

# **Township of Hopewell**

## **Comprehensive Farmland Preservation Plan**



*Bell Farm, Hopewell Township*

By

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**FINAL VERSION 5/30/2018**

A handwritten signature in blue ink that reads "Matthew E. Pisarski". The signature is written in a cursive, flowing style. Below the signature, there is a horizontal line.

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**Agricultural Advisory Committee**

|                     |                       |                  |
|---------------------|-----------------------|------------------|
| Jerry Lewis         | Joseph Shoemaker, Jr. | Duane Cruzan     |
| Lynn Mooneyham, Jr. | Alfred Caggiano, Jr.  | Paul Ernest, Jr. |

**Hopewell Township Planning Board**

|                             |  |                 |
|-----------------------------|--|-----------------|
| Scott Anderson, Chairperson | Alfred Caggiano, Jr., Vice-Chairperson |                 |
| Joseph Shoemaker, Jr.       | Paul Ritter, III                       | Dave Young      |
| Dean Taguwa                 | Lee Mixner                             | Kenneth Strait  |
| Paul Ernest                 | David Wilson, Sr.                      | Leslie Daddario |

**Hopewell Township Committee**

|                         |                                |
|-------------------------|--------------------------------|
| Bruce R. Hankins, Mayor | Paul Ritter, III, Deputy Mayor |
| Greg Facemyer           | Joseph Shoemaker, Jr.          |
| Robin S. Freitag        |                                |

This Farmland Preservation Plan was guided in its development by several members of the Hopewell community, especially members of the Agricultural Advisory Committee, the township Planning Board, and the Hopewell Township Committee. Hopewell Township staff members, including especially Township Administrator Lois Yarrington, Tax Assessor Lois Mazza and Planning Board Secretary Donna Hickman, provided critical information.

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## **INTRODUCTION**

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In an effort to assist municipalities in the development of Comprehensive Farmland Preservation Plans, the State Agriculture Development Committee (SADC) has produced guidelines adopted in 2007 to provide uniform standards and consolidate the previous planning standards, the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1), and the N.J. Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan.

While the guidelines are a helpful tool and were utilized in the development of this plan for Hopewell Township, the order in which the information and characteristics of Hopewell Township are presented herein varies from the strict delineation of the guidelines. Hopewell Township has been extremely diligent in producing a plethora of reports and plans that deal with economic development and natural resource conservation. Most of these plans are readily available on the Township's website, [www.hopewelltp-nj.com](http://www.hopewelltp-nj.com), and include the Township's Master Plan, Open Space and Recreation Plan (the ERI is available by scrolling over "Departments" then "Boards and Commissions" then "Environmental Commission"), Economic Development Strategy Plan, and various development ordinances. Additionally, the Cumberland County Farmland Preservation Plan of December 2009 in section 7.0 identifies and discusses natural resource conservation initiatives within the county, including Hopewell Township. While the SADC guidelines suggest rather exhaustive discussions of these topics within the farmland preservation plan, this particular effort attempts to concentrate its focus on the past, present and future of agriculture within Hopewell Township. This concentration is due in large part to the fact that agriculture is by far the largest commodity sector and land use within the township. Simply put, unlike most other municipalities within New Jersey, Hopewell Township

does not contain the conflicting influences to agriculture or the non-agricultural development pressures that would warrant an multi-faceted analysis on non-agricultural concerns.

This plan begins by analyzing the historic land use patterns of Hopewell Township. It discusses the Colonial transportation routes which influenced future development patterns, the attributes of the region which made Hopewell Township a natural setting for intensive agricultural production, and the gradual demographic patterns which emerged over the last century and a half.

It then delves into the current land use planning efforts locally, regionally and statewide and determines whether those efforts acknowledge the actual development patterns which have arisen over time. The best plans respond to historic development patterns to maintain the unique sense of place and cultural landscape of the community. In most cases, there are inherent reasons for where people live, where they farm and where they work and shop. Understanding these reasons and matching future planning efforts with historic indicators is the goal of this plan.

Finally, the plan identifies the current efforts by the municipality and its partners to preserve and support its agricultural industry and projects the future effort needed to ensure the stability of its agricultural sector.

Under each section heading are references to the guideline sections being covered. Meticulous footnotes have been included which reference back to the comprehensive plans and reports already completed by the municipality, and the appendices include important materials which supplement the information provided in the text of the plan.

## **INFLUENCES ON DEVELOPMENT PATTERNS**

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(Includes the components of the Land Use Planning Context section)

### **Initial Development and Historical Patterns**

Hopewell Township was one of the original townships established when Cumberland County was separated from Salem County in 1748. At that time, Hopewell Township also included what would become the Third Ward of the City of Bridgeton. This area was removed from Hopewell Township in 1848 and for a period of time was designated as Cohansey Township before incorporating into Bridgeton.

The Township today is comprised of 29.9 square miles of gradual rolling countryside bounded to the south by the Cohansey River, to the west by Greenwich and Stow Creek Townships (both also established in 1748) and the Borough of Shiloh (established in 1837 and incorporated in 1929), to the north by the county line and to the east by Upper Deerfield Township and the City

of Bridgeton. At the time of its inception, Hopewell Township was either cultivated land or forest and was sparsely populated.

The early township contained small villages and settlements predominantly along a few historic transportation routes.

### **Historic Transportation Routes**

#### *Greenwich to Philadelphia Route*

A roadway was early established from the Village of Greenwich (established in 1685) and running north through what is today Roadstown, on the Hopewell and Stow Creek Township border, through Shiloh Borough and on up to the area known as Cohansey, but formerly called New Boston. Today this route is Greenwich Roadstown Road/Shiloh Roadstown Road (depending on whether the route is to the north or south of Roadstown) and known as County Route 620. Once in Shiloh it becomes a portion of State Route 49 until it splits off and is known as Old Cohansey Road (County Route 635).

#### *Delaware to New Jersey Shore*

The other major historic transportation route in Hopewell is now known as State Route 49, but historically known as Shiloh Pike. In the 18<sup>th</sup> century it connected the communities of Salem and Bridgetown (now Bridgeton) and splits Hopewell Township almost evenly between a northern and southern section.

#### *Connectors*

From these two main routes, one running predominantly south to north and one west to east, several connector routes were established. There were the routes in lower Hopewell Township running east to west connecting the northern shore of the Cohansey River, known as Dutch Neck, to Greenwich and Roadstown and those running north connecting Dutch Neck to Cohansey and points further north.

#### *Cohansey River*

Lower Hopewell also includes several historic homesteads in the Dutch Neck area, which were originally reached via the Cohansey River. The river acted as an important transportation route, linking Dutch Neck with Greenwich downstream and Bridgeton upstream.

### **Demographic Delineations and Projections**

In 1880, the population of Hopewell was 1,764 residents.<sup>1</sup> This is a density of only 59 individuals per square mile. As well, this population was concentrated in the hamlets of Cohansey, Shiloh, Roadstown and Bowentown (the crossroads of Roadstown Road and Barretts Run Road). Over the following one hundred and thirty years, the population grew to approximately 4,434 individuals today, or a two-and-a-half fold increase. Comparatively, the national population increase during this period was an eight-fold increase (1,131,116 to 8,860,000 from 1880 to 2010) and Cumberland County saw a four-fold increase (37,687 to 156,898). Consequently, Hopewell Township's population has increased at a rate considerably lower than the national or regional averages over the past 130 years.

While development trends will be considered utilizing several different methodologies in this plan, the population figures in Hopewell Township over the past 130 years indicate that the township has added approximately 20.5 new residents annually. The average household size in Hopewell Township currently is 2.58 people<sup>2</sup>, which suggests that Hopewell adds about eight new homes each year. 89% of all housing units within the municipality are single-family detached residences, and with a minimum lot size of 1.5 acres it can be extrapolated that approximately 12 acres are taken for residential development each year.

The South Jersey Transportation Planning Organization (SJTPO) used a 2005 township population figure of 4,612 residents and projected a growth of 10% from 2005-2015, for an estimated population of 5,075.<sup>3</sup> This projection suggests a population increase of about 46 residents per year, more than twice the historic average.

Hopewell's Development Transfer Plan Element, completed by Clark, Caton & Hintz in 2005 projected a ten-year population increase (2004 to 2013) of 1,608 residents, or 161 new residents per year.<sup>4</sup> This is more than four times faster than the historic population growth figures for the Township over the last 130 years.

Actual housing starts data in Hopewell Township over the past twelve years indicate an average new residential construction figure of 6.5 residences per year.

While projections can fluctuate based on short term trends, generally the growth projections for Hopewell Township seem to be inflated when compared with historic trends and actual construction starts. The chart below shows an overlay of all the recent growth projections. Using the long-term averages and adding 25% to accommodate for gradually increasing development pressure in the region, this plan projects the average construction of 10 new residences in Hopewell Township annually.

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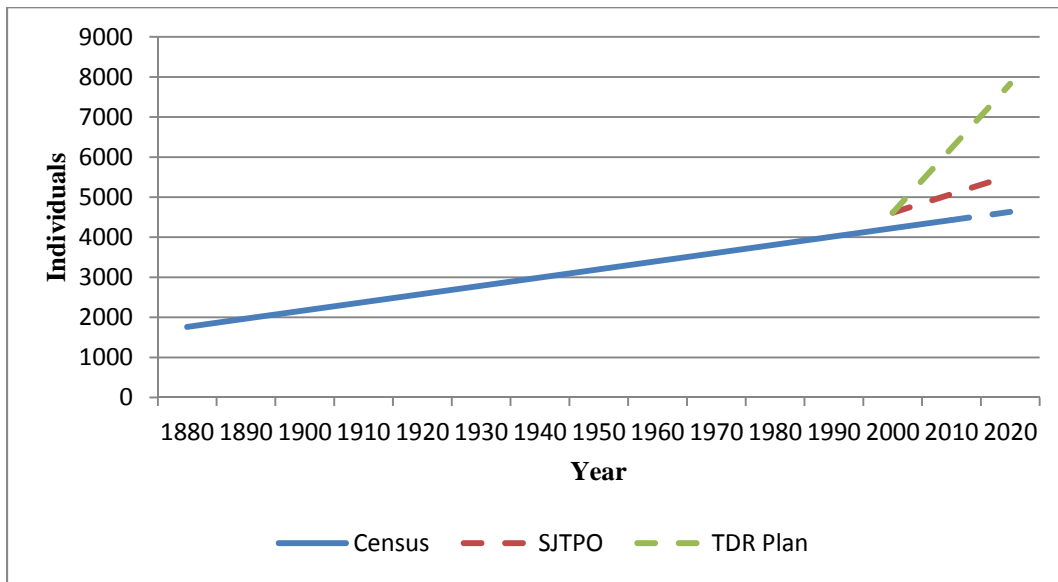
<sup>1</sup> Cushing, Thomas, M.D. & Charles E. Sheppard, Esq. *History of the Counties of Gloucester, Salem and Cumberland New Jersey with Biographical Sketches of Their Prominent Citizens*, (Philadelphia: Everts & Peck, 1883), p. 693.

<sup>2</sup> <http://www.city-data.com/township/Hopewell-Cumberland-NJ.html> accessed on 2/3/2014.

<sup>3</sup> Clarke, Caton & Hintz, "Land Use Plan Element", (February 2007), p. 10.

<sup>4</sup> Clarke, Caton & Hintz, "Development Transfer Plan Element", (February 2007), p. 27.





### Environmental Properties and Ecology of Hopewell Township

The primary environmental feature in Hopewell Township is the Cohansey River. Running along the township's east and south border, the river is the epicenter of ecological considerations for the township. The entirety of Hopewell Township flows to the river, with the highest elevations of 210' to the far north of the township gradually falling down to the river, which flows out to the Delaware Bay.<sup>5</sup> The Cohansey River is classified as a FW2 NT, fresh water 2, non-trout producing stream in the upper, freshwater portion (Sunset Lake and north) and as SE, a saline estuarine stream in the lower tidal portion (south of Sunset Lake).<sup>6</sup> The Environmental Resource Inventory for Hopewell Township, completed in 2007 by Clark, Caton & Hintz, identified the Cohansey River as a "very healthy stream" and asserted that, "The overall water quality of the Cohansey River has been historically quite good."<sup>7</sup> Approximately 12% of Hopewell Township is classified as wetlands, most of which are associated with the Cohansey River, its tributaries and the tidal estuary of the Delaware River.<sup>8</sup>

While the continued good health of the Cohansey River should always be a consideration in Hopewell Township's policy decisions, given its predominantly rural boundary with the river, especially in comparison to much more urbanized interactions with the river in Bridgeton, Hopewell's agricultural impacts are ancillary to the overall health of the river.

Besides the Cohansey River, the other major ecological feature of Hopewell Township is its upland forested area. The Burden Hill Forest Complex, a 15,000-acre highly important and

<sup>5</sup> Hopewell Township Environmental Commission, "Environmental Resources Inventory", (October 2007), p. 13.

<sup>6</sup> Ibid., p. 50.

<sup>7</sup> Ibid., p. 51.

<sup>8</sup> Ibid., p. 57.

largely un-fragmented upland forest extends into the lower portion of Hopewell Township. The Burden Hill Complex acts as a nesting habitat for migratory neo-tropical songbirds and is nationally significant as a habitat for the federally endangered swamp pink and other rare plants.<sup>9</sup>

Farmland preservation efforts which fall within the Burden Hill Project Area should encourage forest management plans and the continued preservation of forested area.

### **Summary of Historic Land Use Patterns**

Communities formed originally along the Cohansey River, including Greenwich and Bridgeton and very sporadically along the northern shore of the Cohansey River (Dutch Neck). Land routes extended from the original settlements between one another and out to larger settlements such as Salem and Philadelphia. Along these routes and especially at crossroads, small hamlets and villages formed, specifically Roadstown, Shiloh, Bowentown and Cohansey. As the nation grew, so too did the region, although not as fast. Regionally, Hopewell Township grew at an even slower pace, remaining largely rural and predominantly cultivated farmland, forested upland and wetlands along the river.

Trends which can be culled from these historical indicators show that development usually occurs along transit routes between established communities and occurs slowly. The next section of this plan will analyze current land use plans to determine whether these trends are recognized and supported or whether attempts have been made to shift these trends.

## **GENERAL LAND USE PLANNING**

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(Includes the components of the Land Use Planning Context section)

The American Planning Association identifies land use planning as the furtherance of the welfare of the people and their communities through the creation of convenient, equitable, healthful, efficient, and attractive environments for the present and the future. To this should be added a historical context component – land use planning should recognize and understand the influences which have formed development patterns to date and work to incorporate those interests in future planning efforts.

### **State Level Summary**

#### *NJ State Development and Redevelopment Plan*

It is somewhat difficult to describe the current state of New Jersey's strategic planning efforts. The State Planning Act requires the State Planning Commission to adopt a State Development & Redevelopment Plan. At the present time New Jersey's Department of State, Office for Planning

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<sup>9</sup> Ibid., p. 64.

Advocacy is supporting a State Strategic Plan drafted in 2012 as a revision to the 2001 State Development & Redevelopment Plan; however, this document has never been formally adopted. Both the 2001 and 2012 plans support agricultural preservation, with a primary goal of the 2012 plan stating:

“Preservation, Protection and Enhancement of Critical State Resources:  
Ensure that strategies for growth include preservation, protection and enhancement of our State's critical natural, agricultural, scenic, recreation, and historic resources, recognizing their role in economic growth and the quality of life for New Jersey residents.”<sup>10</sup>

The Plan identifies five planning policies associated with the physical and spatial characteristics of geographical areas. These planning areas are:

|                  |                                |
|------------------|--------------------------------|
| Planning Area 1: | Metropolitan Area              |
| Planning Area 2: | Suburban Area                  |
| Planning Area 3: | Exurban Fringe Area            |
| Planning Area 4: | Rural Agricultural Area        |
| Planning Area 5: | Environmentally Sensitive Area |

Generally speaking, Planning Areas 1 and 2 are characterized by existing urban development and public infrastructure. The intent of the plan is to have most future development occur in these regions. Planning areas 4 and 5 are primarily targeted for farmland preservation and environmental protection programs. Planning Area 3 is a transition zone between the growth planning areas and the preservation planning areas.

The Hopewell Preservation Project Area as delineated in this plan is entirely located within Planning Areas 4 and 5, consistent with the intent of the State Development and Redevelopment Plan.

