUNDARIES AND BUFFERS	20
3.0 LOCAL PRIORITIES	15
4.0 SIZE AND DENSITY	25
5.0 SOIL CONSERVATION AND FARM PRACTICES MANAGEMENT	20
 B. DEGREE OF IMMINENCE OF CHANGE	 15
 C. EXCEPTIONS	 5

Notes:

1. The Township Committee reserves the right to give special considerations to applications in order to accomplish program objectives.
2. In cases where it is estimated that insufficient SADC PIG grant funding is available to fund the SADC cost share (60% of the estimated cost of an agricultural development rights easement) on an individual application, the Township reserves the right to move down to the next ranked application on the list. When appraisal data for an individual farm is not available, the current option price for West Amwell Township used by the Hunterdon County Farmland Preservation program will be used for determining the availability of funding.
3. If an individual farm application is also active in another preservation program, e.g. the Hunterdon County Planning Incentive Grant program or the SADC Direct program, the Township reserves the right to move to the next ranked application on the list.

Municipal Planning Incentive Grant Criteria

A. Encouraging the Survivability of Productive Agriculture

1.0 SOILS (30 points maximum)

NOTE: Soil scores will be computed in coordination with the Hunterdon County Planning Board. Any application receiving a soil score less than 10.0, will be assessed a five point deduction from its soil score.

Formula:

% Prime soils x 30	=
% Statewide soils x 20	=
% Unique soils x (0 or 25*)	=
% Local Soils x 10	=

Total weight = the sum of the categories

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

2.0 BOUNDARIES AND BUFFERS (20 points maximum)

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

The following weights will be assigned:

1. Deed restricted farmland (permanent)	20 points
2. Deed restricted wildlife areas, municipal/county/state owned parcels	18 points
3. Deed restricted conservation easements	18 points
4. Streams (perennial) and wetlands	18 points
5. Cemeteries	16 points
6. Parks (passive recreation)	14 points
7. Golf Course (public)	14 points
8. Under contract for preservation (Farm Preserv., Green Acres, etc.)	14 points
9. Eight year programs	13 points
10. Highways (limited access)/Railroads	10 points
11. Targeted for preservation in an active farmland PIG application	8 points
12. Farmland (unrestricted)	6 points
13. Woodlands	6 points
14. Parks (active recreation)	5 points
15. Residential development (less than six acre lots)	0 points
16. Commercial	0 points
17. Industrial	0 points
18. Schools	0 points

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

WEST AMWELL PRESERVED PROPERTIES INVENTORY

October 19, 2010

BLOCK	LOT	ACRES	OWNER *	FACILITY/PROJECT NAME	PUBLIC ACCESS (1)	PROGRAM TYPE (2)
5	15	59.758	HOLCOMBE	HOLCOMBE II FARM	NO	FPP
6	4	101.27	AVC	AMWELL VALLEY CONS.	NO	FPP
6	5	13.69	AVC	AMWELL VALLEY CONS.	NO	FPP
7	5	14.62	AVC	AMWELL VALLEY CONS.	NO	FPP
7	6	97.34	AVC	AMWELL VALLEY CONS.	NO	FPP
7	7	311.63	AVC	AMWELL VALLEY CONS.	NO	FPP
7	14.01	10.07	AVC	AMWELL VALLEY CONS.	NO	FPP
7	17	44.93	AVC	AMWELL VALLEY CONS.	NO	FPP
7	20	15.53	AVC	AMWELL VALLEY CONS.	NO	FPP
7.01	8.02	87.181	SADC	CASE FARM	NO	FPP
8	20/36	130.11	W. AMWELL TWP.	TOLL BROTHERS SOUTH	YES (3)	FPP
8	28.03	72.48	SADC	HOLCOMBE I FARM	NO	FPP
13	34	38.701	GULICK	GULICK II	NO	FPP
13	45	23.45	FULPER	HOME FARM II	NO	FPP
14	33.02	52.723	GULICK	GULICK I	NO	FPP
17	4	37.374	JANYSZESKI/KUTZ	JANYSZESKI/KUTZ	NO	FPP
19	5	93	FULPER	STOY FARM I	NO	FPP
19	5.01	34	FULPER	STOY FARM II	NO	FPP
20	2	47.788	FULPER	HEIFER FARM I	NO	FPP
20	2.01	40.772	FULPER	HEIFER FARM II	NO	FPP
21	38	67	FULPER	HOME FARM I	NO	FPP
31	12	75.3	COMLY	COMLY I	NO	FPP
31	12.01	68.51	COMLY	COMLY II	NO	FPP
32	7.03	55	FOSTER	ATCHLEY FARM	NO	FPP
2	1	0.78	W. AMWELL TWP.	NONE	YES	OS
2	3	17.64	W. AMWELL TWP.	NONE	YES	OS
2	4	0.1	W. AMWELL TWP.	NONE	YES	OS
2	5.01	5.1	W. AMWELL TWP.	NONE	YES	OS
3	20.01	97.4	W. AMWELL TWP.	NONE	YES	OS
3.03	2	5.8	W. AMWELL TWP.	NONE	YES	OS
3.05	1	7.18	W. AMWELL TWP.	NONE	YES	OS
4	1.01	21.47	W. AMWELL TWP.	TITUS MEADOWS	YES	OS
8	14	61.832	KILMER **	KILMER **	YES	OS
11	18	103	W. AMWELL TWP.	MUNICIPAL PROPERTY ***	YES	OS
12	9.06	21.806	NJ DEP	STARTZELL	YES	OS
12	13.01	15	NJ DEP	PECCARELLI	YES	OS
12	29	2.23	W. AMWELL TWP.	NONE	YES	OS
12	19/20	27.808	NJ DEP	ELSE	YES	OS
13	6	41.73	CHAS. RUNKLE	RUNKLE FARM	NO	OS
13	6.01	20.5	CHAS. RUNKLE	RUNKLE FARM	YES	OS
13	7	52.77	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	25	76.2	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	27	31.69	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	29	51	HUNT. CO.	RAMBERG	YES	OS
13	31	80	RINGUS	DIAMOND CREEK FARM	YES	OS

BLOCK	LOT	ACRES	OWNER *	FACILITY/PROJECT NAME	PUBLIC ACCESS (1)	PROGRAM TYPE (2)
13	32	10	RINGUS	DIAMOND CREEK FARM	YES	OS
13	43	69.35	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	54	58.6	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	55	69	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	74	38.74	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	75	37.23	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
13	76	44.97	BROWN	NONE	YES	OS
14	1.01	28.5	HUNT. CO.	RAMBERG	YES	OS
14	2	9.17	HUNT. CO.	DALLAGO	YES	OS
14	10	163.63	HUNT. CO.	DALLAGO	YES	OS
14	36	0.28	HUNT. CO.	DALLAGO	YES	OS
16	2	26.469	NJ DEP	KURTZ	YES	OS
16	3	310	NJ DEP	UNITED WATER	YES	OS
16	5.01	15	NJ DEP	BURGARD	YES	OS
16	17.01	38.5	ASHTON	NONE	YES	OS
16	8 & 15	35.237	NJ DEP	JOLLEY	YES	OS
17	13	135	NJ DEP	UNITED WATER	YES	OS
17	17.02	49.02	NJ DEP	RUTGERS	YES	OS
17	20.02	14	NJ DEP	KIM	YES	OS
17	24	10	NJ DEP	HUNTER WOODLOT	YES	OS
17	25	42.6	NJ DEP	BURKE	YES	OS
20	2.02	28.758	FULPER	HEIFER FARM III	NO	OS
20	2.03	28.58	NJ DEP	FULPER HEIFER FARM IV	YES	OS
20	3	153	ADAMSON	FOREVER FARM	YES	OS
20	5	103.77	PERKOWSKI	NONE	YES	OS
20	5.02	42.06	PERKOWSKI	NONE	YES	OS
21	8	31.5	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
21	28	69.3	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
21	39	87.5	BLANCHE	NONE	YES	OS
21	40	49.95	BLANCHE	NONE	YES	OS
21	51	57	NJ DEP	ALEXAUKEN CREEK WMA	YES	OS
21	Part of 50.02	16	KAPP	KAPP	YES	OS
23	Part of 10	5.4217	MACHINGA	MACHINGA	YES	OS
23	25	60.475	STIEFEL	STIEFEL	YES	OS
24	1.01	4.9	NJ DEP	D&R CANAL STATE PARK	YES	OS
24	1.02	0.6	BLK RIV & WEST	D&R CANAL STATE PARK	YES	OS
24	2	8.08	UNKNOWN	D&R CANAL STATE PARK	YES	OS
24	3	4.7	NJ DEP	D&R CANAL STATE PARK	YES	OS
24	4	3.67	UNKNOWN	D&R CANAL STATE PARK	YES	OS
25	1	35.54	DONDERO	NONE	YES	OS
26	7	54	NJ DEP	SUPREME 10	YES	OS
26	21	212.913	NJ DEP	GOAT HILL	YES	OS
26	26/27/28	8	D&R GREENWAY	GULMANTOVICZ	YES	OS
28	7	5	NJ DEP	UNITED WATER	YES	OS
28	19	14.68	W. AMWELL TWP.	HEWITT PARK	YES	OS
30	12	62	HUNTER	HUNTER FARM	YES	OS
30	14	104	MAZUR	FIDDLER'S CREEK FARM	YES	OS
30	15	20.75	DROBNIS	NONE	YES	OS
30	15.01	19.88	DROBNIS	NONE	YES	OS

BLOCK	LOT	ACRES	OWNER *	FACILITY/PROJECT NAME	PUBLIC ACCESS (1)	PROGRAM TYPE (2)
30	15.02	19.65	DROBNIS	NONE	YES	OS
30	3.04	41.53	D&R GREENWAY	WAGNER	YES	OS
31	1	57	RATTIGAN	NONE	YES	OS
31	1.03	9.5	RATTIGAN	NONE	NO	OS
31	7	38	HUNTER	NONE	YES	OS
31	14	105	MAZUR	FIDDLER'S CREEK FARM	NO	OS
31	15	12.5	HUNTER	NONE	YES	OS
32	7	10.4	ATCHLEY	NONE	NO	OS
32	7.04	10.9	ATCHLEY	NONE	NO	OS
32	9	23	KAMPH	COUNTY CORNERS FARM	NO	OS
33	8	82.2	NEWHOUSE	GREENLANDS FARM	NO	OS
33	9	35	KAMPH	COUNTY CORNERS FARM	NO	OS
43	1	0.12	W. AMWELL TWP.	ARNETT PARK	YES	OS
	TOTAL =	5,275.39	acres			
	Preserved Farmland =	1,592.23	acres			
	Open Space =	3,683.16	acres			
	* Represents name at the time of closing					
	** Closed or under contract					
	*** Gross Acreage of Parcel (only 30 Acres preserved/on ROSI)					
	(1) Public easement, where provided, is typically limited to a restricted portion of the lot					
	(2) FPP denotes farmland preservation and OS denotes Open Space (either Green Acres funded, donations of conservation easements or unfunded acquisitions)					
	(3) Public access is limited to 75'x1000' trail in wooded southwest corner of property.					

West Amwell Farmland Assessment Properties 2008

Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
7	7	Q0006	AMWELL VALLEY CONSERVANCY INC	308.63	Crops / Ducks		
33	7	Q0030	JINGOLI, JOSEPH & FRANCIS	262.3	Government Program		
26	21	Q0169	CONSTRUCTURAL DYNAMICS INC	215	Firewood		
5	24.01	Q0048	AMWELL CHASE INC	188.92	Nursery Stock		
31	12	Q0028	COMLY WILLIAM F / JOHN C / EDWARD	153.8	Crops		
20	2	Q0034	FULPER PRESERVATION LLC	138.91	Crops		
32	16.01	Q0160	DANBERRY, DAVID B JR & HELEN	130.7	Crops		
32	8	Q0030	JINGOLI, JOSEPH	120.02	Government Program		
20	3	Q0275	ADAMSON, BEVERLY	120	Crops		
6	4	Q0006	AMWELL VALLEY CONSERVANCY INC	113.98	Crops		
20	5	Q0111	PERKOWSKI, JOHN	108.5	Crops		
8	36	Q0060	WEST AMWELL LTD C/O TOLL BROTHEP	105.83	Crops		
31	14	Q0200	STORK, RICHARD TAYLOR & ERNESTIN	104.82	Beef Cattle		
7	6	Q0006	AMWELL VALLEY CONSERVANCY INC	97.34	Crops		
32	12	Q0032	ROEBLING, FERDINAND W III & KATE	94.18	Beef Cattle		
7.01	8	Q0007	CASE J B FAMILY PARTNERSHIP	93.01	Crops		
19	5	Q0034	FULPER PRESERVATION LLC	92.7	Crops		
26	11	Q0141	MOUNTFORD, ROBERT C & MARY ANNE	92.25	GRAZING OF HORSES		
8	28.03	Q0064	HOLCOMBE, THOMAS F & SHARON A	86.31	Crops		
30	14	Q0200	STORK, RICHARD TAYLOR & ERNESTIN	85.54	CATTLE		
21	39	Q0036	BLANCHE, ROBERT J & BARBARA B	84.52	Crops		
3	14	Q0003	ZIEGENFUSS, LYNN B	81.69	Crops		
23	24	Q0023	ZAFAR, AHSAN U MD & QANETA A	80.41	Cropland		
8	14	Q0052	CLARK K & K K / J KILMER	77.8	Crops		
33	8	Q0164	NEWHOUSE DONALD C/O PAUL SHERE	77.22	Crops		
5	5	Q0005	KIRILUK, WILLIAM M & BARBARA ANN	74.77	Beef Cows/Crops		
13	1.01	Q0047	RUNKLE, RAYMOND C & HAZEL W	73.93	Crops / Pasture		
13	31	Q0077	WILLIAMS, DANIEL & DARIA	73.2	Crops Pasture		
29	18.02	Q0149	SALATA, GARY E	72.82	Timber Harvest / Firewood		
14	33.02	Q0016	GULICK HOME FARM LLC	69.7	Crops		
8	33	Q0034	FULPER FAMILY LLC	68.54	CROPS		
17	14	Q0034	FULPER FAMILY LLC	67.69	Crops		
5	15.01	Q0035	HOLCOMBE L L C	67.49	CROPLAND		
19	3.01	Q0185	HANOVER SHOE FARMS INC	67	TRANSIENT BREEDING Farm		
19	13	Q0020	KALUZNY, EILEEN	65.12	Crops		
21	38	Q0034	FULPER PRESERVATION LLC	64.94	Crops		
19	3	Q0107	CHANGE ID.....CHANGE ID..	59.19	Crops		
5.01	3	Q0004	MILLER, JOHN L & BARBARA J	58.79	Crops For Livestock		
5	15	Q0064	HOLCOMBE, THOMAS F & SHARON A	58.76	Crops		
13	56	Q0081	RUGGIERI, JOSEPH A	58.36	Crops		
12	49	Q0100	THOMPSON, W BRYCE IV & JOHN GOL	58.26	Firewood		
3	16	Q0041	LAMBERT TRUSTEE, MILDRED E	57.7	Crops		

West Amwell Farmland Assessment Properties 2008

Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
30	12	Q0029	HUNTER, LOWELL	57.62	Crops / Sheep		
23	25	Q0280	STIEFEL, KURT & PATRICIA	57.47			
31	13	Q0032	ROEBLING III, FERDINAND W	57	Beef Cattle		
21	32.04	Q0121	BERGENFELD, STEPHEN	55.65			
32	7.03	Q0304	TOWNSHIP OF WEST AMWELL	54.75			
11	13	Q0014	HUNT, R WAYNE & BETTY JANE	52.9	Crops		
17	15	Q0034	FULPER FAMILY LLC	52.52	Crops		
21	31	Q0120	RASSWEILER, MICHAEL S	52.27	ASST VEGETABLES, GREENS		
31	1	Q0151	RATTIGAN, DANIEL F	51.52	Crops		
17	5	Q0188	HALPER CLIFFORD / BARISH NORENE	51.28	Crops		
21	40	Q0036	ROBERT BLANCHE REALTY LLC	49.49	Woods		
32	1	Q0027	HOYER, TERESA T	47.28	Crops		
5.01	5	Q0005	KIRILUK, WILLIAM M BARBARA A & MAR	45.8	Crops/ Pasture		
13	67	Q0037	LUDWIG, JOSEPH & EVELYN	45.6	PASTURE FOR COWS		
7	17	Q0006	AMWELL VALLEY CONSERVANCY INC	44.93	Crops		
20	13	Q0114	KENNEDY, KATHRYN E	44.38	Firewood		
12	38	Q0208	LANNUTTIS ROD & GUN CLUB / GENOV	43	Firewood		
29	16	Q0024	WOODEN MELVIN R ETAL	42.51	CROPS, Heifers		
8	32	Q0034	FULPER FAMILY LLC	42.23	Crops		
29	12.01	Q0246	MANHEIMER, VIRGINIA & ROBERT B	42.21	Weeding		
29	16.02	Q0024	WOODEN CATHERINE DALY ETAL	42	Crops Hay		
32	6	Q0155	CARRIER, JULIA F	41.98	Crops Government Program Fallow		
13	6	Q0040	RUNKLE, CHARLES M & NORMA	41.73	Fallow Government Program		
13	76	Q0180	SULLIVAN DAN E / PRYDE BROWN	41	Firewood		
13	34	Q0016	GULICK HOME FARM LLC	38.74	Crops		
31	7	Q0029	HUNTER, LOWELL & PHYLLIS	38.28	Cordwood		
17	27	Q0101	THOMPSON IV, W BRYCE	37.92	Firewood		
16	17.01	Q0212	ASHTON, JOHN & MARLA	36.64	Firewood Steer		
17	4	Q0091	JANYSZEWSKI, BENNIE ET ALS	35.63	Crops		
21	50.02	Q0126	KAPP, PAUL J & NANCY E	35.27	Crops/Firewood		
21	12	Q0117	MOSTOFIZADEH, GHOLAMHOSSEIN	34.92	Crops		
28	23	Q0182	LANWIN DEVELOPMENT CORP	34.73	Firewood		
25	1	Q0139	DONDERO, DAVID L & PEGGY A	34.33	Crops		
19	5.01	Q0034	FULPER PRESERVATION LLC	34.32	Crops		
19	11	Q0020	KALUZNY, EILEEN	33.8	Crops		
7	15	Q0050	AMWELL VALLEY CONSERVANCY INC	33.51	Crops		
12	5	Q0072	SERIO, DAWN	33.38	Crops		
8	34	Q0059	BENDEN, WILLIAM J ETALS	33.29	Crops		
12	2	Q0203	SULLIVAN MARK M / KELLY S TAYLOR	32.71	Blue Spruce / Firewood		
33	9	Q0031	KAMPH, JAMIE KLEINBERG	32.15	Crops		
23	22	Q0023	ZAFAR, AHSAN U MD & QANETA A	31.95	Cropland		
13	69	Q0014	HUNT, R WAYNE & BETTY JANE	31.8	Crops		

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Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
12	9.01	Q0073	CHANGE ID.....CHANGE ID..	31.62	Crops		
26	10	Q0192	DEAL, CAROLYN	30	Firewood		
13	61.18	Q0209	MOORE, JOSEPH H	29.9	Crops		
7	16.01	Q0008	FORAN, ARTHUR F III & KATHRYN	29.37	Crops		
22	15	Q0021	PRINCETON RESEARCH LANDS INC	29	Crops		
8	29.01	Q0201	NUNN, ADRIAN & BARBARA	29	Crops		
8	42	Q0056	MCCLOUGHAN, KEVIN S & MARY ANN	28.94	Crops		
23	19.04	Q0230	VAN SAASE, ANTON & SUZANNE I	28.81	Woodland, Horses		
8	38	Q0187	HALPER, CLIFFORD C	28.62	Crops		
31	5	Q0026	VAN TREUREN, ROY & REGINIA	28.08	Crops / Firewood		
13	59	Q0210	MILLER, BERTRAM	28.05	Crops		
13	53	Q0080	HUNT, BETTY JANE	27.82	Crops		
12	32	Q0100	THOMPSON IV, W BRYCE	27.5	Firewood		
30	3.02	Q0170	KVARTEK, JOHN	27.5	Crops		
13	1	Q0047	RUNKLE, R BRUCE & CHRISTINA M	27.41	Crops		
12	20	Q0202	CHARLES ELSE PROPERTY LLC	27	Nursery		
29	12	Q0246	MANHEIMER, VIRGINIA & ROBERT B	26.63	Weeding		
21	27	Q0225	COLEMAN, DONNA G	26.32	Firewood		
21	33	Q0122	LORETO, G MARK	25.98	Trees/ Honey		
13	46	Q0193	SHUTE, HAROLD E & JANE E	24.51	Firewood		
29	18	Q0012	DECOFF, DAVID R & SONJA E	24.12	Firewood		
3	11	Q0042	LARASON ROGER M / MANTUANO MAR	24	Crops		
3	12	Q0003	ZIEGENFUSS, LYNN B	23.74	T S I		
20	28	Q0115	MILLER, ROBERT & SARAH JANE	23.37	Firewood		
23	13	Q0134	HELEWA JR, JOSEPH	23.2	Crops / C R P		
4	2	Q0004	MILLER, JOHN L & BARBARA J	23	Perm Pasture For Beef Cattle		
12	17		ALBANIR, ALAN R & STACY A	22.95			
13	45	Q0034	FULPER PRESERVATION LLC	22.86	Crops		
17	31	Q0205	HOFSTETTER, DAN L & JOYCE M	22.86	Firewood		
16	6.01	Q0089	LAWSON, JAMES H	22.8	Firewood		
32	9	Q0031	KAMPH, JAMIE KLEINBERG	22.72	Crops		
8	20	Q0060	WEST AMWELL LTD C/O TOLL BROTHEF	22.53	Crops		
16	8	Q0009	JOLLEY, GARY G	22.4	Firewood		
31	4.01	Q0104	GILLILAND, NANCY C	22.14	Beef Cattle		
26	8	Q0140	JOHNSTON, JOHN K & PATRICIA R	22.03	Crops/ Livestock		
14	34	Q0281	STOVER, THOMAS	21.75			
30	16	Q0150	BLEACHER, GARY W & DIANNE F	21.3	Beef Cattle		
13	6.01	Q0040	RUNKLE, CHARLES M & NORMA	20.5	Government Program Fallow		
28	26	Q0148	BOWERS, HOWARD & CHARLOTTE	20.42	Firewood / Timber Harvest		
8	64	Q0063	MACDONALD, MARTHA L	19.76	CROPS/ FIREWOOD/ HORSES		
31	18	Q0200	STORK, RICHARD TAYLOR & ERNESTIN	19.75	Beef Cattle		
8	29.02	Q0034	FULPER FAMILY LLC	19.67	Crops		