In addition to these planning areas, the State Development and Redevelopment Plan encourages growth to occur in the form of centers. Centers in this context are described as, “. . . an efficient and compact form of development having one or more mixed-use cores and residential neighborhoods and green spaces. Center designations are based on the area, population, density, and employment of the center being considered and features of the surrounding areas.”

The City of Bridgeton is designated as a Regional Center. While there have been efforts and recommendations to extend the Regional Center designation into the Township of Hopewell, the proposed boundaries hug the Route 49 commercial corridor and would not impact the Preservation Project Area. Additionally, the City of Bridgeton’s low and medium residential

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<sup>10</sup> New Jersey State Planning Commission, “State Strategic Plan: New Jersey’s State Development & Redevelopment Plan”, (November 2012), p. iii.

density zones meet Hopewell Township's medium residential zone at the municipal border. These zones are compatible with one another.

#### *Coastal Area Facilities Review Act*

Adopted in 1973, the Coastal Area Facilities Review Act, or CAFRA, is intended to control and limit the adverse impact of major development on water quality and estuarine habitat. Within the CAFRA zone, certain development thresholds have been established which require more stringent environmental impact analysis. These thresholds occur mostly within 150 feet of the mean high-water line or involve major residential or commercial development. Since the municipal zoning within the Hopewell Preservation Program Area as described herein does not support such large-scale development, it is unlikely that the CAFRA thresholds will ever be reached within the project area. As well, for appraisal purposes in determining the valuation of farmland preservation, the highest and best use is based on municipal zoning, which encourages agricultural use and sporadic rural residential development. Consequently, the consideration of CAFRA thresholds typically do not come into play in the valuation process.

#### *Agricultural Smart Growth Plan for New Jersey*

Completed in 2003, the Agricultural Smart Growth Plan concentrates on five main attributes: Farmland Preservation, Innovative Conservation Planning, Economic Development, Natural Resource Conservation, and Agricultural Industry Sustainability. The plan recommends a variety of methods to build efficiencies into farmland preservation efforts statewide, while attempting to accelerate the preservation of important agricultural land. The plan also fosters use of development methods to reduce conflicts with agricultural lands and reduces the loss of farmland due to development.

Additionally, a considerable amount of effort in the plan is placed on the need to mesh economic development efforts and agriculture, recognizing that the agricultural industry of New Jersey needs more than simply land preservation. Agricultural representation on Chambers of Commerce, food mapping, nutrition initiatives, and market development are just some of the opportunities suggested in the plan.

### **Regional/County Level Summary**

#### *Cumberland County Strategic Action Agenda*

The County's Strategic Action Agenda was completed in 2013 as a guidance document for the Board of Chosen Freeholders to implement long-term development strategies that may expand beyond individual terms of office. The plan specifically identifies agriculture and the rural

character of much of the county as strengths to support; and in the economic development project section of the plan the following four agriculture/food science projects are identified:

1. Partner with Rutgers to promote new production, retail, and business opportunities in agribusiness and food science;
2. Promote Food Technology Park. The Rutgers Food innovation Center is developing and incubating new food technologies and new businesses. A Food Technology Park would provide the space, staff support and technological R&D infrastructure to allow these businesses to expand and develop;
3. Support agriculture industry with infrastructure, transportation, technology and marketing improvements, and vocational education;
4. Develop new distribution channels and open new markets to expand agricultural and aquaculture markets. Develop alliances among growers, fishing industry, retailers, and wholesalers for innovative packaging, branding, distribution and marketing of farm and seafood products.<sup>11</sup>

Even more importantly, under the natural resources section of the agenda a priority project known as the Agricultural Viability Program is identified. The details of this project are replicated below directly from the agenda document.

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<sup>11</sup> Triad Associates. "Cumberland County New Jersey Strategic Action Agenda", (December 2012), p. 36.

## Priority Project

# Agricultural Viability Program

**Statement:** The County Agriculture Development Board has long taken the position that preserving farmland is only part of the equation. Preserving the farm industry is what will keep agribusiness thriving in Cumberland County.

**Equity** – Farming is part of the landscape, the County's heritage, and its employment base. It supports the County's food processing businesses, its outdoor markets, and area green grocers.

**Sustainability** – Preservation of the farming industry will require preservation of land, but also loans and other investments in agribusiness such as those offered by the Rutgers Food Innovation Center.

**Smart Growth** – Keeping development away from key farming regions is one of the reasons why this Action Agenda promotes targeting industrial land acquisition, infrastructure extension, and environmental conservation as ways to ensure that farming remains a viable industry within a smart pattern of land use.

**Economy** – Farming and Agribusiness of various kinds are among the largest industries in Cumberland County. Ensuring that national and international brands remain part of the County corporate family is priority of this Action Agenda.

**Environmental Justice** – Farming is such an integral part of the County's heritage, lifestyle, and economy that its long-term preservation is a matter of prime importance to many interests and organizations.

*"Becoming the State's leader in Agri-Business and land preservation"*

### Primary Objective

Cumberland County began its investment in farmland preservation in 1987 with the creation of one of New Jersey's first Agriculture Development Boards. As the name implies, land preservation alone will not retain agriculture. There must also be meaningful investments in agricultural businesses and operations that make the connections to financing, workforce training, innovative business development, value added production, and specialty industries such as nursery, aquaculture, hydroponics, the oyster and maritime industries and other production agriculture.

The Rutgers Food Innovation Center is a tremendous asset for the County. Working in partnership with the County Agriculture Development Board, food processing and other businesses, the Center can play a leading role in ensuring that Cumberland County's agricultural operations remain the leaders in this historic Garden State industrial sector.

The Agriculture Development Board must continue to be the champion for this initiative. It must tap new funding sources to continue its investment in land preservation and expand its partnerships to promote the development and expansion of agricultural industry and agribusiness.



## Natural Resources

## Priority Project

### ACTIONS

**Continue** to pursue farmland preservation efforts with a goal to make Cumberland County the county in New Jersey with the largest number of preserved acres;

**Work** with local government to cluster preserved acreage as suggested by the 2009 Farmland Preservation Plan;

**Develop** a County grant/loan program to assist in the development of Agri-businesses;

**Work** with the Rutgers Food Innovation Center to attract and retain food processing, packaging, distribution and other food oriented industries;

**Develop** a "Cumberland-Grown" marketing program to promote locally grown products; and,

**Continue** to implement the goals of the 2009 Farmland Preservation Plan.



## Supporting Resources & Timeline

### FUNDING MATRIX 14: AGRICULTURAL INDUSTRY

| Steps/Actions   | Resources/Initiatives   | Benchmark Targets   |
|---|---|---------------------|
| 1. Continue to pursue farmland preservation efforts with a goal to make Cumberland the county in New Jersey with the largest number of preserved acres. | → Work to the continued viability of the farmland preservation trust fund   | → Near to Long-Term |
|   | → Explore alternative funding sources for land preservation, including foundation support and the resources of major conservation organizations |                     |
|   | →   |                     |
| 2. Work with local government to cluster preserved acreage as suggested by the 2009 Farmland Preservation Plan.   | → Coordinate with County Land Banking Initiative  | → Near to Long-Term |
|   | → Prioritize tracts of land that lie outside of Sewer Service Areas   |                     |
|   | →   |                     |
| 3. Develop a County grant/loan program to assist in the development of Agri-Business  | → Promote small business loan opportunities within existing municipal, county, and regional loan programs                                       | → Near to Mid-Term  |
|   | → Work with Technical schools, County College, and area universities to target marketing and managerial training programs for agri-Business     |                     |
|   | → Develop loan program for local agricultural industry  |                     |

## Natural Resources



### FUNDING MATRIX 14: AGRICULTURAL INDUSTRY

| Steps/Actions  | Resources/Initiatives   | Benchmark Targets   |
|--|---|---------------------|
| <b>4.</b> Work with the Rutgers Food Innovation Center to attract and retain food processing, packaging, distribution, and other food-oriented industries. | → Coordinate with Innovation Zone Development<br>→ Promote development of food industry business Incubator  | → Near to Long-Term |
| <b>5.</b> Develop "Cumberland Grown" marketing program to promote local products.  | → Work with Jersey Fresh Program to "target market" Jersey Fresh products<br>→ Create Summer Hot Line that lets residents and visitors know when and where locally grown produce is available | → Mid to Long-Term: |
| <b>6.</b> Continue to implement goals of the 2009 Farmland Preservation Plan.  | → As defined<br>→ Revise and update plan as needed  | → Near to Long-Term |

### *Cumberland County Planning Board*

In 2002, the Cumberland County Planning Board assembled 13 planning documents in a report titled, *Planning for the Future: A Summary of Cumberland County Planning Initiatives*. This plan identified infrastructure, economic development and environmental goals at the county level. For Hopewell Township, the plan recommends the extension of existing sewer service west out of Bridgeton predominantly to the West Cumberland Strategic Plan center. In addition, it supports continued farmland preservation and the importance of open space and to this end suggests eco-tourism as an economic development tool for the township. The sewer service discussion will be covered in more detail under its own section of this plan.

### *Farmland Preservation Plan for the County of Cumberland*

Completed in 2009, the County's Comprehensive Farmland Preservation Plan identifies eleven specific project areas throughout the county for farmland preservation. Three of these project areas include portions of Hopewell Township. The plan targeted 17,843 acres for farmland preservation throughout the county with a ten-year acquisition goal of 10,500 acres at a total estimated cost of \$76 million. The project area herein identified for municipal Planning Incentive Grant participation matches the boundaries of the Hopewell South project area in the county plan.

### *West Cumberland Strategic Plan*

The Cumberland Development Corporation adopted the West Cumberland Strategic Plan (WCSP) in 2005 for the purpose of guiding future economic development policies in the western region of the county. While involving twelve municipalities, the plan's recommendation for Hopewell Township concentrates on the creation of a Hopewell center to be an extension of the Regional Center in the City of Bridgeton. The WCSP proposed center extends eastward along Trench Road all the way to the Bridgeton border and the Cohansey River. The Township's Master Plan supports this regional center, however it recommends a slightly smaller boundary in order to protect the River corridor.<sup>12</sup>

## **Municipal Level Summary**

### *Hopewell Township Master Plan*

Hopewell Township established a new Municipal Master Plan in 2007. The objectives of Hopewell's planning efforts were delineated at that time to include:

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<sup>12</sup> Clarke, Caton & Hintz. "Master Plan Statement", (February 2007), p. 16.

1. Balance the need to accommodate future residential growth with the needs to protect farmland, open space and environmentally critical lands – all of which contribute to the unique character and economy of Hopewell Township.
2. Encourage compact development patterns in areas with access to existing or future utilities and infrastructure. Limit the extension of public water and sewer facilities to established neighborhoods and the receiving area.
3. Encourage the use of innovative planning and design techniques that result in the development of new neighborhoods that are compatible with the character of Hopewell Township.
4. Encourage a variety of housing sizes and styles for all ages and income levels and provide for the Township's fair share of the regional need for low and moderate income housing.
5. Implement a zoning approach for farmland preservation that protects landowner equity through the assignment of development credits.
6. Minimize the reliance on the motor vehicle and shorten vehicular trips by improving pedestrian connections and decreasing the distance between residences, retail and service businesses, schools and civic facilities.
7. Provide a vision for the physical development of Hopewell by identifying the desired quality and amenities of new development in community design principles and design guidelines.
8. Encourage the creation of walking and cycling trails that connect residences with scenic, recreational, civic and commercial facilities.
9. Encourage the protection of environmentally sensitive lands including wetlands, stream corridors, unique vistas, wildlife habitats and the Cohansey River corridor.
10. Encourage the creation of a compact, mixed-use center along Route 49 that functions as Hopewell's town center.<sup>13</sup>

Additionally, Hopewell Township has issued a comprehensive vision statement, which reads:

*Hopewell Township is a community where town and country meet and residents enjoy the best of both worlds. The success of the community lies in the Township's sustainable land use policies. Elements of historic buildings and landscapes are carried over into the design of new neighborhoods; land that had been farmed for generation has been preserved for future generations; and wildlife habitats and natural resources are protected through both public acquisition and private stewardship.*

*Amidst this rich landscape are the residential neighborhoods of Hopewell characterized by their openness and preservation of natural features. Parents watch their children laugh and safely play in the neighborhood parks and village greens. Schools are within walking distance or a short drive. The extensive park system and network of trails provides recreation and social*

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<sup>13</sup> Ibid., p. 2.

*activities for residents of all ages and income. Complementing this quality of neighborhood is the redevelopment of Shiloh Pike as the “Main Street” of Hopewell, offering local goods and services in an attractive setting that is easily accessible by foot, bicycle or vehicle. Resident recognize these unique attributes of their community, reflecting a civic pride unsurpassed by other communities.*<sup>14</sup>

These goals and vision statement are pursued by ten individual zoning districts which generally fall into either residential, commercial or agricultural areas and can be seen in attached map #4.

While the Hopewell zoning ordinance includes various densities of residential and commercial development, nearly 75% of the township is located within the Agriculture Zoning District. In fact, except for a corridor along Shiloh Pike and some residential zoning surrounding Roadstown and along the border with the City of Bridgeton, the entirety of Hopewell Township from north to south is zoned for agricultural use. The existing zoning map corresponds with the historic patterns of land use in the township exhibited over its two hundred and fifty year history.

The entirety of the Preservation Project Area is located within the Agriculture zone. This zone encourages agricultural use and permits single-family residential dwellings on a minimum 1.5-acre lot with at least 250 feet of road frontage. No new roads are permitted within the Agriculture zone.

In 2007, the Township Master Plan spent considerable time discussing the implementation of a Transfer of Development Rights program for the township; however, since the downturn in the real estate market in 2008 this topic has not been actively pursued by the township.

#### **Sewer Service Areas / Public Water Supply Service Areas (Map #7)**

Hopewell Township is served by the Cumberland County Utilities Authority, located in neighboring Bridgeton. In Hopewell Township, sewer service is provided along and in proximity to the Route 49 commercial corridor. Sewer service does not exist within Hopewell Township’s Agricultural zoning district. Neither public sewer nor public water supply is available to any parcel within Hopewell Township’s farmland preservation project areas.

### **COMPARATIVE ANALYSIS: HISTORIC LAND USE PATTERNS VERSUS CURRENT LAND USE PLANNING**

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(Includes the components of the Land Use Planning Context section)

Summarizing the information presented to this point in this plan, historic land use patterns in Hopewell Township have shown an early cultivation of the majority of the township’s land mass

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<sup>14</sup> Ibid., p. 10.



for agricultural purposes. Development has occurred primarily along transportation routes, which initially included the Cohansey River but quickly centered around the land routes connecting Greenwich to Philadelphia and Bridgeton to Salem. The ecological constraints in the township center around the Cohansey River and its associated wetlands and the Burden Hill upland forests. The comprehensive picture of development within Hopewell Township to date is one of commercial and residential development concentrations along Shiloh Pike (Route 49) with an emphasis on farmland preservation and open space conservation to the north and south. This balanced approach is enforced in all the current land use planning documents relating to Hopewell Township. These documents support further development of the Shiloh Pike corridor, where infrastructure largely already exists, and the preservation of farmland and open space to the north and south of the Shiloh Pike corridor.

While development pressure projections fluctuate wildly in the various reports, perhaps largely due to the drastic fluctuations in national trends, actual and historic figures consistently project a residential growth rate of 7 to 10 new units annually.

At all levels of government, the preservation of agricultural lands and the promotion and development of farming operations are encouraged within the agricultural regions of Hopewell Township.

With this understanding of the development trends and projected goals of the township, a spotlight on the agricultural attributes of the township can be made.

## **AGRICULTURE IN HOPEWELL TOWNSHIP**

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(Includes the components of the Municipality's Agricultural Land Base section)

Hopewell Township incorporates many of the best attributes necessary for a vibrant and productive agricultural sector. The original settlement of the area was due in large part to the excellent soils and climate, the topography and accessible transportation routes to regional population centers – every factor considered is conducive to high agricultural yields and profitability.

### **Historic Agricultural Land Use Patterns**

In a publication from 1944 entitled, “An Industrial and Agricultural Review of the County of Cumberland” was the following citation:

“Hopewell is one of the finest farming sections of Cumberland County. Its broad acres



L. Wilford Mink (on the left) Explaining How to Select Seed Cobs in the Field

are owned and tilled by a most progressive lot of farmers and some years ago it was the main seat of the extensive farm operations of Minch Brothers, who did much to promote scientific farming and fruit growing in the county.”