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Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
30	2	Q0015	WALTERS, LEON	19.5	Crops / Firewood		
13	1.02	Q0047	RUNKLE, R BARRY & CATHY L	19.5	Crops		
30	15.01	Q0232	DROBNIS, DIANE D	18.88	Alpacas		
22	1	Q0034	FULPER PRESERVATION LLC	18.86	Crops		
30	15	Q0271	CALIGIURI-BUSH, ROSEMARY G	18.75	Firewood		
30	15.02	Q0022	ELLIOTT, STEWART	18.65	Alpacas		
30	13	Q0300	SCAMUFFA, NICHOLAS A & ANN M	17.77			
29	15.02	Q0199	ZINK, CLIFFORD	17.24	Firewood		
21	47	Q0179	PALMER, WILLIAM & LINDA	16.92	Crops		
5	14	Q0047	RUNKLE, RAYMOND C & HAZEL W	16.6	Crops		
12	59	Q0100	THOMPSON, BRYCE IV & JOHN GOLDE	16.56	Firewood		
5	24	Q0048	AMWELL CHASE INC	16.5	Nursely Stock		
7	20	Q0006	AMWELL VALLEY CONSERVANCY INC	15.53	Crops		
11	23.02	Q0069	MIHICH, PATRICK & JEAN	15.04	Crops		
28	25.01	Q0195	BURD, SONIA S	15	Firewood		
7.01	16	Q0008	FORAN, ARTHUR F III & KATHRYN	14.71	Fallow Due To Drought		
32	4	Q0237	LUCARINI, ADAM P & JOSEPHINE	14.31	Crops		
12	9.02	Q0190	HAMTIL, JAMES M & NELLA	14.16	Fallow Government Program		
14	20	Q0087	BARNYARD VENTURES LLC	14	CROPS		
18	1	Q0102	WEST AMWELL PROPERTIES LLC	14	Government Program Fallow		
8	30	Q0196	GOCCIA, ROBERT & HELEN	14	Firewood		
17	32	Q0205	HOFSTETTER, DAN L & JOYCE M	13.87	Firewood		
17	20.02	Q0222	KIM, NAE SUP & YANG-SOON	13.78	Firewood		
6	5	Q0006	AMWELL VALLEY CONSERVANCY INC	13.69	Cover Crops		
7	5	Q0006	AMWELL VALLEY CONSERVANCY INC	13.62	Crops/ Steers		
13	65	Q0083	KING SR, THOMAS M	13.54	Crops		
11	1	Q0064	HOLCOMBE, THOMAS F & SHARON A	13.4	Crops		
22	14	Q0039	HATFIELD, CHARLES J III & SARAH C	13.29			
7	14.03	Q0049	WHITING, GORDON C & NATALIE	13.24	Crops		
17	17.05	Q0251	MALEK, DANIEL & LINDA	13.24	Firewood		
17	17.07	Q0254	BERNSTEIN, MARLON H	13.23			
20	5.02	Q0111	PERKOWSKI, JOHN	13.2	Crops		
16	15	Q0009	JOLLEY, GARY G	13.03			
16	15	Q0312	CHANGE ID.....CHANGE ID..	13.03	Firewood		
13	61.03	Q0013	EMERY, ELIZABETH M	13	Hay / Horse Boarding Beef Cows		
18	2.01	Q0104	GILLILAND, NANCY C	12.71	BEEF CATTLE		
28	19.03	Q0263	DIAMOND, PERRY J	12.57	Horse Boarding/ Breeding		
17	20.03	Q0302	LANG, STEVEN L	12.49	Firewood		
13	51	Q0248	HICKS, HENRY H & FAYE E	12.42	Horse Breeding / Grazing		
23	16	Q0303	LANG, STEVEN L	12.2			
33	10	Q0260	DEBASTOS, RICARDO & MARIA T	12.04	Crops		
30	18	Q0017	PEDERSEN, ROY & JENNIFER	11.9	Firewood		

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Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
32	14	Q0028	COMLY WILLIAM F / JOHN C / EDWARD	11.9	Crops		
31	15	Q0285	MCCAFFREY, ROBERT & KATHLEEN	11.9	Cropland		
33	10.01	Q0233	COHEN, JEFFRY & LOUISE B	11.57	Crops		
8	63	Q0062	TOZZI, MICHAEL & GERTRUDE	11.07	Crops		
32	7.04	Q0290	ZECHER, BRIAN I	10.83			
12	35	Q0224	BLACK III, ANDREW & SHARON	10.82	Firewood		
32	13	Q0158	COMLY, PATRICIA W	10.81	Beef Cattle		
7.01	10	Q0165	ZANIN, MARY & JENNIFER RUEHLE	10.57	Crops		
32	7	Q0033	ATCHLEY, GEORGE D & JOAN C	10.33	Crops / Beef Cattle		
19	9	Q0178	MERSHON JEFFREY D / JANICE ZUZOV	10.32	Crops		
13	32	Q0077	WILLIAMS, DANIEL & DARIA	10.22			
21	9	Q0025	BIRARDI ANTHONY D / MARIA G SILVA	10.18	Firewood		
7	14.02	Q0172	SNEDDON, EARL JOHN JR & JACKLYN	10.15	Beef Cattle		
7	14.01	Q0006	AMWELL VALLEY CONSERVANCY INC	10.07	Crops		
28	10	Q0051	DIMEGLIO, LUIGI & ANNA	10	Pigs / Firewood		
26	11.01	Q0176	DOLAN, RONALD L & JOY LANCASTER	10	XMAS TREES/ WREATHS		
13	30	Q0281	STOVER, THOMAS	10			
21	52		CONSTANTINE, FRANK L	10			
17	20.01	Q0302	LANG, STEVEN L	9.8	Firewood		
25	3	Q0166	WILSON, JOHN A & CAROL B	9.46	Firewood		
20	11	Q0301	HARTPENCE, PATRICIA A	9.44			
7.01	9	Q0305	STOKES, DAVID SR & SUSAN	9.37	Crops/ Xmas Trees		
28	19.04	Q0246	MANHEIMER, VIRGINIA & ROBERT B	9.2	T S I		
21	24	Q0118	HERMAN, MARC E & RAQUEL B	9.17	Firewood		
17	17.04	Q0245	PELUSO, ANGELO & LINDA M	9	Fire Wood Xmas Trees		
12	9.03	Q0240	KNAPPENBERGER, PAUL C & TERRY A	8.81	Fallow		
12	4.01	Q0071	BRACK, STEVE & HARRIET	8.73	Orchard		
8	24	Q0058	MCCLOUGHAN, KEVIN S & MARY ANN	8.58	Firewood		
22	5	Q0213	LANWIN DEVELOPMENT CORP	8.58	Crops		
8	27	Q0005	KIRILUK, WILLIAM M & BARBARA ANN	8.56	PASTURE / BEEF CATTLE		
31	1.02	Q0267	ANDREOLI, NICHOLAS L & JENNIFER A	8.48			
12	4.02	Q0252	TOMENCHOK, ROBERT E JR & HEIDI L	8.27	Crops		
33	6.06	Q0265	HAJJAR, RAFIK HANNA & SAMIR Y	8.23	Hay		
28	8	Q0068	CEKORIC, THOMAS JR & PEGGY B	8	Firewood		
22	19	Q0197	DAVIS, MALCOLM E & JEAN M	8	Sheep, Lambs, Goats		
23	18	Q0262	RIVERS, WILLIAM A & BARBARA A	8	Crops		
32	16.02	Q0161	DANBERRY, DANIEL & MERYL E	7.96	Crops		
7	25	Q0174	MCCONNELL, STEVEN W	7.77	Crops		
31	1.01	Q0266	ANDREOLI, ERNEST J & MARY MARGAF	7.74	Crops		
3.06	13	Q0001	VOORHEES, MICHAEL F	7.67	SHEEP		
11	9	Q0066	WILLIAMSON, STEPHEN C & PAMELA A	7.6	Crops		
30	3.05	Q0171	REID JUDITH L / LORI K WINYARD	7.5			

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Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
18	13.02	Q0177	VECCHIOLLA, ANTHONY & SHARON	7.38	CROPS / BOARDING TRAINING		
13	41.01	Q0002	ROSLOWSKI, RICHARD & DEBRA	7.35	Horse Breeding, Firewood		
16	5	Q0088	BURGARD, ROBERT L & BARBARA J	7.09	Firewood / Perm Pasture		
21	3	Q0116	ZAVIT, HENRY	6.93	APPLE ORCHARD		
23	25.01	Q0011	HORNER, BRIAN & DIANE	6.88	Trees, Shrubs, Vegetables		
21	46	Q0261	AMWELL VALLEY CLUB C/O J PROCACC	6.87	Firewood		
30	17.01	Q0194	CHANGE ID.....CHANGE ID..	6.81	Nursery Stock		
32	15	Q0175	WU, CHIN TAO & DIANE COOPER	6.75	Lavendar, Herbs, Clover		
17	12	Q0093	URBANSKI, CHESTER J & CATHERINE	6.74	Crops		
18	7	Q0027	HOYER, GARY V & TERESA T	6.71	CROPS / HONEY		
30	2.01	Q0270	STOFF, WILLIAM H & DINA M	6.63			
33	1	Q0162	CARNEVALE, NICHOLAS & BAMBINA	6.52	Nursey Stock		
17	18	Q0272	LITTLE, PORTER & ANDREA	6.39	Firewood		
23	20.01	Q0136	BUSHNELL, ELLSWORTH & MARTHA	6.37	Calves		
19	1.04	Q0307	ALLEN, JAMES B & CARMEN P	6.21	Crops		
32	22	Q0018	LEVERTON, RICHARD & BETTY	6.15	Fruit, Vegetables		
31	5.03	Q0026	VAN TREUREN, ROY & REGINIA	6.12	PASTURE		
14	35	Q0281	STOVER, THOMAS C & CHRISTINA	6.06			
32	4.01	Q0142	LIEGGI, GERALD D & DEBRA	6	Nursey Stock		
17	33	Q0205	HOFSTETTER, DAN L & JOYCE M	6	Firewood / Timber Sale		
13	63	Q0220	HOWELL, WANDA K	6	Perm Pasture Horses		
33	6.02	Q0282	COLAVITA, ILENE T	6	Evergreen Trees		
7	8	Q0006	AMWELL VALLEY CONSERVANCY INC	5.99	Set Aside		
21	29.01	Q0023	ZAFAR, AHSAN U MD & QANETA A	5.87	Woodland Lot		
20	25	Q0122	LORETO, G MARK	5.61	Xmas Trees, Hay, Hives		
28	1.07	Q0053	ANDERSON, RICHARD & TERRY	5.6	Boarding Training/ Pastures		
7.01	22	Q0040	RUNKLE, CHARLES M & NORMA	5.56	Fallow Government Program		
31	11	Q0288	PROLINE CONSTRUCTION INC	5.53	Firewood		
12	9.04	Q0250	O'SHEA, BARRY & JOANNE	5.49	Crops		
3	15	Q0054	MAGILL, ROBERT R & CYNTHIA L	5.46	Crops		
28	38	Q0207	LEEPER, SAMUEL JR & ARLAND	5.43	Livestock / Firewood		
19	1.07	Q0019	PALLADINO, WILLIAM & NANCY	5.41	Cropland		
8	51	Q0206	RIVER VALLEY HEIGHTS CORP	5.25	Firewood		
7	16.02	Q0008	FORAN, ARTHUR F III	5.18	Crops		
32	5	Q0247	DOEMLAND, JULIA / CARRIE YURICA	5.09	Alpacas / Firewood		
29	20	Q0012	DECOFF, DAVID R & SONJA E	5.04			
7.01	8.01	Q0168	CASE, BRIAN D & COLLEEN	5.01	Crops		
13	64	Q0037	LUDWIG, JOSEPH & EVELYN	4.96	Crops		
16	4	Q0205	HOFSTETTER, DAN L & JOYCE M	4.4	Firewood		
8	37	Q0091	JANYSZEWSKI, BENNIE & MARIE	4.08	CONTIGUOUS LOT NOT ACTIVE		
29	19	Q0012	DECOFF, DAVID R & SONJA E	4.04	Firewood		
18	2.04	Q0103	FISHER, GEORGE A & KATHLEEN A	4.03	Xmas Trees		

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Block	Lot	Qual#		Total Acreage	Crop/Livestock Description		
19	1.09	Q0019	PALLADINO, WILLIAM & NANCY	4	Cropland		
12	28	Q0100	THOMPSON IV, W BRYCE	4	Firewood		
18	2.05	Q0103	FISHER, GEORGE A & KATHLEEN A	3.41	Xmas Trees		
13	53.02	Q0080	HUNT, BETTY JANE	3.35	Cropland		
3	13	Q0001	VOORHEES, MICHAEL F	3.3	Contiguous Lot Across Highway		
21	32.02	Q0121	BERGENFELD, STEPHEN	3.28	Timber Sale Crops		
7	19	Q0008	FORAN, ARTHUR F III & KATHRYN	3.18	Crops		
22	8	Q0010	BROAD OAK FARM LLC	3.17			
13	61	Q0013	EMERY, ELIZABETH M	3.13	See Adjacent Lot		
17	20.04	Q0302	LANG, STEVEN LLOYD & SANDY	3	Fire Wood		
17	20.07	Q0302	LANG, STEVEN LLOYD & SANDY	3			
12	41	Q0041	LAMBERT TRUSTEE, MILDRED E	2.94	Conitig Wood Lot		
8	29	Q0183	ALLIBONE, THOMAS & PATRICIA	2.78	Crops		
7	19.01	Q0008	FORAN, ARTHUR F III	2.51	Grass		
8	29.03	Q0183	ALLIBONE, THOMAS & PATRICIA	2.33	Cropland		
13	53.01	Q0080	HUNT, BETTY JANE	2.08			
29	13.01	Q0246	MANHEIMER, VIRGINIA & ROBERT B	2.02	Weeding		
7	8.07	Q0006	AMWELL VALLEY CONSERVANCY INC	2			
7	8.08	Q0006	AMWELL VALLEY CONSERVANCY INC	2			
12	31	Q0100	THOMPSON IV, W BRYCE	2	Firewood		
18	2.06	Q0103	FISHER, GEORGE A & KATHLEEN A	2	Xmas Trees Pasture		
25	3.02	Q0166	WILSON, JOHN A & CAROL B	2	Firewood		
11	11		WARNER, MARSHALL L & GERALDINE F	2			
32	9.01	Q0156	GILBERT, CHARLES B	1.72	Perm Pasture		
9	1	Q0064	HOLCOMBE, THOMAS F	1.68	Firewood		
29	16.01	Q0024	WOODEN / MEL / LAWR / CATH / CLARA	1.66	Crops		
16	19	Q0284	THOMPSON, W BRYCE IV	1.65	Firewood		
12	2.02	Q0203	SULLIVAN MARK M / KELLY S TAYLOR	1.58			
12	28.01	Q0100	THOMPSON IV, BRYCE	1.51	Firewood		
12	2.01	Q0203	SULLIVAN, MARK M & KELLY S TAYLOR	1.43			
23	20.02	Q0136	BUSHNELL, ELLSWORTH & MARTHA	1.42	Calves		
17	21	Q0208	LANNUTTIS ROD & GUN CLUB / GENOV	1.38	SEE OTHER LOT		
12	19	Q0202	CHARLES ELSE PROPERTY LLC	1.16	XMAS TREES, FIREWOOD		
7	18	Q0008	FORAN, ARTHUR F III & KATHRYN	0.85	Lake		
5.01	4	Q0004	MILLER, JOHN & BARBARA	0.61	CONTIGUOUS LOT NO ACTIVITY		
Total				8402.81			
				45.66745			

3.0 LOCAL PRIORITIES (15 points maximum)

3.1 Historic Features (5 points maximum)

Property contains a historic feature designated on a National or State Historic Registry, or which is listed as historic in the West Amwell Township Master Plan. (5 points)

Property contains a historic feature which is documented as being eligible for listing on a National or State Historic Registry. (1 point)

3.2 Environmentally Sensitive Features (5 points maximum)

Property contains environmentally sensitive features, e.g. wetlands, stream corridors, steep slopes, etc., deemed worthy of protection.

Formula: % of parcel containing environmentally sensitive features X 5 =

3.3 Threatened and/or Endangered Species Suitable Habitat (5 points maximum)

Property contains suitable habitat for threatened and/or endangered species.

Formula: % of parcel containing suitable habitat X 5 =

4.0 SIZE AND DENSITY (25 points maximum)

Individual applications are scored on both size and density with a maximum score of 20 points awarded for size and a maximum of 5 points awarded for density for a maximum total combined score of 25.

4.1 Size (20 points maximum)

Points will be awarded for total size, as reflected on the West Amwell Township tax map or an accurate survey of the property, up to a maximum of 20, as follows:

Formula = $0.25 \times (\text{Total acreage of application} - 20 \text{ acres}) =$

Examples:

A farm which is 10 acres in size would receive -2.5 points.
 $(0.25 \times [10-20]) = -2.5 \text{ points}$

A farm which is 20 acres in size would receive zero points.
 $(0.25 \times [20-20]) = 0.0 \text{ points}$

A farm which is 61.25 acres in size would receive 10.31 points.
 $(0.25 \times [61.25-20]) = 10.31 \text{ points}$

A farm which is 100 acres or larger would receive the maximum 20 pts.

Note: In cases where severable exception area(s) are being requested, the acreage of the severable exception area(s) will be subtracted from the total acreage of the parcel prior to computing the score for size.

- 4.2 Density (5 points)
An application which is within one-half mile linear distance of a property on which agricultural development rights have already been acquired, or which is within one-half mile linear distance of a property which is under contract to have agricultural development rights acquired, will receive five (5) points. Otherwise, the application will receive zero (0) points for this category.

5.0 SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES
(20 points maximum)

- 5.1 Percentage of application in agricultural production, based on farmland assessment data.
(Percentage X 10) (10 points maximum)
- 5.2 Soil Conservation Management Plan on file, which has been filed or updated within the last 15 years. (5 points)
- 5.3 On-site investments indicating a serious commitment to continued agriculture, includes permanent structures, liquid manure, nursery stock, underground irrigation systems, etc. The conditions of the buildings will also be considered. Farm equipment will not be considered.
(5 points maximum)

B. DEGREE OF IMMINENCE OF CHANGE (15 points maximum)

The likelihood that a farm (application) will be converted to a non-agricultural use will result in an application receiving additional points or losing points, according to its degree of imminence of change. The degree of imminence of change is measured as follows:

Farms with less than 50 feet of road frontage	-5 points
Farms for sale on the open market	+5 points
Farms owned by an estate and/or filing for bankruptcy	+5 points
Farms with Preliminary or Final Major Subdivision Approval and/or General Development Plan Approval	+5 points

C. EXCEPTIONS (5 points maximum)

Non-severable Exception(s) (5 points maximum)

West Amwell Township encourages non-severable exceptions around existing dwellings and principal farm buildings. Non-severable exception areas are not separate lots but simply designated areas on the farm that do not receive farmland preservation funding and are not subject to the restrictions in the deed of easement. Non-agricultural uses, in accordance with municipal zoning, would be permitted within these areas provided they do not adversely affect the agricultural use of the property.

Single non-severable exception around existing dwelling and principal farm buildings. +5 points

If the applicant requests non-severable exception(s) on a property that has no dwelling and is not eligible for an RDSO, there is no effect on the application's score.

Severable Exceptions

In general, West Amwell Township discourages severable exceptions. If the Township determines that a severable exception area has a significant impact on agricultural productivity, the Township reserves the right to limit or deny the exception area.

Note: no negative points are assessed if the severable exception will be deed restricted in its entirety for open space or conservation purposes.

Each severable exception requested -5 points

(0 to 5 points)

The municipality shall identify all municipally owned parcels, greater than 5 acres, by block and lot number and explain the type of animal damage control plan for each parcel (if applicable).

4.0 SIZE AND DENSITY - Weight 24

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

4.1 Size (12 points)

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

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

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

4.2 Density (12 points)

The density score will be awarded based on the following:

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

5.0 SOIL CONSERVATION AND FARM MANAGEMENT PRACTICES - Weight 18

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

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

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

5.3 Good farm management practices employed
Examples: Fertilizing, liming, crop rotation, contour farming, clipping and weed control cover cropping, woodland management.
(Maximum 5 points)

5.4 On-site investments indicating a serious commitment to continue

farming (includes permanent structures, liquid manure, nursery stock underground irrigation systems, etc. The conditions of the buildings will also be considered. Farm equipment will not be considered.)
 (Maximum 5 points) Degree of Imminence of Change - Weight 6

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

- Farms with less than 50 feet of road frontage -5 points
- Farms with difficult access, such as steep slopes, streams or any other environmental constraints that affect access to the parcel -2 points
- Farms with preliminary subdivision approval +3 points
- Farms owned by an estate or institution and/or filing for bankruptcy +3 points

Ranking Process for Preliminary Approval

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

Exceptions - Weight +3 to -25

Severable Exceptions

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

- \$ severability potential from the premises
- \$ number requested
- \$ size
- \$ percent of premises
- \$ right to farm language
- \$ negative impact on the agricultural operation

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

Criteria for Severable Exceptions
Points

- Each severable exception requested points -5
- The severable exception exceeds the minimum lot size for a dwelling - each lot -1 point
- The landowner restricts the severable exception to only one residential unit +1 point
- Total severable exception acreage exceeds 5% of the tract acreage -1 point

Right to farm language required on the deed of the exception +1 point

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

NONSEVERABLE EXCEPTIONS

Criteria for Nonseverable Exceptions

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

Nonseverable exception around dwelling and principal farm buildings +3 points

If the applicant requests a nonseverable exception on a property that has no dwelling and is not eligible for an RDSO, the CADB encourages such an exception. There is no effect on the applications score. 0 points