Brothers Walter and Willard Minch purchased or leased 1,800 acres of agricultural ground beginning in 1901 in the Dutch Neck area of Hopewell Township. In all, the Minch brothers operated fifteen separate farming operations, including orchards, corn and alfalfa fields, vegetables and livestock.

As a way of expressing the continuity of farming in the township, many of the sections of this portion of the report will begin with quotes from an article in the September 1918 edition of *The Country Gentleman* which reported on the Minch operations.

### **Climactic Attributes of Hopewell Township**

“Willard Minch took me in a machine to look over some of the 1800 acres that make up the farms. A sister, Miss Priscilla Minch, officiated at the wheel and I learned that she is official photographer for the entire enterprise. As we rode through a gently rolling country the extra quality in the breeze was explained by the fact that Delaware Bay is only six miles off.”

– *The Country Gentleman*

Hopewell Township is located in proximity to the Delaware Bay and regionally southern New Jersey is bounded by the bay to the west and the Atlantic Ocean to the east. This creates a microclimate which the farmers in Hopewell Township exploit to their advantage. These large bodies of water tend to moderate air temperatures within the township. Low temperatures in winter are not as extreme, and the region is less prone to late spring and early fall frosts. This modifying influence affords farmers longer summers and milder winters. While it has a four season climate, the large nearby bodies of water tend to retard the seasons. This permits a fairly long growing season, which enables farmers to make very early plantings in the spring and to rely on crops maturing late in the fall.

### **Soil Qualities of Hopewell Township**

“Most of the land is level or gently sloping, without stones and ideal for truck work. The soil runs from a heavy clay loam to a light loam and some fields were bought especially for the nature of their soil and were grouped accordingly. However, practically any ground, say the brothers, can be made over for any purpose. There is a topsoil from six to nine inches deep, underlaid with rich clay and gravel. All is naturally well drained and does not require artificial drainage.”

- *The Country Gentleman*

Hopewell Township contains extremely high quality soils for use in a variety of agricultural activities. Within the boundaries of the township there are 23 soil series types and 36 variations within those types as identified by the Natural Resources Conservation Service (NRCS). In fact, over 16,201 acres in the township, or 82%, are classed as prime farmlands. While a prime designation includes the highest quality soils, other important designations exist (refer to the soil classifications map in the appendix for locations of these soil types). The definition of these designations is as follows:

**Prime** farmlands are lands that have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. They can sustain high yields of crops when managed with correct farming methods. Prime farmland soils are not excessively erodible or saturated with water for long periods of time and do not flood frequently;

**Statewide Importance** farmlands are lands which have not otherwise been designated as Prime, but which hold qualities which make the soil of statewide importance for producing food, forage, fiber and oilseed crops;

**Local Importance** farmlands are those soils which can produce food, forage, fiber and oilseed crops, but which have not been classified as Prime or Statewide Importance;

**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.

Several soils occur more frequently in Hopewell Township than others. Below is a listing of these soils and brief descriptions of their properties.

*Matapeake loam series:* This moderately deep, well-drained, brown soil forms in Coastal Plains sediment consisting of sand, silt and clay. It occurs mainly in lower elevations and at points that border tidal creeks and rivers. This soil is medium in natural fertility, high in moisture-holding capacity and strongly acid (pH 5.0-5.5). It is very responsive to agricultural management. It is readily permeable to air, water and roots and is suited to a very wide range of crops. The soil can be tilled safely over a wide range of moisture conditions and is easily worked.<sup>15</sup>

*Sassafras loam series:* This moderately deep, well-drained, brown soil forms in Coastal Plains sediment consisting of sand, silt and clay. It occurs on broad ridgetops in the high upland. This soil is medium in natural fertility, high in moisture-holding capacity and strongly acid (pH 5.0-

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<sup>15</sup> John H. Elder et al. *Soil Survey* (Charlottesville, VA: University of Virginia, 1959), p. 13.

5.5). It is very responsive to agricultural management, and many consider it to be the best soil for agricultural production.<sup>16</sup>

Historically, early native habitations and colonial settlements were located in and around productive agricultural soils and as a consequence, prime farmland soils today are often in proximity to population centers and cities. As noted elsewhere in this report, this is the case in Hopewell Township with its inclusion in the East Coast megalopolis and more locally with its proximity to Bridgeton. The surrounding density and size of the population creates high demand for agricultural products, which makes the preservation of prime farmland soils within the township a high priority for locally-sourced sustainability.

### **Water Resources of Hopewell Township**

Hopewell Township is entirely served by the Kirkwood-Cohansey Aquifer, which covers nearly 3,000 square miles and serves almost all of the New Jersey Coastal Plain. It is made up of the Kirkwood and Cohansey Formations, which are geologic units. The Cohansey Formation is mostly sand, with minor lenses of silt and clay and some gravel, while the Kirkwood Formation contains both sand and clay beds. Aquifers are geologic units that are capable of supplying useful quantities of water to wells and springs. The productivity of an aquifer is measured by the volume of water it can supply instantaneously, or its “yield,” and its ability to sustain yield. The data from nearly 1,000 wells located in the Kirkwood-Cohansey Aquifer on file with the New Jersey Department of Environmental Protection show that the aquifer is prolific, with yields measured up to 4,500 gallons per minute (gpm) and a mean yield of 400 gpm.<sup>17</sup>

Irrigation and access to fresh water is a critical determinant in the success of lands for agricultural purposes. Worldwide, agriculture accounts for about 70% of all freshwater use. A study from 2000 calculated water use from the Kirkwood-Cohansey Aquifer. The data summarized fresh-water withdrawal activities for commercial, industrial, and agricultural users whose use averaged more than 100,000 gallons per day, and who were regulated by the NJDEP Bureau of Water Allocation. The data showed that the majority of water withdrawn from the Kirkwood-Cohansey aquifer was used for potable consumption. Agricultural irrigation made up the next largest category and third largest was mining, which refers primarily to dewatering of sand pits for mineral extraction.<sup>18</sup>

The farmland assessment data for Hopewell Township shows total irrigated acres at 1,668 acres, which is only 12% of the total farm assessed acreage in the township indicating the high overall quality of the soils and ecology of the area for agriculture.

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<sup>16</sup> Ibid., p. 16.

<sup>17</sup> Robert J. Canace and Peter J. Sugarman, *Kirkwood-Cohansey Water-table Aquifer Information Circular* (Trenton: New Jersey Geological Survey, 2009), p. 1.

<sup>18</sup> Ibid., p.2.

## Geographic Location of Hopewell Township

“A visitor from the West who thought there were only small farms in the East had his eyes opened when he saw the size of the Minch preserves. “Anyhow,” he observed, “you people in the East are slow.”

“Maybe,” replied Willard Minch. “We had a wire order from Boston the other day at eleven A.M. for a carload of turnips. We got those turnips picked up in the field and loaded on the car ready to move by three-thirty P.M.” And the Westerner held his peace.”

– *The County Gentleman*

Hopewell Township is located in the heart of the Northeast megaregion or megalopolis, which is defined as a single massive city due to the intermeshing of the suburban zones of Boston, New York, Philadelphia, Baltimore, and Washington. This predominantly urbanized region running from Boston in the north to Washington, D.C. in the south produces 20% of the nation’s Gross Domestic Product, houses 17% of the nation’s population, but encompasses only 2% of the nation’s land mass. It is estimated that over the next thirty years the region will increase its population by 35%, or 17 million people.<sup>19</sup>



This is not a new trend for the region. The region’s Colonial settlements grew rapidly due to its temperate climate and to the shoreline’s characteristics, which include numerous inlets and navigable rivers providing exceptional harbors.<sup>20</sup> By 1800 this region included the only four U.S. cities with populations over 25,000.

By rotating the map of this region, it becomes clear to see a series of peninsulas extending east into the Atlantic Ocean, including Cape Cod, Long Island, central and southern New Jersey, and the DelMarVa Peninsula. These peninsula’s, due to their soils and climate, are particularly conducive to agricultural production, and Hopewell Township ranks among the highest for agricultural productivity in this region.

Arguably, the Northeast megaregion’s population density could only occur due to the surrounding highly productive agricultural lands. From its inception, Hopewell Township has met this need and benefited from the enormous regional demand for agricultural commodities. This demand is likely to only grow in the future, which will provide a strong market for agricultural products well into the future. The preservation of farmland in Hopewell Township

<sup>19</sup> John Rennie Short, *Liquid City: Megalopolis and the Contemporary Northeast*, (Washington, DC: Resources for the Future, 2007), p. 23.

<sup>20</sup> Jean Gottman, *Megalopolis: The Urbanized Northeastern Seaboard of the United States*, (New York: The Twentieth Century Fund, 1961), p. 81.

therefore, is a positive economic investment not only for the township itself, but the region as a whole.

## **Current Agricultural Industry**

### **Hopewell in Context: Cumberland County's Agricultural Industry**

In many respects, Hopewell Township is the heart of the agricultural community in a county which itself is the heart of agriculture for the state. Figures from the 2012 Census of Agriculture indicate that Cumberland County contains just over 100 square miles of active agriculture, or 64,526 acres. This acreage ranks Cumberland County 5<sup>th</sup> in farmland acreage by county in New Jersey with approximately 9% of the state's agricultural lands. However, Cumberland County ranks 1<sup>st</sup> in the market value of agricultural products sold (\$170,362,000 in 2012), accounting for approximately 17% of New Jersey's agricultural product value. The next highest county, Atlantic, accounts for only 12% of the state's agricultural product value, a difference from Cumberland's figure of nearly \$45 million.

Cumberland County is also 1<sup>st</sup> in vegetable production (\$43,254,000 – a 7% increase since 2007), and 1<sup>st</sup> in nursery and floriculture, accounting for a staggering 24% of New Jersey's yield. As well, since the last agricultural census in 2007, Cumberland County has experienced an increase in the product value and acreage dedicated to fruits, tree nuts and berries, livestock, poultry, and their products and even aquaculture.

Farming and related businesses contributed \$910,103,000 in sales and expenditures<sup>21</sup> to the county's economy, which constituted 17% of the gross county product in 2012.<sup>22</sup> Additionally, food processing is a significant portion of the manufacturing sector within Cumberland County, which is identified as one of its primary economic contributors.

Other trends worth noting include the statistic that 55% of farm owners in the county self-identify as full-time farmers, net income of farm operations is down nearly 25% in the past five years (state average of net income from farm operations is down 30%), the average age of farmers in the county has gone up 1.9 years to 57.8 over the past five years (still below the state's average farmer age of 59.5), and farms are being operated for longer periods of time, with the average farm ownership running about 22 years.

The following table provides a snapshot of current agricultural statistics within Cumberland County.

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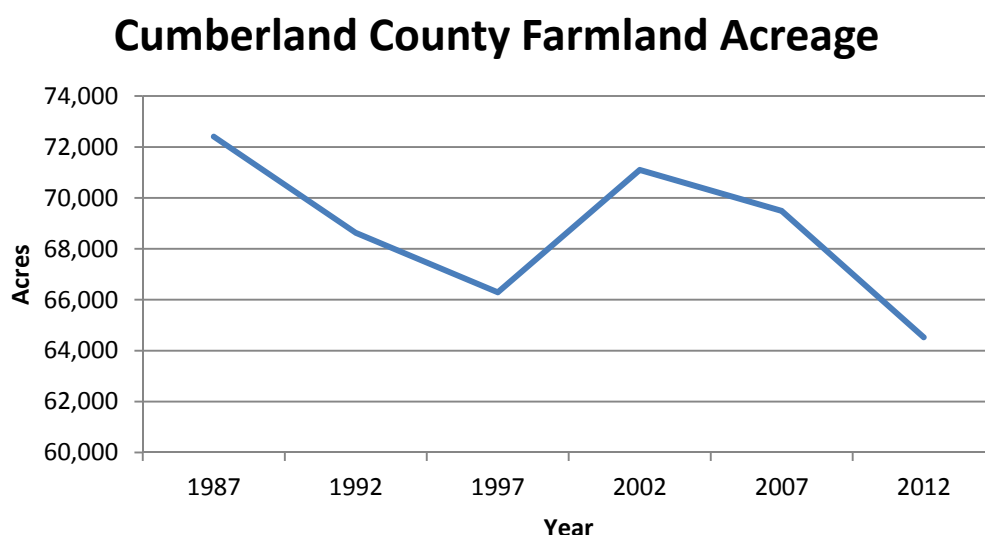
<sup>21</sup> Sales include agricultural commodities, machinery, equipment, and farm real estate provided in the 2012 Census of Agriculture. Expenditures include salaries, fuel, fertilizer, seeds and plants, debt service and lease or rental expenses.

<sup>22</sup> U.S. Department of Commerce, Bureau of Economic Analysis, "GDP By Metropolitan Area, Advance 2012, and Revised 2001-2011."



| 2012 Cumberland County Agricultural Snapshot |                 |
|--|-----------------|
| # of Farms                                   | <b>583</b>      |
| Land in Agriculture (Acres)                  | <b>64,526</b>   |
| Average Farm Size (Acres)                    | <b>111</b>      |
| Median Farm Size (Acres)                     | <b>28</b>       |
| Estimated Market Value Per Acre              | <b>\$2,640</b>  |
| Irrigated Land (Acres)                       | <b>19,320</b>   |
| Average Net Cash Income Per Farm             | <b>\$47,678</b> |

It should be noted that farm acreage and farming in Cumberland County and throughout New Jersey changed dramatically during the second half of the 20<sup>th</sup> century. Farm acreage trends from 1954 to 1997 show a loss of a full half of the state's agricultural land base. Most of that decline occurred between 1954 and 1974, with the rate of decline of around 35,000 acres per year. This declining trend in agricultural acreage has been experienced in Cumberland County as well. While the below graph fluctuates, the overall trend is one of declining farmland acreage throughout the county. The trend over the last twenty-five years shows a loss on average of 315 acres annually countywide. Additionally, mid-size farming, the type most often associated with full-time, independent farmers, is decreasing in favor of large industrial farms. Since the downturn in the real estate market in 2007, the only size category of farm which has seen an increase in Cumberland County are the farms ranging in size from 260 acres to 499 acres. Farms larger than this have remained largely unchanged and those smaller have decreased in number.



These statistics present a countywide trend of ever-increasing efficiencies in agricultural operations. As the acreage dedicated to farming has decreased, the market value of agricultural products sold has increased. Generally speaking, small farms are being consolidated into larger industrial operations, which also support increased efficiencies of scale. Finally, agriculture as an economic sector plays a highly significant role within the county's economy. With this

snapshot of farming trends in Cumberland County understood, the role Hopewell Township plays in the industry can be better understood.

To summarize the condition of Hopewell Township’s agricultural industry today, it is “alive and well.” In fact, Hopewell’s agricultural community is outperforming New Jersey’s average in every statistical way calculated.

According to the USDA’s Census of Agriculture, over the past 25 years agricultural trends in Cumberland County have nearly matched the national trends, with statewide trends in New Jersey lagging behind, as can be seen in the table below.

|   | Percentage Change from 1987 to 2012 |                   |                      |
|---|-------------------------------------|-------------------|----------------------|
|   | <b>Cumberland County</b>            | <b>New Jersey</b> | <b>United States</b> |
| <b># of Farms</b>                                     | +0.5%                               | +1%               | +4%                  |
| <b>Acreage in Farms</b>                               | -4%                                 | -20%              | -5%                  |
| <b>Market Value of<br/>Agricultural Products Sold</b> | +193%                               | +103%             | +171%                |

The data shows that over the last few decades, the number of farms have remained largely unchanged while generally decreasing in size (marginally within the county). Despite this decline in size, farms nationally and locally have greatly increased their productivity. Comparatively, Cumberland County has lost less acreage in farmland than the average statewide and increased agricultural productivity dramatically compared with the rest of the state.

These trends apply to Hopewell Township specifically, as well. Farmland acreage has remained largely unchanged in the township, with approximately 80% of the township’s land mass still designated as active agriculture.<sup>23</sup>

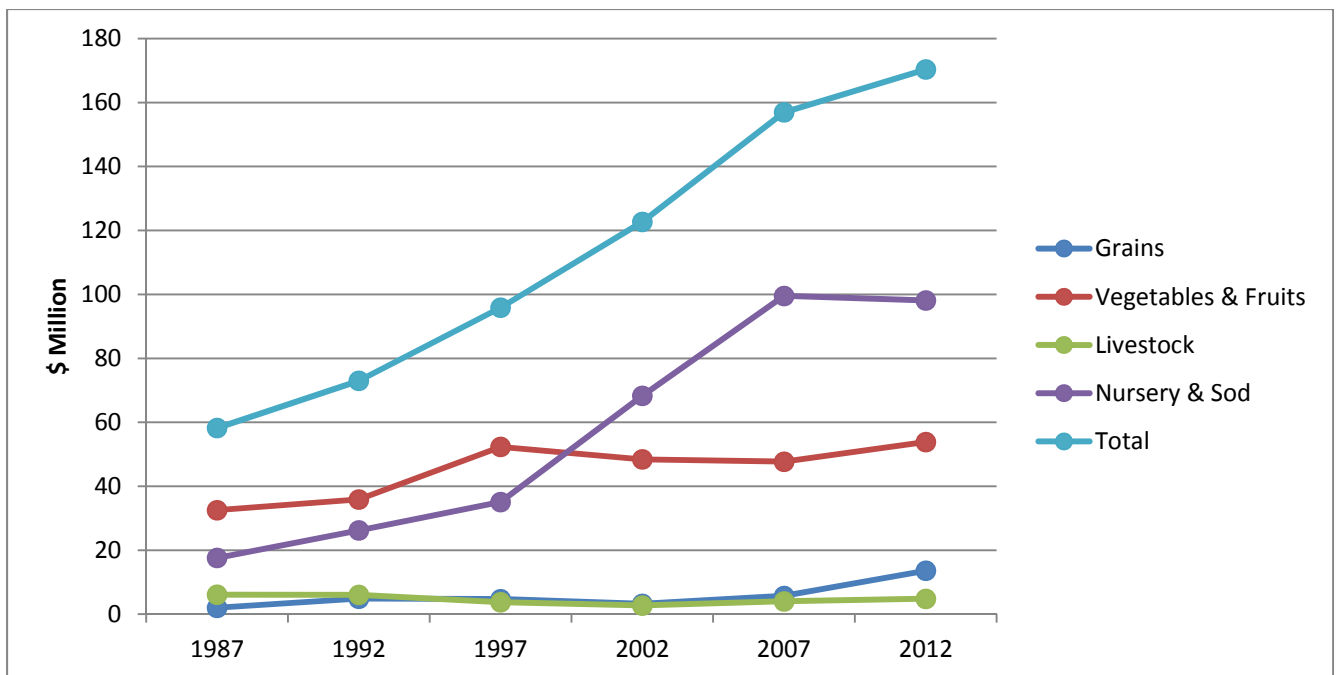
|                                | <b>Farm Assessed Acreage by Use</b> |      |
|--------------------------------|-------------------------------------|------|
| <b>Total Farmland Assessed</b> | 13,765 acres                        | 100% |
| Cropland Harvested             | 10,787 acres                        | 78%  |
| Cropland Pastured              | 192 acres                           | 1.5% |
| Permanent Pasture              | 419 acres                           | 3%   |
| Non-Appurtenant Woodland       | 518 acres                           | 4%   |
| Appurtenant Woodland           | 1,837 acres                         | 13%  |
| Equine Acres                   | 12 acres                            | 0.5% |
| Renewable Energy Acres         | 0 acres                             | 0.0% |

<sup>23</sup> Hopewell Township Tax Ratable Classifications: 13,765 acres farm assessed in 2014/15 with a total ratable base of 17,329 acres.

## Trends in Market Value of Agricultural Products Sold

As mentioned previously, the market value of agricultural products sold throughout Cumberland County has grown significantly over the last several decades. Agricultural sales data is compiled at the County level every five years as part of the National Census of Agriculture. As shown in the following chart, agricultural sales in the County have increased by approximately 193% over the past nearly three decades, with the most rapid increase (28%) occurring between 2002 and 2007.<sup>24</sup> This is likely due to the high proportion of agricultural products in Cumberland County relating to nursery and sod, which saw a 46% increase between those years, and their association with residential and commercial development, which was at its peak during those years. In fact, nursery and sod comprise the greatest majority of agricultural sales in the County. Grains and vegetables and fruits have seen a small resurgence since the 2008 real estate downturn, and livestock remains a minimal component of the County's agricultural base.

As can be seen in the Agricultural Commodity Map for the Hopewell Township Farmland Preservation project area (Map #13), diversity of agricultural products remains high. In the project area, due to the considerable acreage owned and/or operated by Sunny Slope Orchards, the majority of the agricultural yield is given to peaches, nectarines and apples.



<sup>24</sup> U.S. Census of Agriculture, 1987-2002.

## Support Services within Market Region

Cumberland County enjoys one of the highest concentrations of farm supportive businesses in New Jersey. This sector supports and in turn is supported by the agricultural community. A partial listing is provided below of these businesses, concentrating on those most closely located to Hopewell Township. For a more comprehensive list of regional providers, please visit <http://saalem.njaes.rutgers.edu/greenpages/>.

### Farm Equipment & Supplies

Central Jersey Equipment  
670 Route 40  
Elmer, NJ 08318  
[www.centraljerseyequipment.com](http://www.centraljerseyequipment.com)

Cruzan's Truck Services, Inc.  
489 Stow Creek Road  
Bridgeton, NJ 08302  
[www.cruzantruckservice.com](http://www.cruzantruckservice.com)

Farm-Rite, Inc.  
122 Old Cohansey Road  
Bridgeton, NJ 08302  
[www.farm-rite.com](http://www.farm-rite.com)

Tractor Supply Company  
48 Cornwell Drive  
Bridgeton, NJ 08302  
[www.tractorsupply.com](http://www.tractorsupply.com)

Tractor Supply Company  
3095 S. Delsea Drive  
Vineland, NJ 08360  
[www.tractorsupply.com](http://www.tractorsupply.com)

### Fertilizer/Pesticide/Feed/Seed

Crop Production Services  
471 Landis Avenue  
Bridgeton, NJ 08302  
[www.cpsagu.com](http://www.cpsagu.com)

Dare's Feed & Pet Supply  
631 E. Landis Avenue  
Vineland, NJ 08360

Growmark FS, LLC  
55 Silver Lake Road  
Bridgeton, NJ 08302  
[www.growmarkfs.com](http://www.growmarkfs.com)

### Financial Services

Farm Credit East  
29 Landis Avenue  
Bridgeton, NJ 08302  
[www.farmcrediteast.com](http://www.farmcrediteast.com)

## **Municipal Support for the Agricultural Community**

All agricultural communities face a very similar conundrum: large open fields of agricultural produce and the expansive rural atmosphere which goes with them are attractive to many people who desire to reside among them for a variety of reasons. The biologist Edward O. Wilson contends that an open viewscape is desirable to humans from a genetic stance, harking back to our evolutionary past when we desired to be close to food sources while at the same time being able to monitor far distances for predators.<sup>25</sup> Others contend that it is largely an American desire to own their own “castle” surrounded by lawn and a picket fence. Whatever the reason, statistics support the underlying trend that agricultural lands become interspersed with residential properties over time. Municipalities utilize a variety of methods to manage this trend in order to reduce conflicting land uses and support the historic and often preferred use of the land – farming.

In the case of Hopewell Township, as has been calculated earlier in this plan, residential development pressure averages about eight new residences annually, which if all located within Hopewell’s agricultural zone would amount to about 12 acres of agricultural lands converted to residential purposes annually. With approximately 167 acres of farmland being preserved annually in Hopewell and with nearly 15,000 acres of ground located within the township’s agricultural zone, development pressure is limited and emphasis is placed on existing land use conflicts within the agricultural zone.

### *Agricultural Advisory Committee*

Agricultural Advisory Committees, or AACs, were a recommendation of the New Jersey Department of Agriculture to ensure that agricultural interests had a voice in rural municipal planning and governance. Hopewell Township established their AAC in September 2003 to include land-owning agribusiness professionals, Planning/Zoning Board members and members of the Township Committee. Tasked with advocating for agricultural interests and overseeing farmland preservation efforts within the township, the Hopewell AAC meets on an as-needed basis.

### *Right-to-Farm Ordinance*

Hopewell Township enacted its Right-to-Farm ordinance in 1981. Municipal Right-to-Farm ordinances provide farmers with certain protections from nuisance complaints. It identifies agriculture as a preferred land use in much of the township and stipulates the right of the agricultural community to conduct its business, so long as acceptable agricultural practices are

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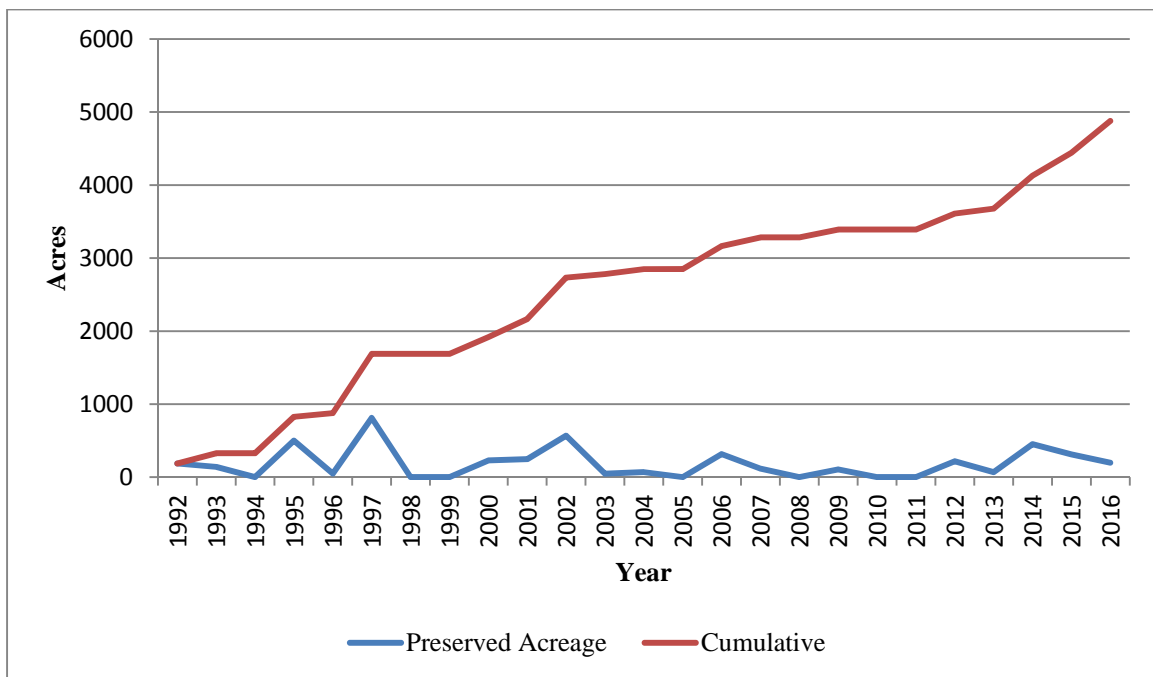
<sup>25</sup> E.O. Wilson, *The Social Conquest of Earth*, (London: W.W. Norton & Company, 2012), p. 43.

followed, without the threat of constraints imposed by neighbor complaints or municipal restrictions. This ordinance is included in the appendix for reference.

## PRESERVATION OF AGRICULTURAL LANDS

(Includes the components of the Future Farmland Preservation Program section)

The first farm to be permanently preserved in Hopewell Township was a 187-acre parcel in 1992. Over the following twenty-three years of farmland preservation in the township an average of 167 acres have been preserved per year. To date, fifty-one transactions have preserved 4,878 acres of active farmland, making it the 7<sup>th</sup> highest municipal farmland preservation acreage in New Jersey.



Approximately 43% of this farmland has been preserved in the Dutch Neck area of the township.

### Description of Farmland Preservation Options

#### *Purchase of Development Easement*

The most common technique of farmland preservation in Hopewell Township is the purchase of development easements through which landowners sell the development rights on their land. Once the development rights are purchased, the land is deed-restricted by a development easement while the land continues to be privately owned. The easement value is determined by two independent professional appraisals and is equal to the difference between the fair market

development value of the land and the value of the land as farmland. The land continues to be farmed and can be sold to another farmer in the future at whatever market price is then current for preserved farmland in the area. Land must be farm-assessed or eligible for farm-assessment to be eligible for preservation and taxes continue to be paid on the land.

Landowners may sell development easements either through the Cumberland County program, which is administered by the CADB, or directly to the State of New Jersey through the State Agriculture Development Committee (SADC). In both cases, the farmland is ranked on a number of criteria and high-ranking farms may be approved for purchase of development easements.

#### *Fee-Simple Acquisition*

Farmland can be purchased outright through a fee-simple sale. This approach is sometimes used when a landowner wishes to retire but has no heirs to continue farming, or does not want to go through the process of severing the development rights and then selling the land to another farmer. This method is rarely used in Cumberland County due to limited financial resources. The State of New Jersey through the SADC can also purchase farmland outright, especially in cases where there is an imminent threat of development. After severing the development rights, the state then re-sells the land to interested farmers through an auction.

#### *Transfer of Development Rights (TDR)*

In 2004, the New Jersey legislature authorized the establishment of Transfer of Development Rights (TDR) programs throughout the state. In 2005, six municipalities were selected by the state to develop their own TDR programs as demonstration projects, including Hopewell Township. The township proposed the adoption of a TDR program in its 2007 Master Plan and went through several years of planning and consideration. Due to the downturn in the real estate market and the reduction in development pressure of greenfields, this option was not ultimately enacted.

A TDR program involves the establishment of a geographical sending area within a municipality where development is to be restricted, and of a receiving area where development is to be encouraged. Sale of the transferred development rights involves establishing a TDR bank or other financial mechanism by which landowners in a sending area are compensated for relinquishing their development rights and where development rights for the receiving area are purchased. The development rights generate greater density of development in the receiving area, which is the principal incentive for their purchase by a developer. Sending and receiving areas must be approximately equal in development potential for the TDR program to work, and the receiving area generally needs water and sewer infrastructure in order to support the increased development density.

### *Donation*

Land, or the development rights to the land, can be donated by a landowner to a public entity or a non-profit organization, either directly or through a will. The contribution is tax-deductible and can be used effectively in estate planning.

### **Agricultural Advisory Committee**

In September 2003, Hopewell Township established an Agricultural Advisory Committee, all the members of which are land-owning farmers or agribusiness professionals. The Committee has encouraged the application to the SADC for Municipal Planning Incentive Grant funding and supports the project area as drafted. The Committee recommends to utilize the CADB's existing ranking criteria and policies for projects utilizing Municipal Planning Incentive Grant Projects.

The Cumberland CADB has developed an Easement Purchase Program Scoring Worksheet that ranks farms based on six criteria: soil quality, boundaries and buffers, local commitment, size and density, degree of imminence of change, and special considerations (see appendix for details).

Within the boundaries and buffers criteria, a compatible perimeter buffer may include deed-restricted farms, farms in the eight-year preservation program, state or municipal restricted wild areas, streams, parks, and woodlands.

All policies of the CADB regarding approval of housing opportunities and division and approval of exceptions remain in accord with existing SADC policies. The current view of the CADB is that these issues are very site-specific and need to be dealt with on a case-by-case basis with the impetus in such decisions being the accommodation of the applicant to the greatest extent possible.

### **County Agricultural Development Areas**

The Agricultural Development Areas, or ADAs, are areas in which farms are eligible for preservation funding by the county and state. An ADA is an area of relatively contiguous productive agricultural lands that has a strong potential for continued productive use in the future and where agriculture is the preferred but not necessarily exclusive use. ADA location within Hopewell Township is identified in Map #5. The statutory criteria for ADAs are described in N.J.S.A. 4:1C-18. On the county level, the Cumberland CADB approved the location of ADAs on the basis of specific criteria, amended in 2013.