For more information, please contact:

Hunterdon County Agriculture Development Board
County Administration Building #1
PO Box 2900
Flemington, New Jersey 08822-2900
908.788.1490
www.hunterdon.nj.us/cadb.htm

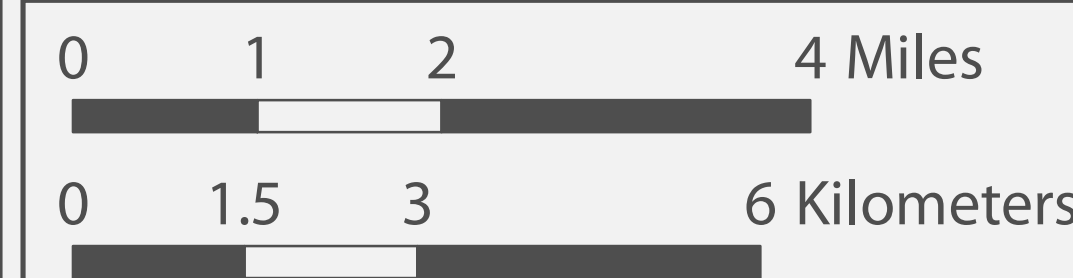
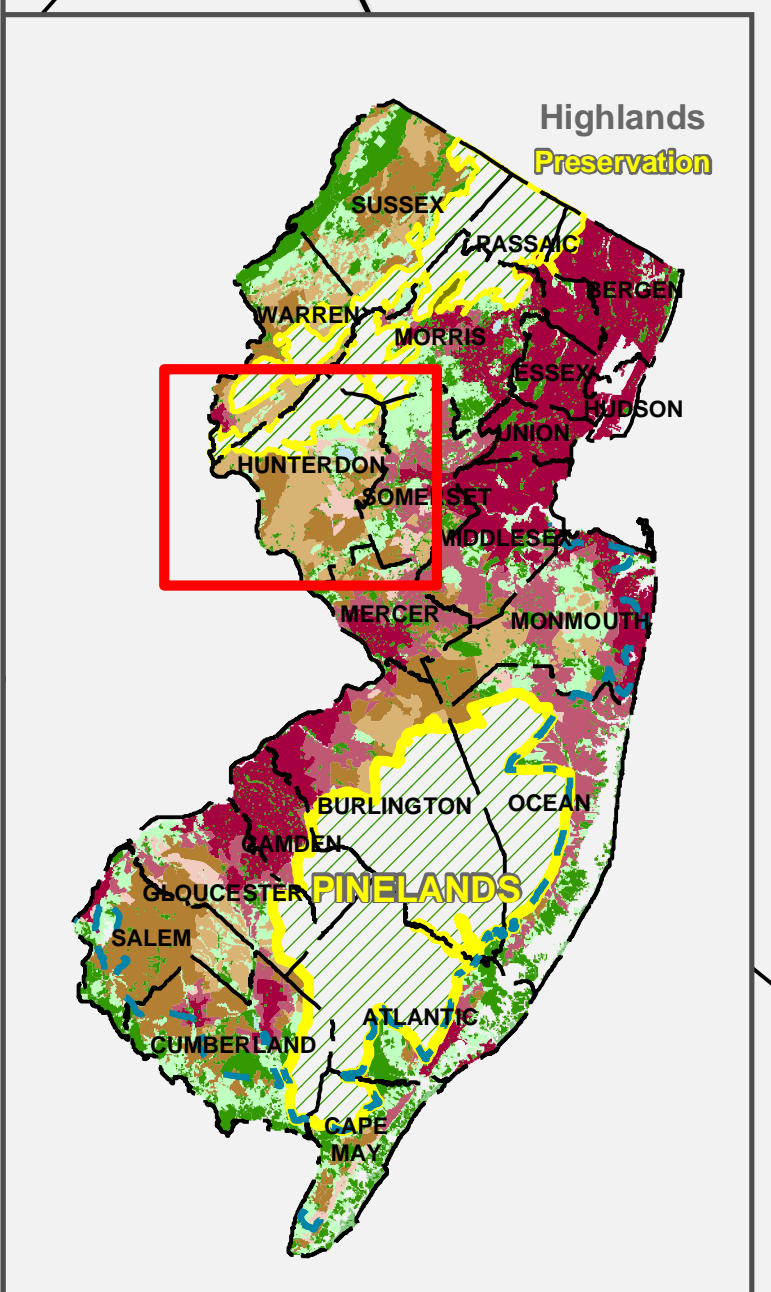
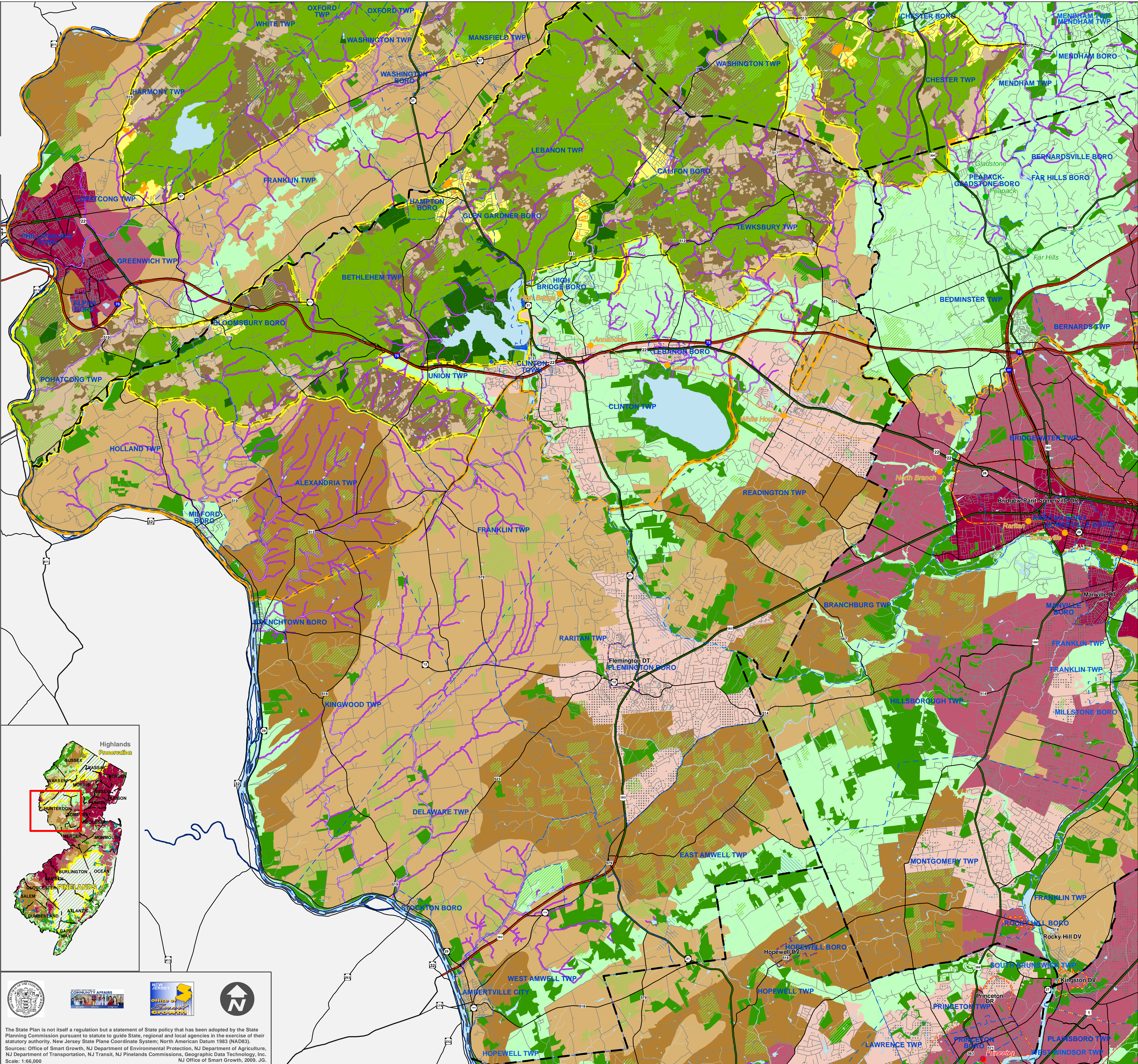
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DRAFT FINAL

New Jersey State Development and Redevelopment Plan Policy Map

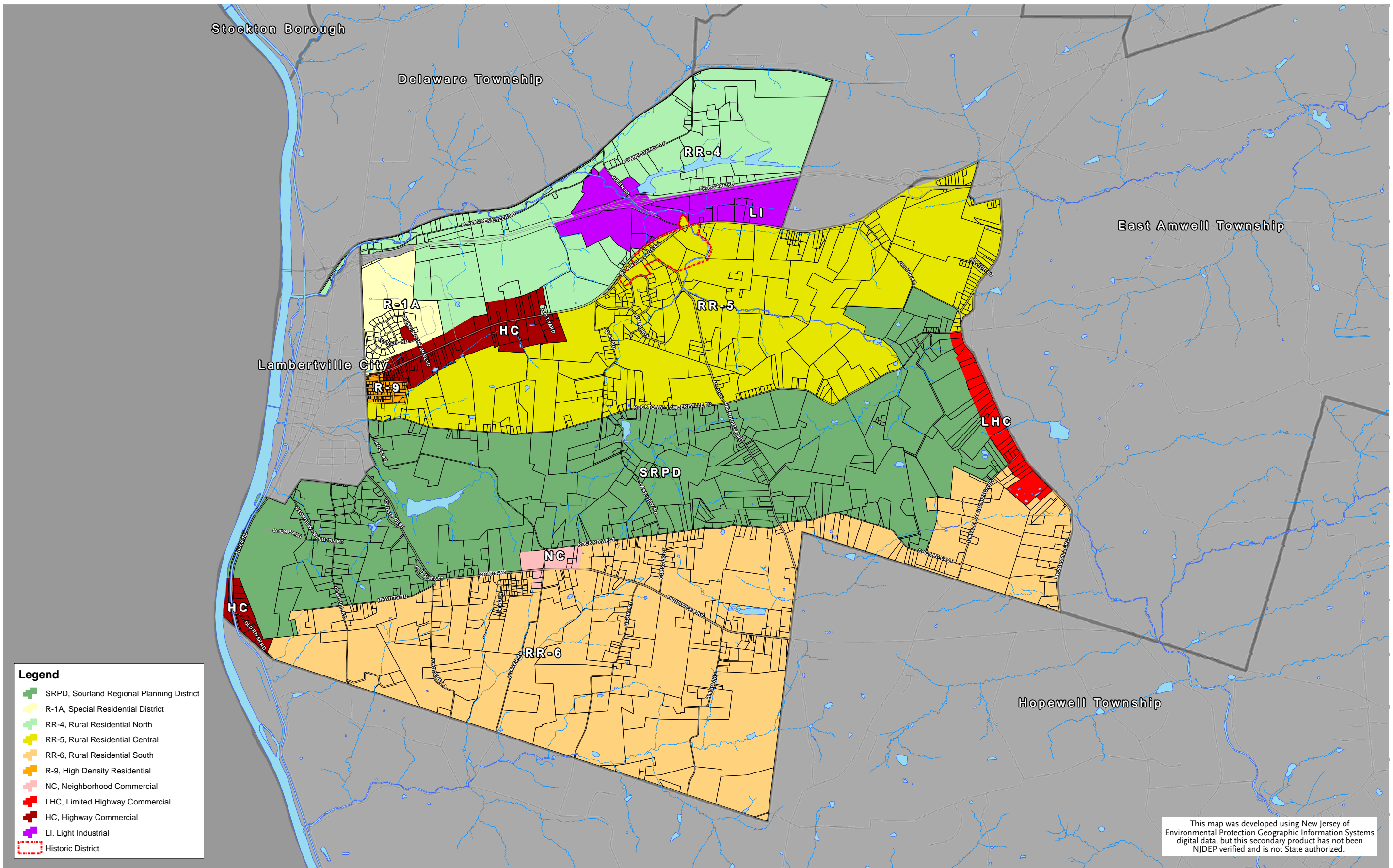
HUNTERDON COUNTY

- #### Planning
- UC** Urban Center
 - DR** Designated Regional Center
 - DT** Designated Town Center
 - DV** Designated Village Center
 - DH** Designated Hamlet
 - Urban Complex**
 - Metropolitan Planning Area**
 - Suburban Planning Area**
 - Fringe Planning Area**
 - Rural Planning Area**
 - Rural/Env. Sensitive Planning Area**
 - Environmentally Sensitive Planning Area**
 - Env. Sensitive/Barrier Island Planning Area**
 - Parks & Natural Areas**
 - Hackensack Meadowlands**
 - Water**
 - Military Installations**
 - Node**
 - Core**
 - Endorsed Plan**
 - Center**
 - Critical Environmental Site**
 - Historic & Cultural Site**
 - NJDEP Category 1 Stream**
 - SADC Preserved Farm**
- #### Highlands
- Highlands Planning Area**
 - Highlands Preservation Area**
 - Protection Zone**
 - Conservation Zone**
 - Existing Community Zone**
 - Exist. Comm. Constrained Sub-Zone**
 - Conservation Constrained Sub-Zone**
 - Lake Community Sub-Zone**
 - Wildlife Management Sub-Zone**
 - Municipal Boundary**
 - County Boundary**
 - CAFRA Boundary**
 - Interstate/Major Highway**
 - State/US Highway**
 - Rail Line & Commuter Station**



The State Plan is not itself a regulation but a statement of State policy that has been adopted by the State Planning Commission pursuant to statute to guide State, regional and local agencies in the exercise of their statutory authority. New Jersey State Plane Coordinate System; North American Datum 1983 (NAD83).
 Sources: Office of Smart Growth, NJ Department of Environmental Protection, NJ Department of Agriculture, NJ Department of Transportation, NJ Transit, NJ Pinelands Commissions, Geographic Data Technology, Inc. Scale: 1:66,000

Atlantic City; Main & Bergen; Montclair-Boonton; Morris & Essex; North Jersey Coast; Northeast Corridor; Passaic Valley; Raritan Valley; Light Rail; PATCO/PATH



Zoning Figure 2

West Amwell Township, Hunterdon County, NJ September 2010

Section Eleven Right-to-Farm Act

West Amwell Township adopted a Right to Farm Ordinance in 1989 and amended it in 1999. A statement citing that the Right to Farm Ordinance is in effect in the municipality is included in every deed in order to inform new property owners of its existence, importance and impact. As stated elsewhere in this plan, West Amwell will review the ordinance to see if it needs to be updated, as suggested by the state Department of Agriculture.

Because West Amwell is primarily a farming community, there has been little need to pass other supporting legislation. Almost 70 percent of the municipality is farmland assessed. The farm community has always participated in our local government. The Township Committee normally handles the few resident complaints pertaining to farming operations, and the Right to Farm Ordinance is generally cited as granting farmers the ability to pursue their occupation without hindrance from "annoyance" issues. The local government has stood firmly in support of the Right to Farm Ordinance when complaints about farming issues were raised by residents.

West Amwell Township's Agricultural Advisory Board makes itself available for questions and discussion about the Right to Farm Act and farming practices that may affect residents. A "forum" where residents are welcome to bring their questions and concerns is a regular part of each Ag Advisory Board meeting. Residents can find out the date and time for each meeting by contacting the Township Clerk.

109-64. Right to farm

A. The right to farm land is hereby recognized to exist in this Township and is hereby declared a permitted use in all zones of this Township, notwithstanding specified and prohibited uses set forth elsewhere in this chapter, subject to the standards and regulations for intensive fowl or livestock use and applicable health and sanitary codes. This right to farm includes, but not by way of limitation:

- (1) Use of irrigation pumps and equipment, aerial and ground seeding and spraying, tractors and other equipment.
- (2) Use of necessary farm laborers.
- (3) The application of chemical fertilizers, insecticides and herbicides in accordance with manufacturers' instructions and the application of manure.
- (4) The grazing of animals and use of range for fowl, subject to the standards and regulations for intensive fowl and livestock use.
- (5) Construction of fences for these animals and livestock.
- (6) The traveling and transportation of large, slow-moving equipment over roads within the Township.
- (7) The control of vermin and pests, provided that such control is practiced under applicable state fish and game laws.
- (8) The use of land for recreational use, e.g., snowmobiling, etc., shall be done only with the permission of the farm owner. Any recreational use of the farmland which changes the

underlying agricultural nature of the use shall be subject to the usual site plan review, variance application and all permits where otherwise required.

B. The purpose of these rights is to produce agricultural products, e.g., vegetables, grains, hay, fruits, fibers, wood, trees, plants, shrubs, flower and seeds.

C. Notice of farm use.

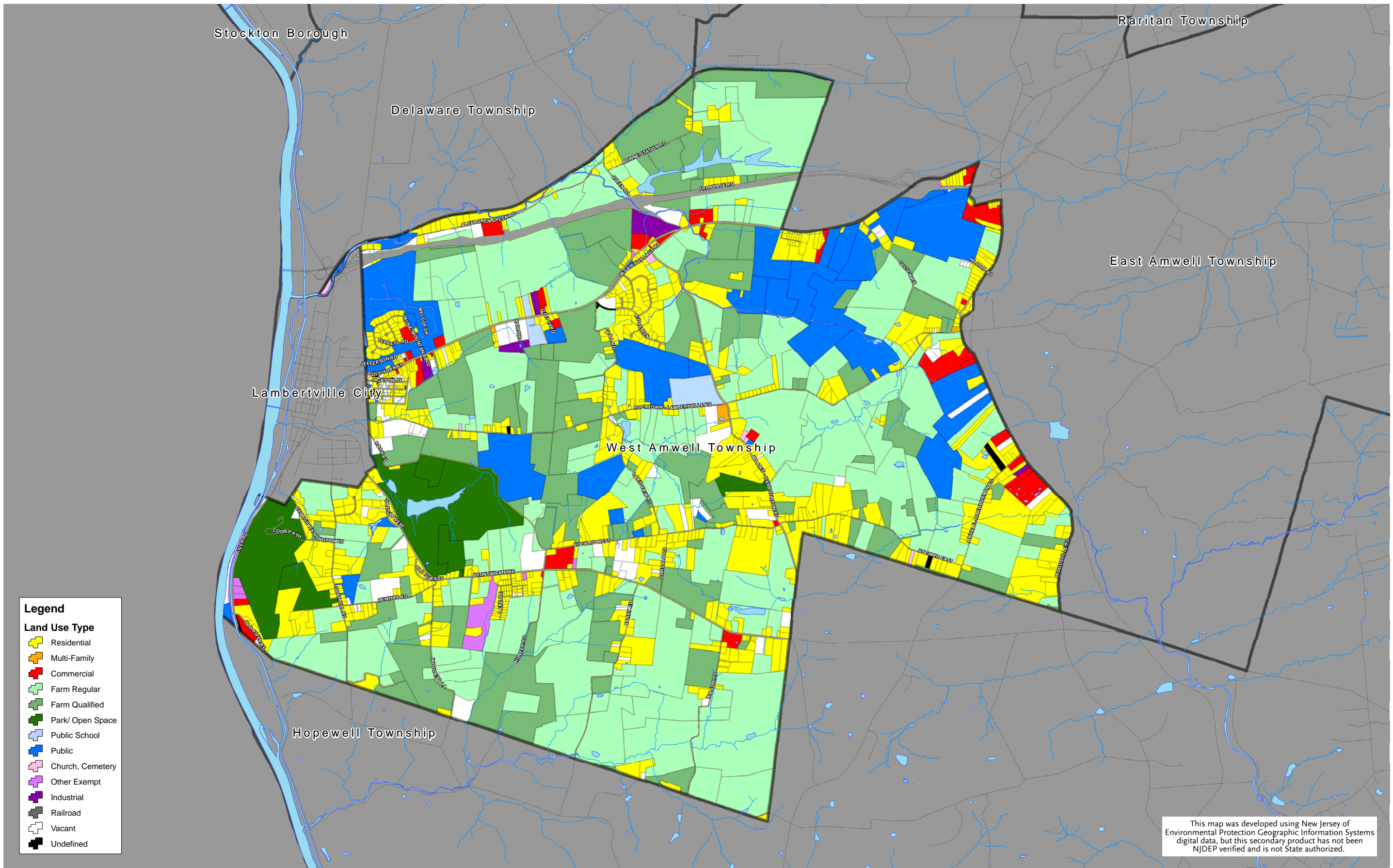
(1) The purchaser of any real estate in West Amwell Township shall be notified of the importance of farming to our community and be provided with a copy of this "Right to Farm" section.

(2) The following language shall be included in the deed of any newly subdivided lot in the Township:

"Grantee is hereby noticed, that there is or may in the future be, farm use near the premises described in this deed from which may emanate noise, odors, dust and fumes associated with agricultural practices permitted under the 'Right to Farm Ordinance' of West Amwell Township."

(3) The Township will take reasonable steps to make it possible for real estate salespersons to provide notification to prospective purchasers of land in this Township using language similar to the deed notification described just above.

(4) The Township Assessor shall maintain records of all farm properties within the Township which shall list the names of the owners and the location of farms which do and do not receive differential property taxation pursuant to the Farmland Assessment Act of 1964 (N.J.S.A. 54:4-23.1 et seq.



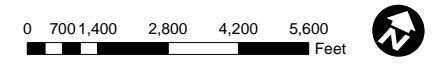
This map was developed using New Jersey of Environmental Protection Geographic Information Systems digital data, but this secondary product has not been NJDEP verified and is not State authorized.