The criteria established by the Cumberland CADB for ADAs within the county are as follows:



1. The designated ADA encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture, and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a non-conforming use;
2. The ADA are reasonable free of suburban and conflicting commercial development, as a statutory criteria as listed in N.J.A.C. 2:76-1.3;
3. The ADA comprise not greater than 90 percent of the agricultural land mass of the county, as a statutory criteria as listed in N.J.A.C. 2:76-1.3;
4. The ADA comprise entire tax lots only, and if any part of a tax lot meets the criteria for the ADA, then the entire tax lot shall be included within the ADA;
5. The ADA shall only incorporate tax parcels that are eligible for Farmland Tax Assessment;
6. The ADA shall consist of those areas where a majority of the land has been classified by the USDA-NRCS as prime soils or soils of statewide significance;
7. The ADA shall not include areas within designated existing sewer service nor within adopted Transfer of Development Rights receiving areas.

Cumberland County's ADA is criteria based with mapping based on the latest data based on the criteria parameters. Farms outside of the mapped ADA sometimes meet the criteria due to the mapping being out-of-date. In situations such as this, these farms can be preserved with state and county funds, but the ADA mapping must first be amended to incorporate them. Amending the ADA for farms that are outside, although contiguous to the ADA boundaries is a relatively simple process, if they meet the criteria. The Cumberland ADA encompasses nearly the entirety of Hopewell Township's agricultural zoning district and is displayed in Map #5.

### **County Farmland Preservation Project Areas**

Cumberland County has identified three distinct project areas within Hopewell Township for its farmland preservation efforts. These project areas are identified as Hopewell North, Hopewell Central and Hopewell South. Between the three of them they encompass 15,093 acres of land and target a full 5,528 acres of farmland for preservation. To date, 3,677 acres of farmland have been preserved in Hopewell Township through the county program, which is a full 21% of all the farmland preserved throughout the county. This high percentage indicates both the high quality of farmland within Hopewell comparatively and the interest from the Hopewell farming community for the preservation program. Both qualities support the need for a strong municipal participation in the effort of preserving farmland.

### **Municipal Farmland Preservation Project Area Summary**

While the Cumberland County Agriculture Development Board currently has three project areas in Hopewell Township, the Township Committee and Agricultural Advisory Committee has

selected to concentrate its municipal efforts in the southern portion of the township. Specifically, the municipal Agricultural Project Area will correspond exactly with the Hopewell South Project Area of the Cumberland CADB program. The municipal Agricultural Project Area is displayed in Maps #8-15.

The Project Area encompasses 5,689 acres of some of the most agriculturally productive land in the township. It is bordered on the south and east by the Cohansey River and includes several environmentally significant features. The Project Area currently contains 2,072 acres of permanently preserved farmland and 103 acres of either preserved open space or farmland in the process of being preserved by Cumberland County. 43% of the Project Area is permanently preserved and there are 78 farms on 130 individual parcels in the project area. Of these, 27 parcels are targeted for future preservation totaling 1,310 acres.

The entire Project Area is within Hopewell Township's Agriculture Zone, and soils are among the best in the region. Of the targeted parcels, 1,019 acres (65%) are on prime soils, 342 (22%) are on statewide soils and 157 acres (10%) are on unique soils.

| <b>Farmland Preservation Project Area inventory of Farms</b> |                              |              |            |              |                  |
|--|------------------------------|--------------|------------|--------------|------------------|
| <b>Farm #</b>  | <b>Owner</b>                 | <b>Block</b> | <b>Lot</b> | <b>Acres</b> | <b>Status</b>    |
| 1  | Adamucci Farms               | 75           | 8          | 42.38        | Preserved        |
|  |                              | 75           | 9          | 74.85        | Preserved        |
|  |                              | 75           | 10         | 8.22         | Preserved        |
|  |                              | 75           | 10.01      | 2.81         | Preserved        |
|  |                              | 75           | 10.02      | 2.58         | Preserved        |
| 2  | Adamucci Farms               | 78           | 24.04      | 50.61        | Preserved        |
| 3  | Adamucci Farms               | 80           | 4          | 69.32        | Preserved        |
| 4  | Alderman, David & Jacqueline | 88           | 10         | 38.80        | Not Targeted     |
| 5  | Atkinson, Franklin, Jr.      | 76           | 11         | 3.13         | Not Targeted     |
| 6  | Atkinson, Franklin Jr.       | 76           | 11.01      | 50.54        | Prelim. Approval |
| 7  | Atkinson, Franklin Jr.       | 76           | 11.04      | 33.32        | Prelim. Approval |
|  |                              | 77           | 1.01       | 19.32        | Prelim. Approval |
| 8  | Atkinson, Franklin, Jr.      | 77           | 1          | 3.90         | Not Targeted     |
| 9  | Atkinson, Franklin Jr.       | 82           | 2          | 35.62        | Targeted         |
|  |                              | 82           | 3          | 8.40         | Not Targeted     |
| 10   | Ayars, Leonard & Emily       | 76           | 13.02      | 25.9         | Not Targeted     |
| 11   | Ayars, Leonard & Emily       | 83           | 3          | 44.95        | Targeted         |
| 12   | Bell, Paul & Carol           | 78           | 20         | 19.80        | Preserved        |
| 13   | Berman, Eric                 | 82           | 5.02       | 16.24        | Targeted         |
| 14   | Berry, George                | 78           | 17         | 36.36        | Targeted         |
| 15   | Blew, William Jr.            | 88           | 24         | 6.78         | Preserved        |
|  |                              | 88           | 24.04      | 18.88        | Preserved        |
| 16   | Bonham, William & Lottie     | 86           | 5          | 21.66        | Targeted         |
| 17   | Bonham & Wood LLC            | 88           | 14         | 23.47        | Not Targeted     |
|  |                              | 88           | 14.01      | 26.60        | Not Targeted     |
|  |                              | 88           | 19.04      | 8.20         | Not Targeted     |
| 18   | Brooks Credit Shelter Trust  | 86           | 16         | 5.00         | Not Targeted     |
|  |                              | 86           | 17         | 19.40        | Not Targeted     |
|  |                              | 87           | 19         | 4.20         | Not Targeted     |
|  |                              | 87           | 23         | 14.80        | Not Targeted     |

**TOWNSHIP OF HOPEWELL  
COMPREHENSIVE FARMLAND PRESERVATION PLAN**

|    |                              |    |       |        |              |
|----|------------------------------|----|-------|--------|--------------|
|    |                              | 88 | 13    | 1.70   | Not Targeted |
|    |                              | 88 | 18    | 60.00  | Not Targeted |
|    |                              | 88 | 18.01 | 40.00  | Not Targeted |
|    |                              | 88 | 22    | 0.41   | Not Targeted |
|    |                              | 88 | 23    | 13.57  | Not Targeted |
| 19 | Brooks, Jeffrey              | 87 | 24    | 16.39  | Not Targeted |
| 20 | Buckley, Martin & Elizabeth  | 80 | 6     | 73.27  | Preserved    |
| 21 | Carlaw, Robert & Sandra      | 81 | 8     | 25.44  | Targeted     |
| 22 | Carll, Jeffrey               | 89 | 17    | 16.15  | Targeted     |
| 23 | Cheng, Gerald & Dorothy      | 88 | 9     | 30.20  | Not Targeted |
| 24 | County of Cumberland         | 80 | 5     | 21.80  | Targeted     |
| 25 | Doremus, Burton & Jeanne     | 89 | 14    | 105.84 | Preserved    |
| 26 | DuBois, Deborah              | 86 | 9     | 38.69  | Not Targeted |
| 27 | Fralinger, Robert & Maryanne | 78 | 3     | 32.08  | Targeted     |
| 28 | Fralinger, Robert & Maryanne | 78 | 12    | 184.82 | Preserved    |
| 29 | Fralinger, Robert & Maryanne | 78 | 13    | 20.46  | Targeted     |
| 30 | Fralinger, Robert & Maryanne | 80 | 17    | 47.95  | Preserved    |
| 31 | Fralinger, Robert & Maryanne | 78 | 3.01  | 12.10  | Preserved    |
|    |                              | 79 | 6     | 50.86  | Preserved    |
|    |                              | 89 | 4     | 1.42   | Preserved    |
|    |                              | 89 | 5     | 62.52  | Preserved    |
|    |                              | 89 | 6     | 18.46  | Preserved    |
| 32 | Fralinger, Robert & Patricia | 88 | 9.02  | 57.64  | Targeted     |
| 33 | Freitag, Harry & Carol       | 88 | 7.01  | 38.00  | Not Targeted |
| 34 | Frightened Turtle, LLC       | 78 | 4     | 26.60  | Preserved    |
|    |                              | 79 | 5     | 146.53 | Preserved    |
| 35 | Fuller, Harry & Susan        | 82 | 5     | 24.85  | Targeted     |
| 36 | Gauntt, Ken & Kim            | 86 | 3.04  | 6.97   | Not Targeted |
| 37 | Gentile, Giacomo & Diane     | 79 | 2     | 15.11  | Targeted     |
| 38 | Hadden, James & Dezarie      | 80 | 20.01 | 11.00  | Not Targeted |
| 39 | Harvey, Ray & Diana          | 82 | 3.01  | 31.41  | Targeted     |
| 40 | Halka Nurseries              | 76 | 12    | 105.77 | Not Targeted |
|    |                              | 76 | 14    | 62.08  | Not Targeted |
| 41 | Hepner, Richard & Robert     | 80 | 8     | 47.18  | Targeted     |
| 42 | Hernandez, Carlos & Roseann  | 78 | 24    | 74.12  | Targeted     |
| 43 | Hetzell, Noah                | 81 | 1     | 8.10   | Not Targeted |
| 44 | Hiles, Donna                 | 86 | 13.01 | 11.30  | Not Targeted |
| 45 | Loatman, Henry Jr.           | 83 | 1     | 86.36  | Preserved    |
|    |                              | 84 | 2     | 29.06  | Preserved    |
| 46 | Loew, Charles & Dorothy      | 80 | 7     | 75.08  | Preserved    |
| 47 | Martin, Will                 | 89 | 1     | 140.76 | Not Targeted |
| 48 | Martin, Will                 | 89 | 2     | 27.21  | Targeted     |
| 49 | Martino, Stanley             | 89 | 13.01 | 12.57  | Targeted     |
| 50 | McMahon, Joseph & Michelle   | 86 | 11    | 3.70   | Not Targeted |
| 51 | Meyers, James & Patricia     | 76 | 13    | 41.84  | Not Targeted |
| 52 | Miller, David & Terri        | 86 | 7     | 23.70  | Not Targeted |
| 53 | Patrick, Morris & Sherry     | 86 | 3.02  | 10.16  | Not Targeted |
| 54 | Roork, Dean                  | 80 | 15    | 34.31  | Preserved    |
|    |                              | 80 | 16    | 80.36  | Preserved    |
| 55 | Sharp, Joanne & Leland       | 80 | 20    | 19.26  | Targeted     |
| 56 | Sherk, Henry & Lea           | 78 | 24.01 | 17.26  | Not Targeted |
| 57 | Sooy, Dennis                 | 80 | 13    | 8.60   | Not Targeted |
|    |                              | 80 | 14    | 8.11   | Not Targeted |
| 58 | Strait, Kenneth & Kimberly   | 88 | 9.01  | 6.20   | Not Targeted |
| 59 | Sunny Slope Farms            | 72 | 16    | 91.04  | Targeted     |

**TOWNSHIP OF HOPEWELL  
COMPREHENSIVE FARMLAND PRESERVATION PLAN**

|  |                          |    |       |        |              |
|--|--------------------------|----|-------|--------|--------------|
|  |                          | 73 | 15    | 24.77  | Not Targeted |
|  |                          | 76 | 5.01  | 17.77  | Not Targeted |
|  |                          | 76 | 10    | 21.3   | Targeted     |
|  |                          | 77 | 3     | 23.81  | Targeted     |
|  |                          | 78 | 20.01 | 31.75  | Targeted     |
|  |                          | 78 | 22    | 30.95  | Targeted     |
|  |                          | 79 | 1     | 35.29  | Targeted     |
|  |                          | 80 | 1     | 21.48  | Targeted     |
|  |                          | 80 | 3     | 46.65  | Targeted     |
|  |                          | 82 | 1     | 4.70   | Not Targeted |
|  |                          | 85 | 1     | 19.26  | Targeted     |
|  |                          | 85 | 3     | 26.40  | Not Targeted |
|  |                          | 86 | 1     | 7.17   | Not Targeted |
|  |                          | 86 | 2     | 1.85   | Not Targeted |
|  |                          | 88 | 1     | 32.48  | Not Targeted |
|  |                          | 88 | 2     | 2.05   | Not Targeted |
| 60   | Tharp, Wendy             | 86 | 11.01 | 3.60   | Not Targeted |
|  |                          | 86 | 11.02 | 3.60   | Not Targeted |
| 61   | Vege Farm, Inc.          | 72 | 11    | 42.38  | Not Targeted |
| 62   | Watson, Dale             | 82 | 12    | 108.57 | Targeted     |
|  |                          | 82 | 13    | 1.72   | Not Targeted |
|  |                          | 82 | 15    | 1.92   | Not Targeted |
|  |                          | 82 | 17    | 2.07   | Not Targeted |
|  |                          | 82 | 18    | 2.31   | Not Targeted |
| 63   | Watson, David & Peter    | 76 | 36    | 9.60   | Not Targeted |
|  |                          | 76 | 38    | 8.30   | Not Targeted |
| 64   | Watson, David & Peter    | 83 | 2     | 51.69  | Preserved    |
| 65   | Watson, Peter            | 89 | 5.01  | 8.63   | Targeted     |
| 66   | Watson, Peter            | 89 | 7     | 130.95 | Preserved    |
|  |                          | 89 | 16    | 77.52  | Preserved    |
| 67   | Watson, Peter            | 89 | 25    | 68.21  | Preserved    |
| 68   | Willis Children's Trust  | 80 | 18    | 78.93  | Preserved    |
| 69   | Willis, Ian              | 82 | 9     | 141.32 | Preserved    |
| 70   | Willis, Richard          | 89 | 3     | 79.47  | Preserved    |
| 71   | Willis, Richard          | 89 | 11    | 19.19  | Targeted     |
| 72   | Yang, George             | 78 | 2     | 52.35  | Targeted     |
| 73   | Zark Real Estate         | 78 | 11    | 6.49   | Not Targeted |
| 74   | Zimmerman, Michael       | 88 | 7     | 68.00  | Not Targeted |
|  |                          | 88 | 7.02  | 4.18   | Not Targeted |
| 75   | Zirkle, Douglas & Judith | 82 | 11    | 73.81  | Preserved    |
| 76   | Zirkle, Douglas & Judith | 89 | 12    | 20.33  | Preserved    |
| 77   | Zirkle, Douglas & Judith | 89 | 13    | 19.31  | Targeted     |
|  |                          | 89 | 13.02 | 17.15  | Targeted     |
| 78   | Zirkle, Joseph           | 81 | 13    | 17.81  | Preserved    |
| <b>Total Farm Assessed Acres in Project Area</b> |                          |    |       |        | <b>4,459</b> |
| <b>Total Preserved Acres in Project Area</b>     |                          |    |       |        | <b>2,072</b> |
| <b>Total Targeted Acres in Project Area</b>      |                          |    |       |        | <b>1,231</b> |

### Coordination Between Municipal and County Preservation Efforts

When a farmland preservation application from Hopewell Township is received by Cumberland County it will first be determined whether it falls within Hopewell's municipal project area. If so, the county will proceed with administering the application, but will secure funding through

Hopewell's Municipal Planning Incentive Grant. The easement will be held by Cumberland County. If possible, Hopewell Township will participate in a municipal cost-share of the easement, with levels of support provided on a case-by-case basis. All projects located in the project area will be submitted for municipal cost share and approval will be based on availability of funds as determined by the Township of Hopewell. As per Resolution #18-16 (see Appendix D) passed by the Township Committee of Hopewell Township on January 2, 2018, the township is dedicating \$20,000.00 per fiscal year for the next five (5) years for its municipal share contribution to farmland preservation efforts. However, should the municipality, for whatever reason, not authorize cost share, the County of Cumberland will provide the full local cost share percentage.

Ranking criteria and minimum eligibility will align with those established in Cumberland County's Farmland Preservation Program. Specifically, farm applications must be located in an ADA or be able to be amended into an ADA and the applications must meet the State's minimum eligibility criteria (see appendix E). The Cumberland CADB will hold the authority to grant preliminary approval of preservation applications.

### **Monitoring of Preserved Farmland**

The holder of the deed of easement is responsible for annual monitoring of preserved farms. For farms preserved through the Municipal or County PIG programs, all easements will be held by the County of Cumberland and inspections of farms will be conducted during the county's regular monitoring program of farms preserved through the county's program. Those farms preserved through the SADC Direct Easement program will be monitored by the SADC and those in the Non-Profit program will be monitored by the non-profit organizations which facilitated the preservation.

### **Funding Plan**

The cost calculations in this plan are considered particularly accurate due to several recent farmland appraisals in the Project Area. Specifically, Cumberland County has contracted five sets of appraisals within the Project Area over the past 36 months, all of which have been certified by the SADC. The average of these certified values is \$4,440 per acre.

|                       | Acreage of Farms | Total Estimated Cost |
|-----------------------|------------------|----------------------|
| Total Targeted Farms  | 1,231            | \$5,465,640          |
| 75% of Targeted Total | 923              | \$4,098,120          |

Funding for this program is calculated at 75% of the cost of all targeted acreage because it may be assumed that not all farms will be available for preservation and that other methods of preservation may offset the need for direct acquisition.

The estimated cost to preserve farmland within Hopewell Township’s project area is based on an average per-acre price of \$4,440. This price is the average per-acre appraisal valuation of easements on Hopewell Township farms applying for preservation between 2013 and 2006. In each case, the value of the farm easement is based on appraisals by two independent state-certified appraisers. They each determine a fair market value for the farm based on comparable sales and also determine the agricultural value for the farm. The easement value or “development value” is the difference between these two market values. The two sets of appraisals are then reviewed by the SADC and a certified fair market value of the easement is established, which can range from the lowest to the highest appraisal. This certified value becomes the offering price to the landowner.

The SADC has established a sliding scale for the amount it will contribute toward a farmland acquisition, based on the certified fair market value per acre, as shown below:

| <b>SADC Cost Share Scale</b>                |                                   |
|---|-----------------------------------|
| <b>Certified Fair Market Value per Acre</b> | <b>SADC Cost Share Percentage</b> |
| <b>From \$0.00 to \$1,000</b>               | 80%                               |
| <b>From &gt; \$1,000 to \$3,000</b>         | \$800 + 70% above \$1,000         |
| <b>From &gt; \$3,000 to \$5,000</b>         | \$2,200 + 60% above \$3,000       |
| <b>From &gt; \$5,000 to \$9,000</b>         | \$3,400 + 50% above \$5,000       |
| <b>From &gt; \$9,000 to \$50,000</b>        | 60%                               |
| <b>From &gt; \$50,000 to \$75,000</b>       | \$30,000 + 55% above \$50,000     |
| <b>From &gt; \$75,000 to \$85,000</b>       | \$43,750 + 50% above \$75,000     |
| <b>From &gt; \$85,000 to \$95,000</b>       | \$48,750 + 40% above \$85,000     |
| <b>From &gt; \$95,000 to \$105,000</b>      | \$52,750 + 30% above \$95,000     |
| <b>From &gt; \$105,000 to \$115,000</b>     | \$55,750 + 20% above \$105,000    |
| <b>From &gt; \$115,000</b>                  | \$57,750 + 10% above \$115,000    |

*Source: SADC, 2015*

### *Municipal Funding*

Hopewell Township’s governing body allocates varying amounts from its budget annually for use in open space and farmland preservation efforts. This effort began in 2004 and since that time the township has dedicated just under \$400,000 with \$109,894 expended to date specifically for farmland preservation. Per municipal Resolution #18-16 (Appendix D) passed January 2, 2018 the Township committed to \$100,000 over a five-year period to be dedicated to a municipal cost-share towards farmland preservation.

### *County Funding*

Cumberland County continues to participate in a very active country-wide Farmland Preservation Program. If the same calculation of average per acre farmland preservation easement figures is utilized, but applied county-wide rather than just in the Hopewell South Project Area, the average certified easement value over the last 36 months is \$5,428 per acre.

This is 22% higher than the average in the proposed Municipal Project Area, which indicates the Hopewell project area is experiencing less development pressure than other areas of the county.

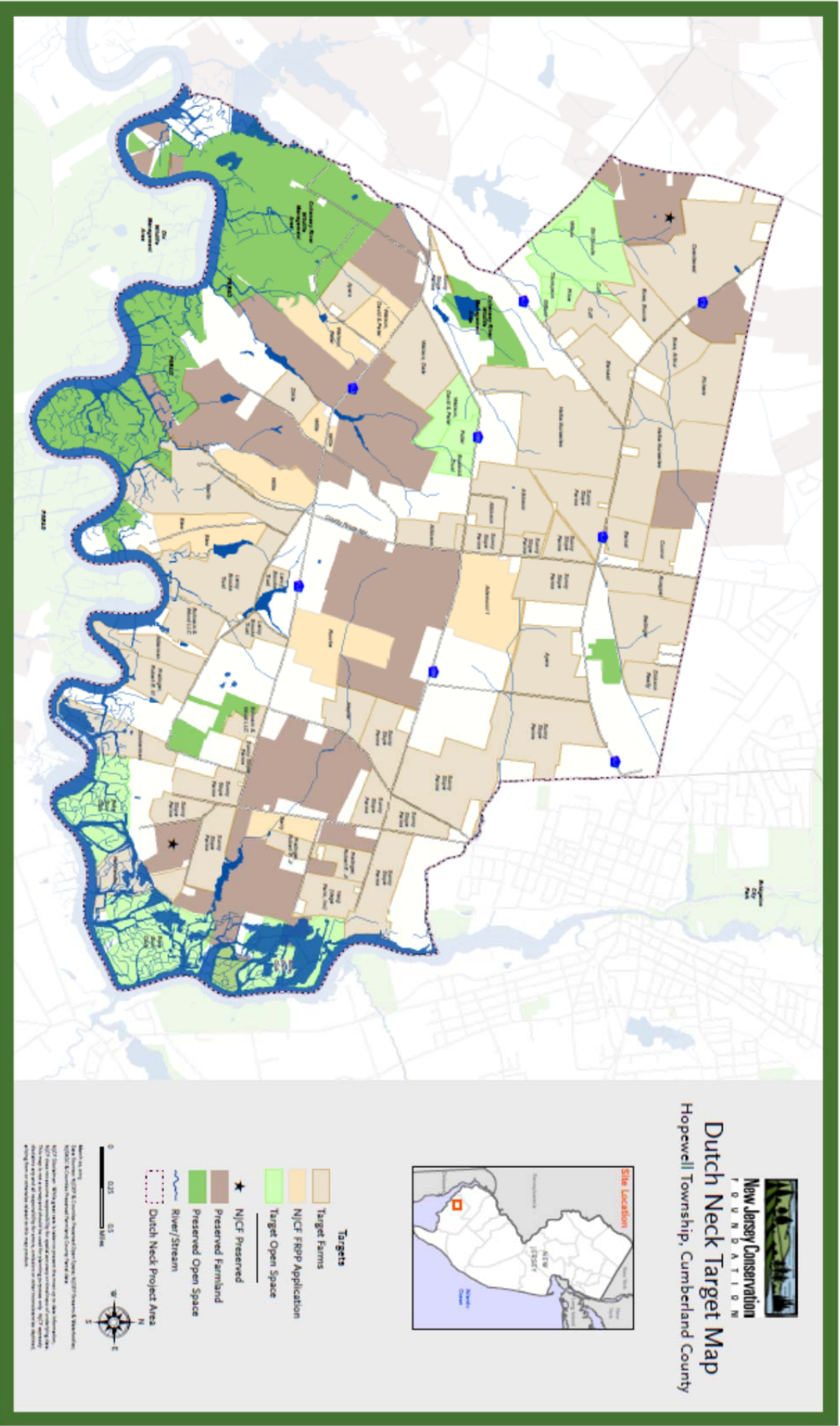
To date Cumberland County has spent \$2,219,902 in Hopewell Township for farmland preservation. This is 17% of the total \$13,327,325 spent in the program county-wide during its history. Over recent years, the contribution made by Cumberland County towards farmland preservation easement acquisitions has been offset by Federal and non-governmental sources. This is particularly true in the Municipal Project Area, where organizations such as the New Jersey Conservation Foundation and the William Penn Foundation have project areas of their own.

### *NGO Funding*

The New Jersey Conservation Foundation has identified 16.5-square mile area in the southern half of Hopewell Township for special attention, naming it the Dutch Neck Project Area.

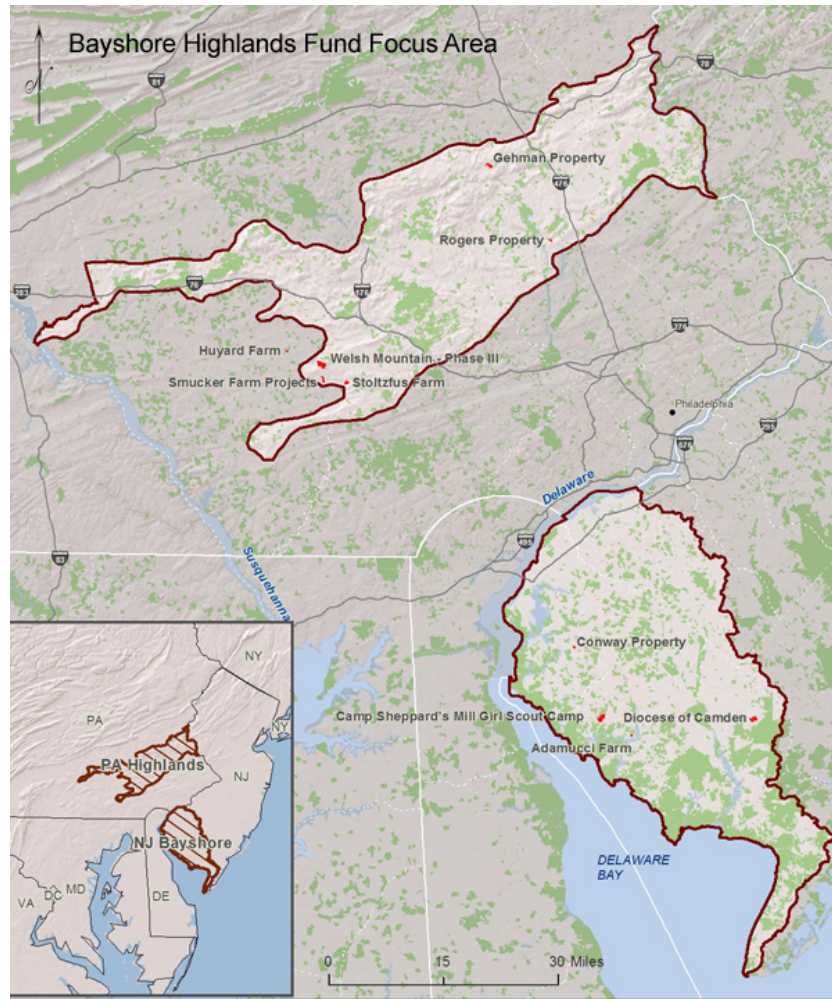
With an emphasis on habitat preservation, the entirety of the Municipal Project Area is contained within the Dutch Neck Project Area and while the NJCF plan discusses the importance of groundwater recharge in the pine-oak-dominated Burden Hill forest and the great habitat for migratory neo-tropical songbirds and forest-dwelling bats, it also specifies that “Farmland preservation is critical to prevent development of the banks [of the Cohansey River].” Consequently, NJCF has worked extensively to direct Federal Farm and Ranchland Protection Program funding along with privately-raised dollars to the preservation of farmland within the project area.







The Open Space Institute with funding provided by the William Penn Foundation has designated a project area through its Bayshore-Highlands Fund which also encompasses the entirety of the Hopewell Municipal Project Area.



This program funds land conservation transactions that conserve wildlife habitat, provide new and expanded outdoor recreational access, protect clean water, or preserve farm and forestland. With the ability to offset 1/6<sup>th</sup> of the total purchase price of farmland preservation easements, this fund has been utilized on the acquisition of the Adamucci farmland easement and has been approved for use in three other easement transactions within the Municipal Project Area.

### **Cost-Share Projections**

While Federal and NGO sources will be utilized throughout the Municipal Project Area, for purposes of local funding commitments, they will not be included in the calculations with the

understanding that the cost-share projections identified below may be offset from these other funding sources.

State Agriculture Development Committee cost-share is determined by a sliding scale ratio dependent upon the certified per acre value of the easement. With a project area average per acre easement value of \$4,440, the sliding scale percentage cost-share provided by the SADC is 68%, or \$3,040 per acre. While local cost-share will be approved on a case-by-case basis, for these estimates it is assumed that Hopewell Township will provide a 5% cost share, or \$222 per acre, while Cumberland County will provide a 27% cost share, or \$1,178 per acre. By projecting a 75% acquisition of all targeted farms within the Municipal Project Area over a ten-year period, the table below projects the cost share commitments by each participating entity.

| <b>Year</b>   | <b>Township</b>  | <b>County</b>      | <b>State</b>       | <b>Total</b>       |
|---------------|------------------|--------------------|--------------------|--------------------|
| <b>2017</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2018</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2019</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2020</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2021</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2022</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2023</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2024</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2025</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>2026</b>   | \$20,491         | \$108,729          | \$280,592          | \$409,812          |
| <b>Totals</b> | <b>\$204,910</b> | <b>\$1,087,290</b> | <b>\$2,805,920</b> | <b>\$4,098,120</b> |

### **Farmland Preservation Program Administrative Resources**

The Hopewell Township Planning Incentive Grant will be implemented by the Cumberland County Department of Planning and particularly by the Farmland Preservation, Historic, and Cultural Program. The county staff and administration provide good support to these efforts and have extensive knowledge and experience, despite being modest in size. The county has a GIS coordinator to fulfill mapping needs and database development. There are also extensive resources on farming research, management, and practice available in Hopewell, as well as a very large number of equipment, processing, storing, and distribution facilities whose managers and owners are willing to lend assistance and support agricultural viability and growth. The farmers of Hopewell Township are also highly committed to maintaining the health of well-being of the industry.

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### **CONCLUSION: THE FUTURE OF FARMING IN HOPEWELL TOWNSHIP**

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It may seem strange to quote a movie involving the genetic cloning of dinosaurs in an agricultural preservation plan, but in the 1993 blockbuster *Jurassic Park*, one of the characters attempts to describe a component of chaos theory with the following line:

“The shorthand is the Butterfly Effect. A butterfly can flap its wings in Peking and in Central Park you get rain instead of sunshine.”

What is being discussed is sensitive dependency, or the assertion that a small change in one place can result in large differences in outcomes or effects on a larger system. This hypothesis applies directly to the preservation of farmland in Hopewell Township and to the information presented throughout this plan.

For the past three hundred years agriculture has been the primary use of the land in Hopewell Township. Geographic location, climatic conditions, geographic soil deposition, and regional development patterns have all come together to make Hopewell Township very accommodating to high agricultural productivity and profitability.

While support for the agricultural community was a *de facto* position prior to fifty years ago, more recently Hopewell Township has taken an active administrative stance to support and protect its agricultural base. With a dedication to preserving its rural way of life and recognizing the increasing development pressures inherent in New Jersey, the township has implemented right to farm protections, insured agricultural interests are present on governing and planning boards, formulated protective zoning to direct non-agricultural development away from farming locations, and strongly pursued agricultural easement protection programs.

This plan is the next step in ensuring the continued viability of agriculture within Hopewell Township. It presents a fiscal and administrative plan to bring the total of permanently preservation agricultural acreage to a full 35% of all the agricultural lands currently existent in the township within ten years. Additionally, this plan assures that this municipal effort is coordinated with county, regional and state efforts.

Just as a butterfly in China can potentially cause rain in New York, so too can the local efforts of a largely rural community in southern New Jersey effect the ability of a region and nation to fight poverty, improve nutrition, enhance the environment, build the economy, and impact quality of life for the better.