2009 MOD4 (TAX BASED)

Existing Land Use

Figure 1

West Amwell Township, Hunterdon County, NJ September 2010



Clarke Caton Hintz
 Architects
 Planners
 Landscape Architects

WEST AMWELL TOWNSHIP Hunterdon County

State Plan Designation

- Environmentally Sensitive
- Rural
- Rural Environmentally Sensitive
- State Park
- Critical Environmental & Historic or Cultural Site
- Center

Adjacent Zoning

- Hopewell Township**
- MRC Residential I D.U./14 Ac. - 2 Ac. Cluster Permitted
- C-1 Neighborhood Retail Commercial

City of Lambertville

- R-1 Single-Family Residential
- R-3 Planned Residential Development
- FP Floodplain

Township of Delaware

- A-1 Agricultural/Rural Residential

East Amwell Township

- R Residential District
- HO Highway & Office District
- LB Local Business District
- Amwell Valley District
- Sourland Mountain District
- Stony Brook District

Sources: Hunterdon County G.I.S. mapping
New Jersey State Plan G.I.S. mapping
Zoning Maps - Hopewell Twp., City of Lambertville,
Township of Delaware, East Amwell Twp.,
PENNSYLVANIA
(Bucks County)

"This map was developed using Hunterdon County, NJ digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: February 9, 2004

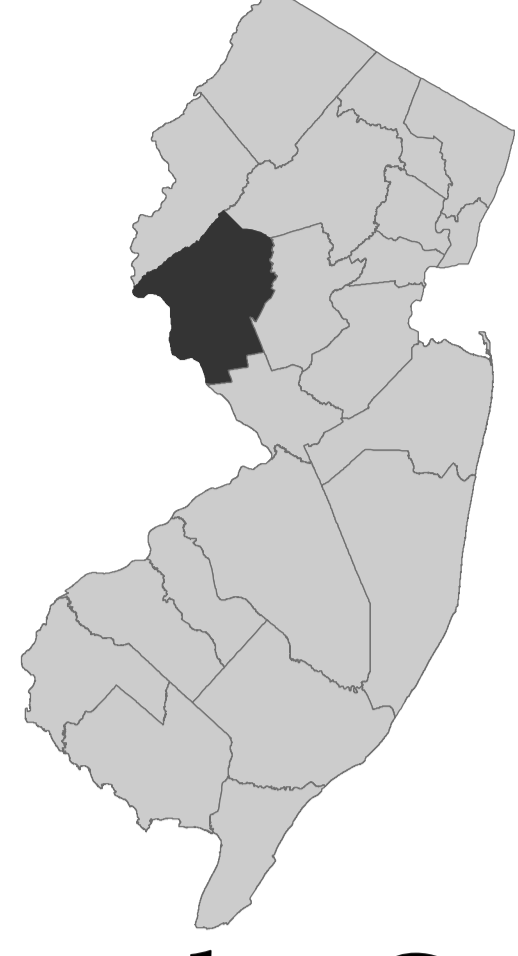
FIGURE 6 STATE PLAN AND ADJACENT ZONING



Thomas Planning Associates, L.L.C.
P.O. BOX 363
Bridle, N.J. 08730-0363
Phone: 732-253-9215

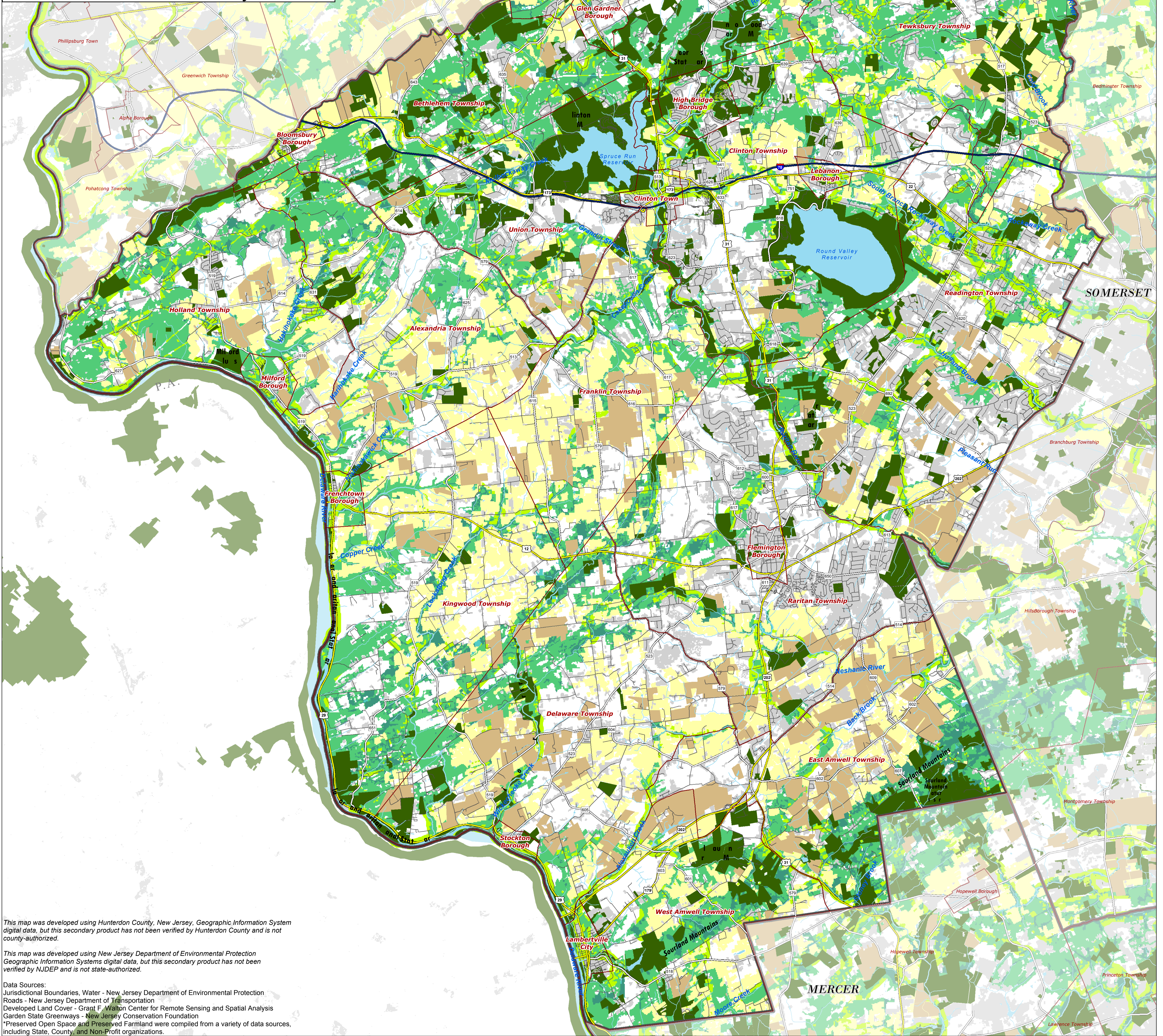
Garden State Greenways

Connecting People and Places. Protecting Wildlife and Water.



Hunterdon County

This map was created by The New Jersey Conservation Foundation. While great care is taken to present the most up to date information, NJCF does not assume responsibility for spatial accuracy or timeliness of underlying data. NJCF expressly disclaims any and all responsibility for errors, omissions or other inconsistencies depicted, arising from or otherwise related to this map product.



This map was developed using Hunterdon County, New Jersey, Geographic Information System digital data, but this secondary product has not been verified by Hunterdon County and is not county-authorized.

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

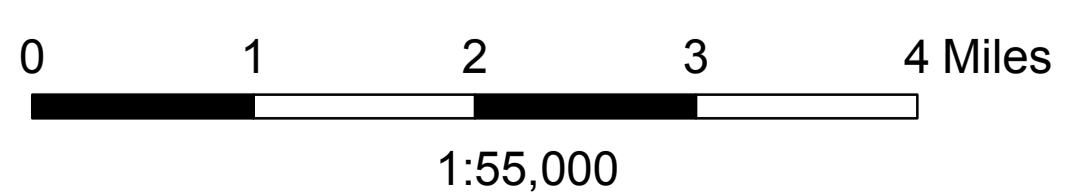
Data Sources:
 Jurisdictional Boundaries, Water - New Jersey Department of Environmental Protection
 Roads - New Jersey Department of Transportation
 Developed Land Cover - Grant F. Walton Center for Remote Sensing and Spatial Analysis
 Garden State Greenways - New Jersey Conservation Foundation
 *Preserved Open Space and Preserved Farmland were compiled from a variety of data sources, including State, County, and Non-Profit organizations.

Garden State Greenways

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

Other Land Cover

- Preserved Open Space
- Preserved Farmland
- Water
- Developed 2001
- County Boundary
- Municipal Boundary
- Interstate/Toll Highway
- U.S./State Highway
- County Road
- Local Road



Garden State Greenways (GSG) is a vision for an interconnected, statewide system of open space. GSG county maps depict the results of the New Jersey Green Infrastructure Assessment (NJGIA) conducted by the New Jersey Conservation Foundation in cooperation with the New Jersey Department of Environmental Protection Green Acres Program and the Grant F. Walton Center for Remote Sensing and Spatial Analysis at Rutgers University.

The NJGIA identified large tracts of undeveloped land that could function as 'hubs' of an interconnected open space system in New Jersey. Linear 'connectors' were also identified by the NJGIA in order to represent potential linkages among identified hubs.

Garden State Greenways refers to the 'green infrastructure' identified by the NJGIA and represents a vision of interconnected open space that can help to lessen the environmental and social impacts of sprawl and maintain quality of life in New Jersey.

Green infrastructure plays a vital role in maintaining public health and quality of life in New Jersey by providing close-to-home recreation opportunities, safeguarding surface and underground water supplies and productive soils, protecting native plant and animal populations, and upholding scenic, cultural and historic amenities contributing to community character and livability throughout the state.

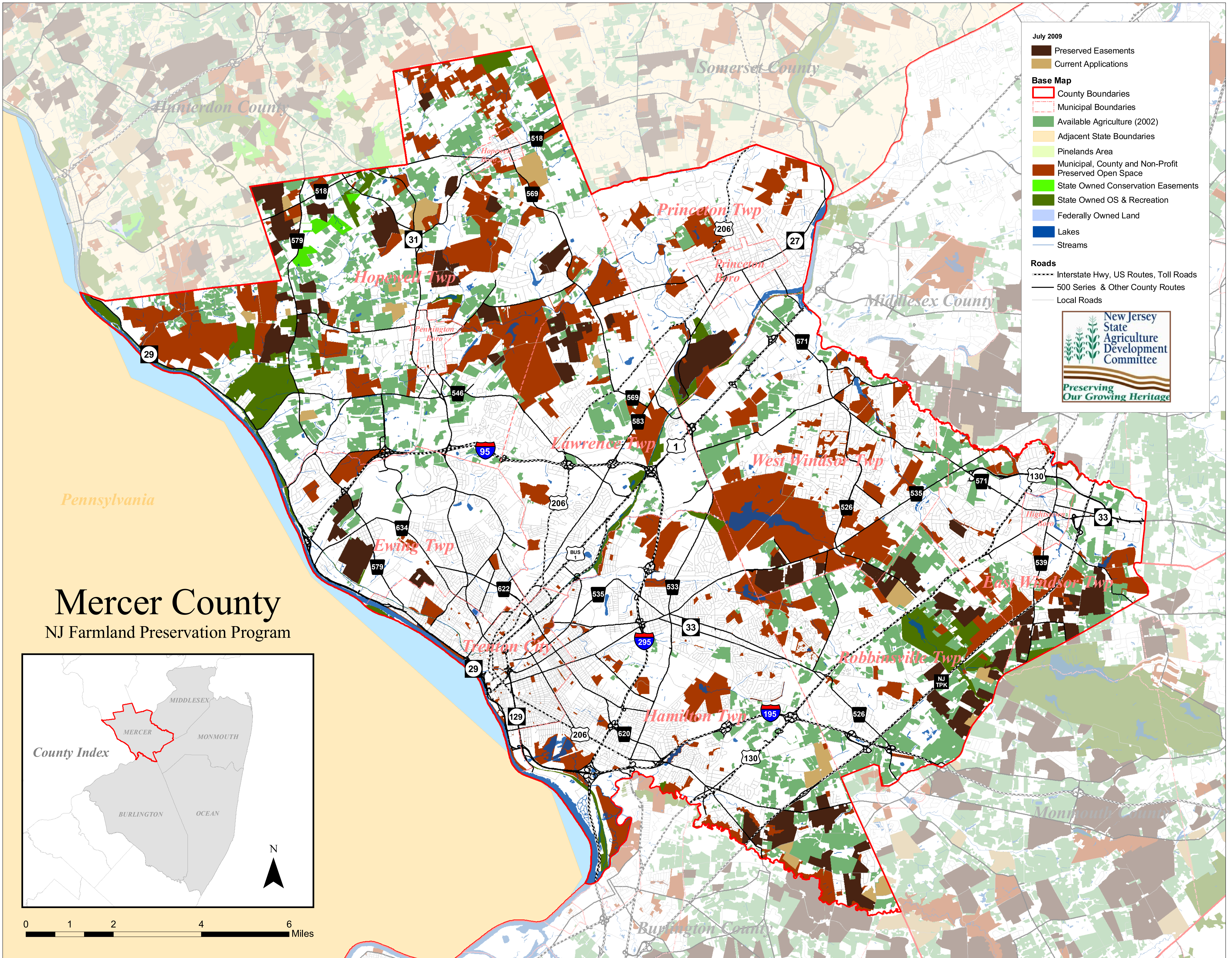
Garden State Greenways sets forth eight broad goals towards achieving the vision of a 'green infrastructure':