## Appendix A: Hopewell Township's Right to Farm Ordinance

### ORDINANCE

#### HOPEWELL TOWNSHIP

BE IT ORDAINED by the Township Committee of the Township of Hopewell, County of Cumberland, and State of New Jersey that Ordinance No. 155, The Hopewell Township Zoning Ordinance of 1978, is hereby amended to add the following section:

#### Section 304 RIGHT TO FARM

The right to farm all land where permitted by the Township Zoning Ordinance is hereby recognized to exist as a natural right, subject only to the restrictions and regulations for intensive fowl or livestock farms and subject to State and Township Health and Sanitary codes. The Right to Farm, as it is used in this section, includes the use of large irrigation pumps and equipment, aerial and ground seeding and spraying, large tractors, numerous farm laborers and the application of chemical fertilizers, insecticides, and herbicides; all for the purpose of producing from the land agricultural products such as vegetables, grains, hay, fruit, fibers, wood, trees, plants, shrubs, flowers, and seeds. This Right to Farm shall also include the right to use land for grazing by animals, subject to the restrictions for intensive fowl or livestock farms. The foregoing uses and activities included in the Right to Farm, when reasonable and necessary for the particular farming, livestock or fowl production, and when conducted in accordance with generally accepted agricultural practices, may occur on holidays, Sundays, and weekdays, at

TOWNSHIP OF HOPEWELL  
COMPREHENSIVE FARMLAND PRESERVATION PLAN

night and in the day, and the noise, odors, dust and fumes that are caused by them are also specifically permitted as part of the exercise of this right. It is expressly found that whatever nuisance may be caused to others by such uses and activities so conducted, is more than offset by the benefits from farming to the neighborhood and community, and to society in general, by the preservation of open space, the beauty of the countryside and clean air and by the preservation and continuance of farming operations in Hopewell Township and in New Jersey as a source of agricultural products for this and future generations.

All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

This Ordinance shall take effect upon the filing thereof with the County Planning Board after final passage, adoption, and publication in the manner prescribed by law.

ATTEST:

Bruce W. Ricards  
BRUCE W. RICARDS, Clerk

HOPEWELL TOWNSHIP

BY:

Nancy Sungenis  
NANCY SUNGENIS, Mayor

FIRST READING: February 25, 1981  
ADOPTION: May 13, 1981  
PUBLICATION: April 28, 1981  
PUBLICATION OF NOTICE OF ADOPTION:

## Appendix B: County Easement Purchase Scoring Worksheet

### CUMBERLAND COUNTY AGRICULTURE DEVELOPMENT BOARD

#### EASEMENT PURCHASE PROGRAM

#### SCORING WORKSHEET

Application Number \_\_\_\_\_  
Municipality \_\_\_\_\_ Block(s)/Lot(s) \_\_\_\_\_  
Application Name \_\_\_\_\_

#### SUMMARY

|                    |                                     |                      |
|--------------------|-------------------------------------|----------------------|
| 1.                 | Soil Quality Score                  | <input type="text"/> |
| 2.                 | Boundaries and Buffers Score        | <input type="text"/> |
| 3.                 | Local Commitment Score              | <input type="text"/> |
| 4.                 | Size and Density Score              | <input type="text"/> |
| 5.                 | Degree of Imminence of Change Score | <input type="text"/> |
| 6.                 | Special Considerations Score        | <input type="text"/> |
| <b>TOTAL SCORE</b> |                                     | <input type="text"/> |

Completed By \_\_\_\_\_ Date \_\_\_\_\_

| 1. | SOIL QUALITY | (Weight 25)                  | Points |
|----|--------------|------------------------------|--------|
| a. | _____        | % Prime Soils X 0.25         | _____  |
| b. | _____        | % Statewide Soils X 0.20     | _____  |
| c. | _____        | % Local Soils X 0.10         | _____  |
| d. | _____        | % Unique Soils X (0 or 0.20) | _____  |

**TOTAL SOILS SCORE**

| 2. | BOUNDARIES AND BUFFERS   | (Weight 20)   |       |
|----|--|---|-------|
| a. | Percentage of farm perimeter adjacent to compatible natural or man-made buffers. | 80-100% 10 points<br>60-79% 8 points<br>40-59% 6 points<br>20-39% 4 points<br>0-19% 0 points                                      | _____ |
|    | <input type="text"/> %   |   |       |
| b. | Ratio of road frontage to total acreage of applicant's property.                 | 40.1 > ft./ac. 10 points<br>20.1-40 ft./ac. 8 points<br>10.1-20 ft./ac. 6 points<br>0.1-10 ft./ac. 4 points<br>0 ft./ac. 0 points | _____ |
|    | <input type="text"/>   |   |       |

**TOTAL BOUNDARIES AND BUFFERS SCORE**

|           |  |                                |                    |
|-----------|--|--------------------------------|--------------------|
| <b>3.</b> | <b>LOCAL COMMITMENT</b>                                      | <b>(Weight 15)</b>             | <b>Points</b>      |
|           | a. Compatibility with Municipal Plan                         |                                | 5 points           |
|           | b. Compatibility with State Development & Redevelopment Plan |                                | 4 points           |
|           | c. % of municipal matching funds                             | 1-25% 1 point    25>% 2 points | _____              |
|           | d. Distance to Sanitary Sewer                                | .50 > mile    2 points         | _____              |
|           | e. Distance to Municipal Water                               | .25-.49 mile    1 point        | _____              |
|           |  | 0-.24 miles    0 points        | _____              |
|           | <b>TOTAL LOCAL COMMITMENT SCORE</b>                          |                                |                    |
|           |  |                                |                    |
| <b>4.</b> | <b>SIZE AND DENSITY</b>                                      | <b>(Weight 15)</b>             |                    |
|           | a. Farmland Acreage  | > 100 ac.    3 points          | _____              |
|           |  | 50-100 ac.    2 points         | _____              |
|           |  | 20-49 ac.    1 point           | _____              |
|           |  | < 20 ac.    0 points           | _____              |
|           | b. Percentage Tillable                                       | 80-100%    3 points            | _____              |
|           |  | 50-79%    2 points             | _____              |
|           |  | 25-49%    1 point              | _____              |
|           |  | < 25%    0 points              | _____              |
|           | c. Relationship to average farm size in project area         | > 125%    3 points             | _____              |
|           |  | 75-124%    2 points            | _____              |
|           |  | 50-74%    1 point              | _____              |
|           |  | < 50%    0 points              | _____              |
|           | d. Percentage of area within 1 mile in agricultural use      | 80-100%    3 points            | _____              |
|           |  | 50-79%    2 points             | _____              |
|           |  | 25-49%    1 point              | _____              |
|           |  | < 25%    0 points              | _____              |
|           | e. Distance to ADA   | w/in ADA    3 points           | _____              |
|           |  | outside ADA    0 points        | _____              |
|           | <b>TOTAL SIZE AND DENSITY SCORE</b>                          |                                |                    |
|           |  |                                |                    |
| <b>5.</b> | <b>DEGREE OF IMMINENCE OF CHANGE</b>                         |                                | <b>(Weight 5)</b>  |
|           | a. High percentage of land developable                       |                                | 2 points           |
|           | b. High threat of development within 5 years                 |                                | 3 points           |
|           | <b>TOTAL DEGREE OF IMMINENCE OF CHANGE SCORE</b>             |                                |                    |
|           |  |                                |                    |
| <b>6.</b> | <b>SPECIAL CONSIDERATIONS</b>                                |                                | <b>(Weight 20)</b> |
|           | a. Full time farmer  |                                | 5 points           |
|           | b. Primary earned income source                              |                                | 5 points           |
|           | c. Soil and water conservation practices in place            |                                | 5 points           |
|           | d. Historic considerations                                   |                                | 1 point            |
|           | e. Unique agricultural operation                             |                                | 1 point            |
|           | f. Environmentally sensitive features                        |                                | 1 point            |
|           | g. Other considerations                                      |                                | 2 points           |
|           | <b>TOTAL SPECIAL CONSIDERATIONS SCORE</b>                    |                                |                    |

## Appendix C: County Farmland Preservation Easement Application

### Cumberland County Agriculture Development Board 2017

#### Application To Sell a Development Easement

**NOTE: Read and complete all portions of this application.**

This application to sell a development easement is made this \_\_\_\_ day of \_\_\_\_\_, 2017.

A "development easement" means an interest in land, less than fee simple absolute title thereto, which enables the owner to develop the land for any non-agricultural purpose as determined by and acquired under the provisions of N.J.S.A. 4:1C-11 et seq. P.L. 1983, c. 32, and any relevant rules or regulation promulgated thereto.

I/We, \_\_\_\_\_, landowner(s) of property located in the Municipality of \_\_\_\_\_, in the County of Cumberland, known and designated as Block(s) \_\_\_\_\_, Lot(s) \_\_\_\_\_ on the Municipal Tax map of \_\_\_\_\_, Cumberland County, New Jersey, (hereinafter "Premises"), apply to the Cumberland County Agriculture Development Board, to sell a development easement pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and N.J.A.C. 2:76-6.

#### OFFER TO SELL A DEVELOPMENT EASEMENT

As landowner(s) of the premises described above, I/we are willing to make an offer to sell a development easement to the Board in the amount of \$ \_\_\_\_\_ per acre. The final total purchase price shall be based on the acreage of the premises determined by a survey authorized by the Board, as well as, fair market appraisals.

Pursuant to N.J.A.C. 2:76-6.3, it is required that the applicant(s) submit an offer to sell a development easement to the Board. While the offer is a key element in the evaluation of this property, it is non-binding, and is not a commitment on the part of the County of Cumberland to pay this amount should this property be selected for acquisition.

NOTE: Landowners hereby acknowledge that they have been fully informed of the provisions related to the sale of a development easement and that a **recommendation was made to obtain legal counsel.**

#### I. LANDOWNER INFORMATION

Write the name, mailing address, phone/fax number, and email address (if available) of all the landowners of the premises.

| NAME  | ADDRESS | PHONE/FAX | EMAIL |
|-------|---------|-----------|-------|
| _____ | _____   | _____     | _____ |
| _____ | _____   | _____     | _____ |
| _____ | _____   | _____     | _____ |

Write the farm, corporate or business name, if any.

Indicate the ownership structure of the farm.

☐ Sole Proprietor    ☐ Corporation    ☐ Partnership    ☐ Contract Purchaser

Indicate if the record owner of the premises is involved in any of the following.

☐ An Estate Situation    ☐ Bankruptcy    ☐ Foreclosure



Indicate the name of the person(s), if any, residing on the property.

\_\_\_\_\_

## II. PROPERTY DESCRIPTION

Indicate the street address of the property or describe the farm location to the nearest crossroad.

\_\_\_\_\_

Identify the tax block and lot and deed reference of the premises.

Block \_\_\_\_\_, Lot(s) \_\_\_\_\_; Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
Block \_\_\_\_\_, Lot(s) \_\_\_\_\_; Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
Block \_\_\_\_\_, Lot(s) \_\_\_\_\_; Deed Book \_\_\_\_\_, Page \_\_\_\_\_  
Block \_\_\_\_\_, Lot(s) \_\_\_\_\_; Deed Book \_\_\_\_\_, Page \_\_\_\_\_

Recorded in: \_\_\_\_\_ Municipality, Cumberland County.

**Please attach a copy of the deed(s) for the premises.**

Total acreage of the premises described above. \_\_\_\_\_ gross acres

Source of acreage ☐ Deed ☐ Tax Map ☐ Survey (survey date \_\_\_\_\_)

Will any portion of the above tax lots be **EXCEPTED** (i.e. not included) from the application?

☐ YES ☐ NO

If YES, identify the location, approximate shape and the acreage of the excepted area on a tax map.

If an exception is requested, please indicate the requested classification below.

☐ SEVERABLE ☐ NON-SEVERABLE

A "severable" exception can be subdivided and sold separately from the Premises, while a "non-severable" exception is an area the owner does not wish to have encumbered by the easement, but which **cannot** be subdivided and sold separately.

If an exception is requested, are you willing to restrict the exception to only one existing or future residential unit? ☐ YES ☐ NO

What is the net acreage of the premises to be considered for easement purchase?

**gross acreage - exception = \_\_\_\_\_ net acres**

Indicate the total number of residential units on the premises. \_\_\_\_\_

Please identify the residential units on the premises by type as listed below:

Single Family Residential Buildings # \_\_\_\_\_ ☐ Standard single family house ☐ Trailer with foundation  
☐ Other ☐ Trailer without foundation

Multifamily Residential Buildings # \_\_\_\_\_ ☐ Duplex ☐ Single family with apartment  
☐ Other

Residential Buildings for Agricultural Labor # \_\_\_\_\_ ☐ Single family house ☐ Dormitory style ☐ Other  
☐ Trailer with foundation ☐ Trailer without foundation

Indicate the type and number of all non-residential buildings on the property (c.g. barns, stables, corn cribs, silos, garages, etc.).

\_\_\_\_\_

\_\_\_\_\_

Are any of the residential or non-residential buildings on the premises under a lease or rental agreement? ☐ YES ☐ NO

If YES, please describe: \_\_\_\_\_

Are you requesting the option to build future residences pursuant to N.J.A.C. 2:76-6.17?

☐ YES ☐ NO

If YES, please explain on an attached sheet.

NOTE: N.J.A.C. 2:76-6.17 refers to Residual Dwelling Site Opportunities (RDSO's), which require a minimum of 100 acres/residence. Additional housing units are subject to negotiation and approval by the CCADB and SADC.

Are there presently any non-agricultural uses or activities on the premises? (Examples: office for a non-farm Commercial business, studio, antique shop or other service business, rental of buildings for non-farm use, etc.)

**NON-AGRICULTURAL USES MUST BE IDENTIFIED AT TIME OF APPLICATION.**

☐ YES ☐ NO

If YES, please identify: \_\_\_\_\_

Is there a pending or approved subdivision or site plan application for the Premises?

☐ YES ☐ NO

If YES, please indicate the date of such approval and status: \_\_\_\_\_

Is the Premises served by public sewer? ☐ YES ☐ NO

Is the Premises served by public water? ☐ YES ☐ NO

### III. AGRICULTURAL USE AND PRODUCTION

List, in order of importance, the type of agricultural enterprises on the premises (e.g. dairy, field crops, orchard, etc.).

Identify the approximate acreage and/or percentage land use of the parcel to be considered for easement purchase.

|                   |             |         |              |             |         |
|-------------------|-------------|---------|--------------|-------------|---------|
| Tillable cropland | _____ acres | _____ % | Pasture      | _____ acres | _____ % |
| Orchard           | _____ acres | _____ % | Nursery      | _____ acres | _____ % |
| Woodland          | _____ acres | _____ % | Farmstead    | _____ acres | _____ % |
| Other             | _____ acres | _____ % | <b>TOTAL</b> | _____ acres | _____ % |

***Please provide a copy of your APPLICATION FOR FARMLAND ASSESSMENT (breakdown of land use).***

Does the farm have a current Farm Conservation Plan? ☐ YES ☐ NO

Is the farm currently enrolled in an 8-year Farmland Preservation Program?

☐ YES ☐ NO

Please describe all soil and water conservation practices: \_\_\_\_\_

**IV. SPECIAL CONSIDERATIONS**

Identify anything particularly special about the premises (historical significance, uniqueness of the agricultural operation, environmental significance, etc.): \_\_\_\_\_

Are you a full-time farmer?

☐ YES

☐ NO

Is farming your primary income source?

☐ YES

☐ NO

**V. LIENS/EASEMENTS/RIGHTS-OF-WAY**

List all liens, easements, or rights-of-way that exist on the Premises: \_\_\_\_\_

NOTE: The applicant shall receive preliminary approval from current lien, easement and right-of-way holders granting the applicant permission to proceed with negotiations involving the sale of a development easement. This preliminary commitment is NOT a final subordination of all rights. In accordance with N.J.A.C. 2:76-6.13, where the landowner has accepted an offer to sell a development easement, the landowner shall provide evidence that the current lien, easement, and right-of-way holders as required by the Committee and Board, subordinate their rights to the rights and privileges granted by the sale of the development easement to the Board and shall supply recordable evidence of their subordination at the time of the transfer of the easement.

Regarding public utility easements, the applicant shall note if any exist. The Board will determine if the easement holder should be notified or if a waiver should be granted.

**VI. ADDITIONAL INFORMATION: The Board may request additional information.**

The landowner hereby gives the Board permission to proceed with the review and evaluation of this application to determine the suitability of the land for development easement purchase pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and N.J.A.C. 2:76-6.