1. Establish parks, trails, or other protected lands within walking distance of every New Jersey resident.
2. Permanently protect New Jersey's critical natural resource lands: those contributing to groundwater or aquifer recharge, surface water quality, rare and endangered species habitat, and prime soils.
3. Permanently protect large, contiguous tracts of natural land for the long-term survival of native plant and animal species.
4. Permanently protect large, contiguous tracts of farmland for the long-term viability of agriculture and the maintenance of scenic and cultural landscapes.
5. Permanently protect parks, natural lands, and farmland surrounding historic sites, in order to maintain their historic character, visual context and interpretive value.
6. Link together New Jersey's protected natural, agricultural, historic, and recreation lands via trails and greenway connectors.
7. Grant public access and trail rights-of-way, where appropriate, across green infrastructure lands to allow the public to benefit from the scenic, recreational and interpretive opportunities provided therein.
8. Coordinate state, local, and private preservation as well as land use planning efforts, around common maps and shared GIS data, towards achieving goals one through seven.



New Jersey Conservation
FOUNDATION

visit the GSG website at
www.gardenstategreenways.org



July 2009

- Preserved Easements
- Current Applications

Base Map

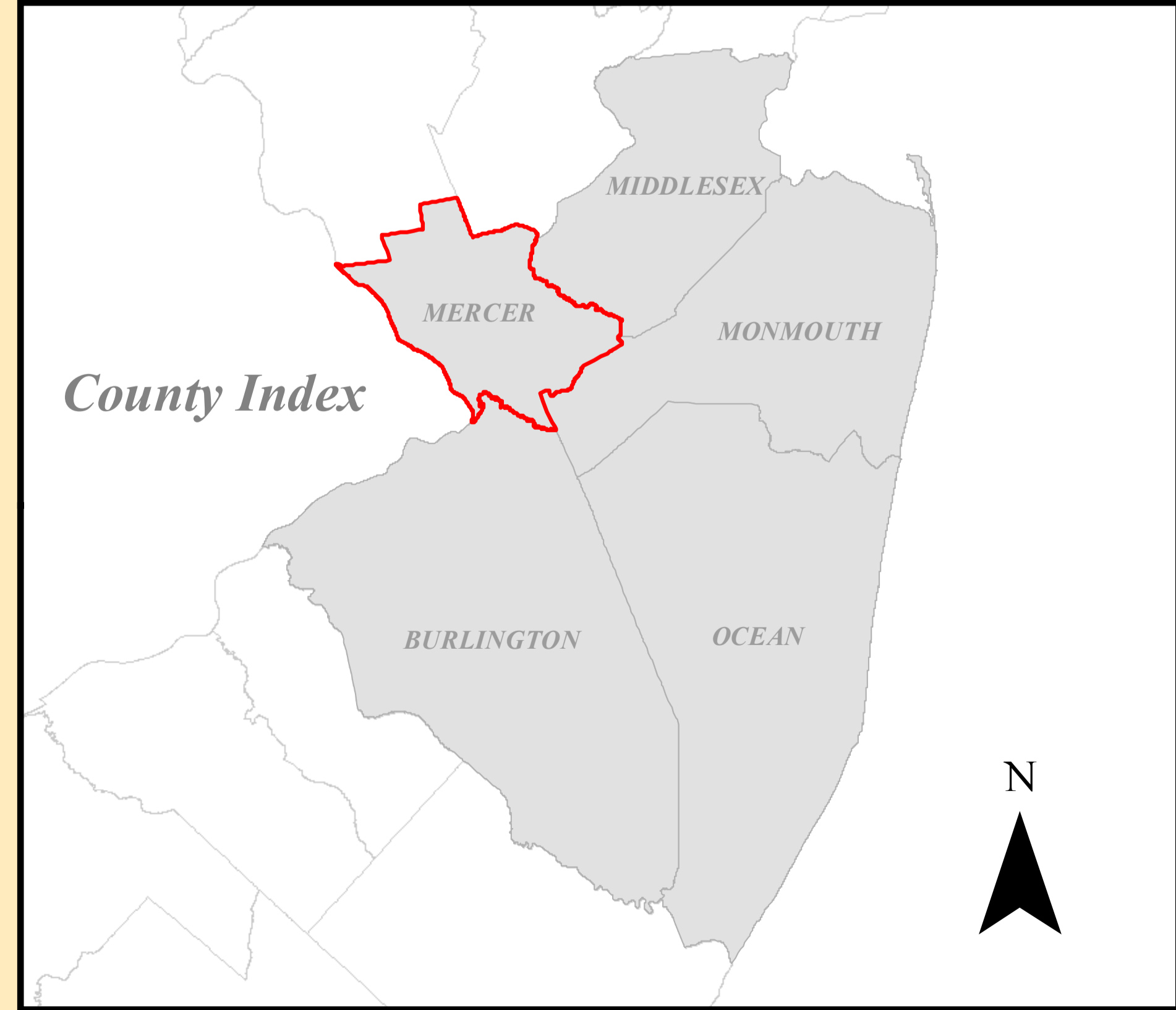
- County Boundaries
- Municipal Boundaries
- Available Agriculture (2002)
- Adjacent State Boundaries
- Pinelands Area
- Municipal, County and Non-Profit Preserved Open Space
- State Owned Conservation Easements
- State Owned OS & Recreation
- Federally Owned Land
- Lakes
- Streams

Roads

- Interstate Hwy, US Routes, Toll Roads
- 500 Series & Other County Routes
- Local Roads

Mercer County

NJ Farmland Preservation Program

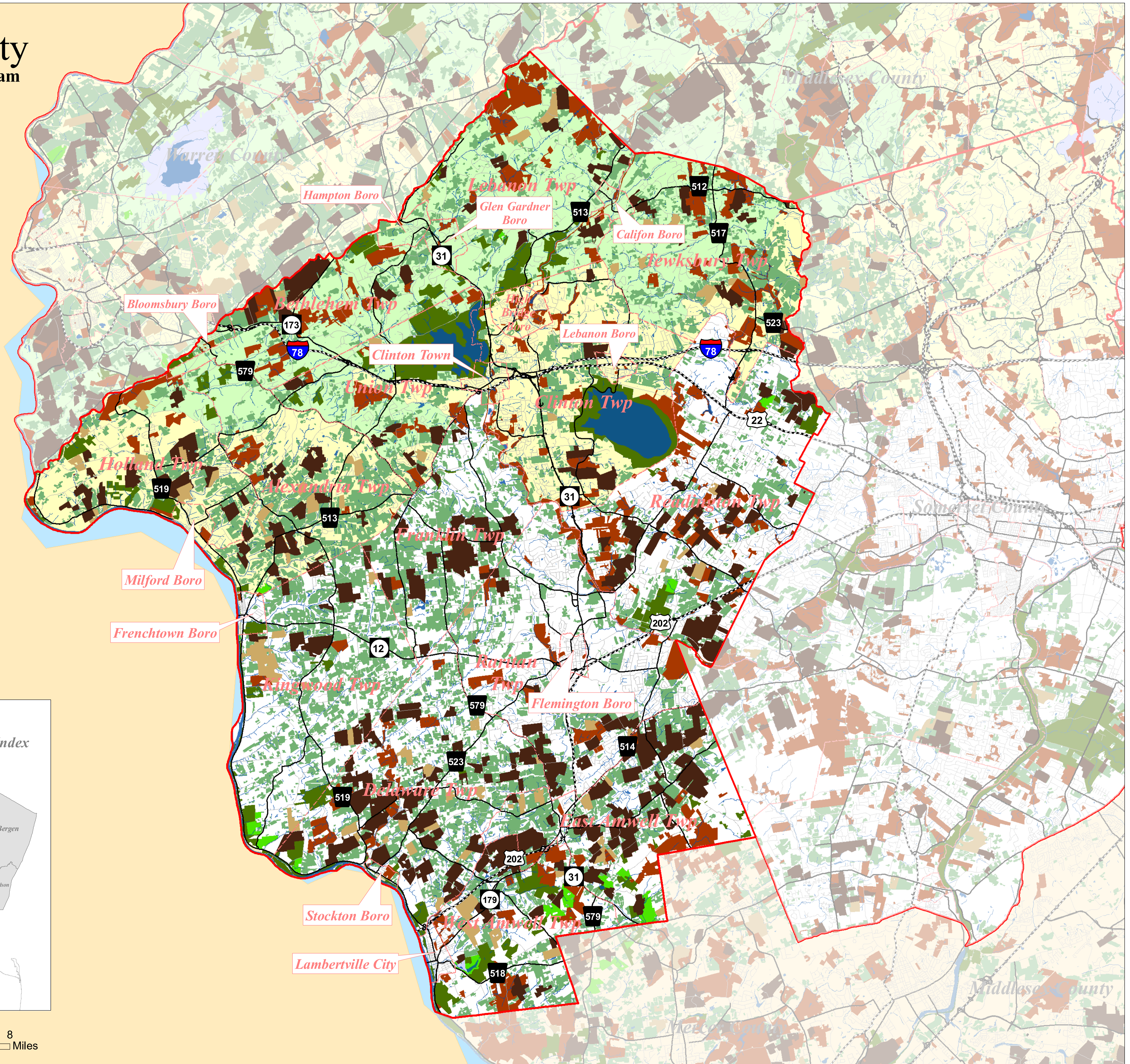


Hunterdon County

NJ Farmland Preservation Program

July 2009

- Preserved Easements
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- Local Roads



Pennsylvania