**I/We hereby certify that all information contained in this application is complete and accurate.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Landowner Signature(s)** (All persons listed on the deed must sign above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**Date**

**THIS PROGRAM HAS A ROLLING ADMISSION. WHEN COMPLETED, PLEASE SEND TO:**  
**Cumberland County Agriculture Development Board**  
**164 W. Broad Street**  
**Bridgeton, NJ 08302**

**QUESTIONS: phone (856)453-2175, or**  
**email [mattpi@co.cumberland.nj.us](mailto:mattpi@co.cumberland.nj.us)**

**WWW.CUMBERLANDCADB.ORG**

**Appendix D: Hopewell Township Resolution #18-16: A Resolution Providing A Dedicated  
Source Of Funding For Farmland Preservation**

TOWNSHIP OF HOPEWELL  
CUMBERLAND COUNTY, NEW JERSEY

RESOLUTION # 18-16

A RESOLUTION PROVIDING A DEDICATED SOURCE OF FUNDING  
FOR FARMLAND PRESERVATION

WHEREAS the purpose of the Farmland Preservation Program is to preserve the State's agricultural land base, helping to ensure the continued viability of New Jersey's agricultural industry; and

WHEREAS Hopewell Township has participated enthusiastically in the Farmland Preservation Program since its inception; and

WHEREAS the Hopewell Township Planning Board, at its regular meeting of December 21, 2017, discussed the Township's Comprehensive Farmland Preservation Plan; and

WHEREAS in order to implement the foregoing Plan, the Township desires to establish and maintain a dedicated source of funding for farmland preservation and to communicate such commitment to the State Agricultural Development Committee.

WHEREAS the Township Committee is committed to providing such a funding source, and shall dedicate \$20,000.00 in the 2018 budget for such purpose;

NOW, THEREFORE, BE IT RESOLVED BY THE HOPEWELL TOWNSHIP COMMITTEE that this body does declare its intention to include in

the annual budgets, for each of the next five years, an amount of \$20,000.00 as a funding source for the Township's 5% share of farmland preservation funds.

ADOPTED at the regular meeting of the Township Committee of the Township of Hopewell held on the 2<sup>nd</sup> day of January, 2018, at 5:00 p.m.

  
Bruce Hankins, Mayor

ATTEST:

  
Lois Yarrington, EMC

|                  | MOVED | SECONDED | AYES | NAYS | ABSTAIN | ABSENT |
|------------------|-------|----------|------|------|---------|--------|
| Bruce R. Hankins |       |          | ✓    |      |         |        |
| Paul Ritter III  |       |          | ✓    |      |         |        |
| Greg Facemyer    |       | ✓        | ✓    |      |         |        |
| Robin Freitag    |       |          | ✓    |      |         |        |
| Joseph Shoemaker | ✓     |          | ✓    |      |         |        |

**CERTIFICATION:**

I hereby certify that this is a true copy of Resolution 18-16 adopted by the governing body of the Township of Hopewell, Cumberland County, at a regular meeting held on January 2, 2018 at 5:00 p.m. at the Hopewell Township Municipal Building, 590 Shiloh Pike, Bridgeton, NJ 08302

  
Lois Yarrington, Township Clerk

## Appendix E: N.J.A.C. 2:76-6.20

2:76-6.19

DEPT. OF AGRICULTURE

mation is accurate and complete in accordance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and this chapter and shall approve or disapprove the board and/or county's request.

1. If approved, the Committee shall execute the Enrollment Agreement as identified in (b)9 above and Grant Agreement and return the Enrollment Agreement to the board for recording with the county clerk's office;

2. Upon the board's recording of the Enrollment Agreement, the owner of the land shall be eligible for all of the benefits provided to lands from which a development easement has been conveyed pursuant to N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32 and this chapter.

3. The Committee's approval of a board and/or county-owned development easement pursuant to this section shall not preclude the board and/or county from applying for a grant from the Committee at a later date to reimburse the board and/or county for its cost of acquiring the development easement pursuant to N.J.A.C. 2:76-6.5(h). However, counties are not eligible to apply to the Committee for a cost share grant for the donated portion of a development easement.

New Rule, R.1999 d.198, effective June 21, 1999.  
See: 31 N.J.R. 816(a), 31 N.J.R. 1603(a).

### 2:76-6.20 Minimum eligibility criteria

(a) All lands from which a development easement is acquired and all lands purchased in fee simple title pursuant to section 24 of P.L. 1983, c. 32 (N.J.S.A. 4:1C-31), section 5 of P.L. 1988, c. 4 (N.J.S.A. 4:1C-31.1), section 1 of P.L. 1989, c. 28 (N.J.S.A. 4:1C-38), section 1 of P.L. 1999, c. 180 (N.J.S.A. 4:1C-43.1), or sections 37 through 40 of P.L. 1999, c. 152 (N.J.S.A. 13:8C-37 through 40) shall at a minimum satisfy the following criteria:

1. For lands less than or equal to 10 acres, the land must meet the criteria in (a)1i, ii, iii and iv, or (a)1v below.

i. The land produces agricultural or horticultural products of at least \$2,500 annually;

ii. At least 75 percent of the land is tillable or a minimum of five acres, whichever is less;

iii. At least 75 percent of the land, or a minimum of five acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production; and

iv. The land must exhibit development potential based on a finding that all of the following standards are met:

(1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;

(2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner;

(3) The land shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and

(4) The land shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map; or

v. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules.

vi. For evaluation purposes, the term "tillable" means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment purposes.

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

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

(3) "Permanent pasture" means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

2. For lands greater than 10 acres, the land must meet the criteria in (a)2i, ii and iii, or (a)2iv.

AGRICULTURE DEVELOPMENT COMMITTEE

2:76-6.21

i. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, is tillable;

ii. At least 50 percent of the land, or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production; and

iii. The land must exhibit development potential based on a finding that all of the following standards are met:

(1) The municipal zoning ordinance for the land as it is being appraised must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which will potentially exist on the premises;

(2) Where the purported development value of the land depends on the potential to provide access for additional development, the municipal zoning ordinances allowing further subdivision of the land must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is possible. To the extent that this potential access is subject to ordinances such as those governing allowable subdivisions, common driveways and shared access, these facts must be confirmed in writing by the municipal zoning officer or planner.

(3) Land that is less than 25 acres in size shall not contain more than 80 percent soils classified as freshwater or modified agricultural wetlands according to the New Jersey Department of Environmental Protection (DEP) wetlands maps. If the DEP wetlands maps are in dispute, further investigation and onsite analysis may be conducted by a certified licensed engineer or qualified wetlands consultant and/or a letter of interpretation issued by the New Jersey Department of Environmental Protection, may be secured and used to provide a more accurate assessment of the site conditions, provided, however, that nothing herein shall require the Committee to conduct such additional investigation; and

(4) Land that is less than 25 acres in size shall not contain more than 80 percent soils with slopes in excess of 15 percent as identified on a USDA, Natural Resources Conservation Service SSURGO version 2.2 or newer soils map; or

iv. The land is eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law including development credits authorized pursuant to the Pinelands Comprehensive Management Plan and authorized rules.

v. For evaluation purposes, the term "tillable" means lands that are classified as cropland harvested, cropland pastured and permanent pasture for farmland assessment purposes.

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

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

(3) "Permanent pasture" means land that is not cultivated because its maximum economic potential is realized from grazing or as part of erosion control programs. Animals may or may not be part of the farm operation.

(b) Lands that do not meet the minimum eligibility criteria are not eligible for a State cost share grant for farmland preservation purposes.

(c) No application being reviewed by the Committee for permanent farmland preservation purposes shall be eligible to be considered in more than one program at any time.

(d) If a landowner rejects an offer for an amount equal to or greater than the certified market value, the Committee shall not accept for processing any application for the sale of a development easement, or for sale of land in fee simple, pursuant to the planning incentive grant program or any other farmland preservation program authorized pursuant to N.J.S.A. 4:1C-11 et seq., or 13:1C-1 et seq. for two years from the date that the application for a sale of the development easement was originally submitted to the Committee. This provision applies only to an application from the same landowner for the same farm property.

New Rule, R.2007 d.197, effective July 2, 2007.  
See: 38 N.J.R. 4929(a), 39 N.J.R. 2483(a).

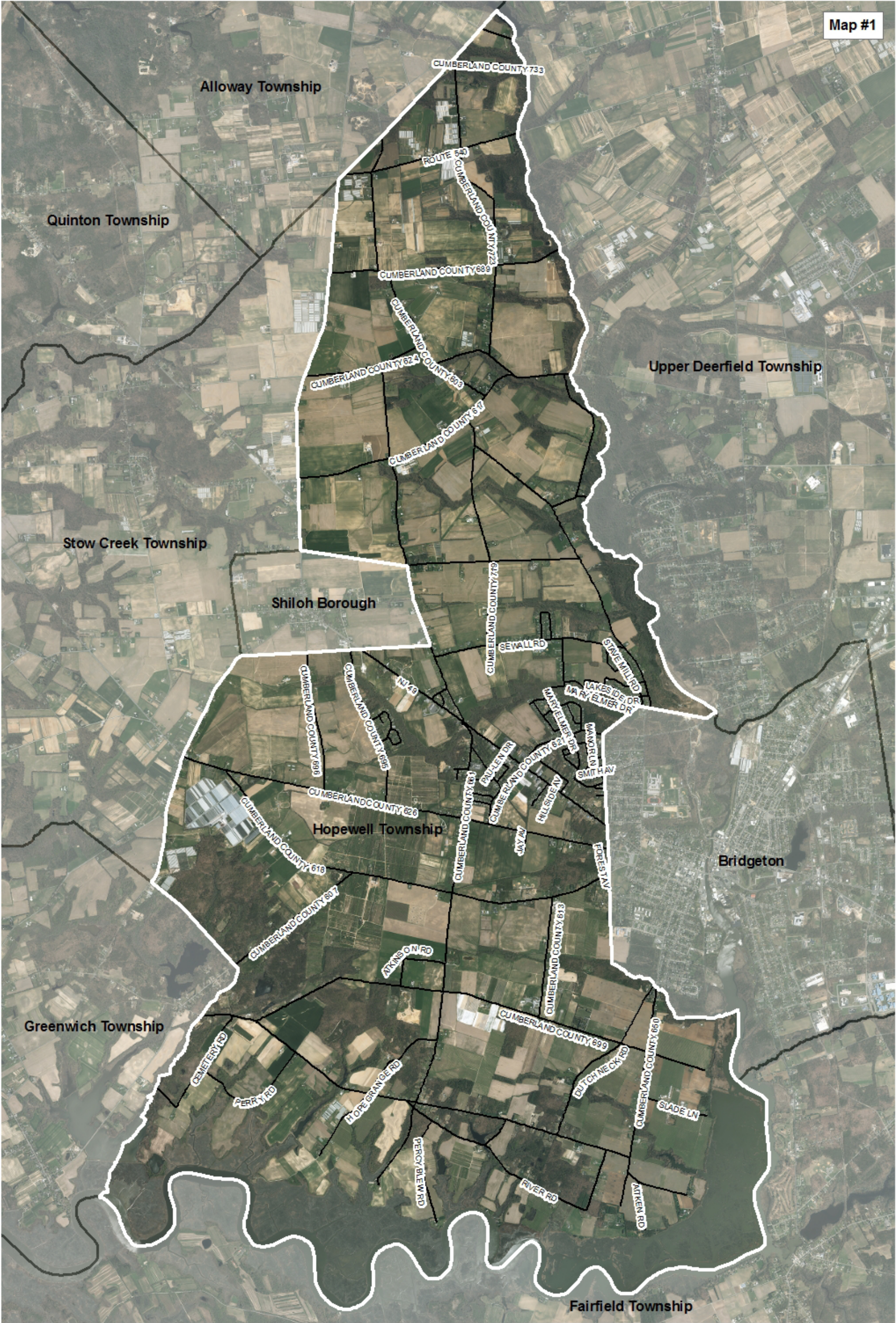
**2:76-6.21 Appraiser selection**

(a) A State-Certified General Real Estate Appraiser (SCGRE) certified pursuant to N.J.A.C. 13:40A-1.2 on the Committee's list of approved appraisers as of July 2, 2007, shall be eligible to remain on the Committee's approved list subject to N.J.A.C. 2:76-6.22.

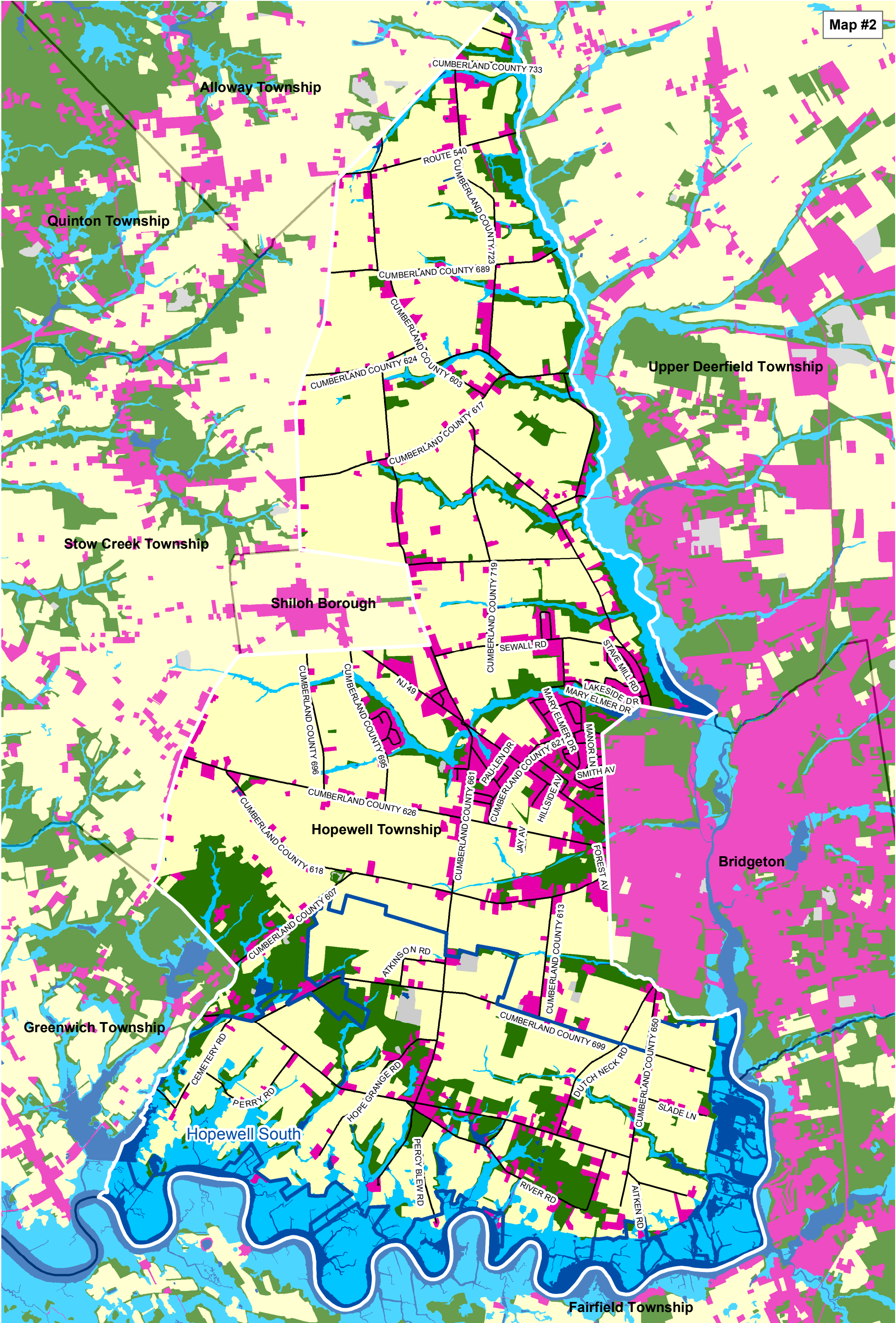
(b) A State-Certified General Real Estate Appraiser (SCGRE) certified pursuant to N.J.A.C. 13:40A-1.2 that is not on the Committee's list of approved appraisers as of July 2, 2007, may apply to the Committee in writing, by no later than June 1 of the year in which the appraiser wants to be added to the list of approved appraisers, subject to the Committee's determination that the appraiser has satisfied the following requirements:

1. The appraiser is equipped with adequate office support and resources to efficiently complete narrative appraisal reports on a large scale as confirmed by the Committee's review appraiser;









Source: 2017 Hopewell Farm Assessment, NCCGIS, NJGIT, DVRPC and NJDEP

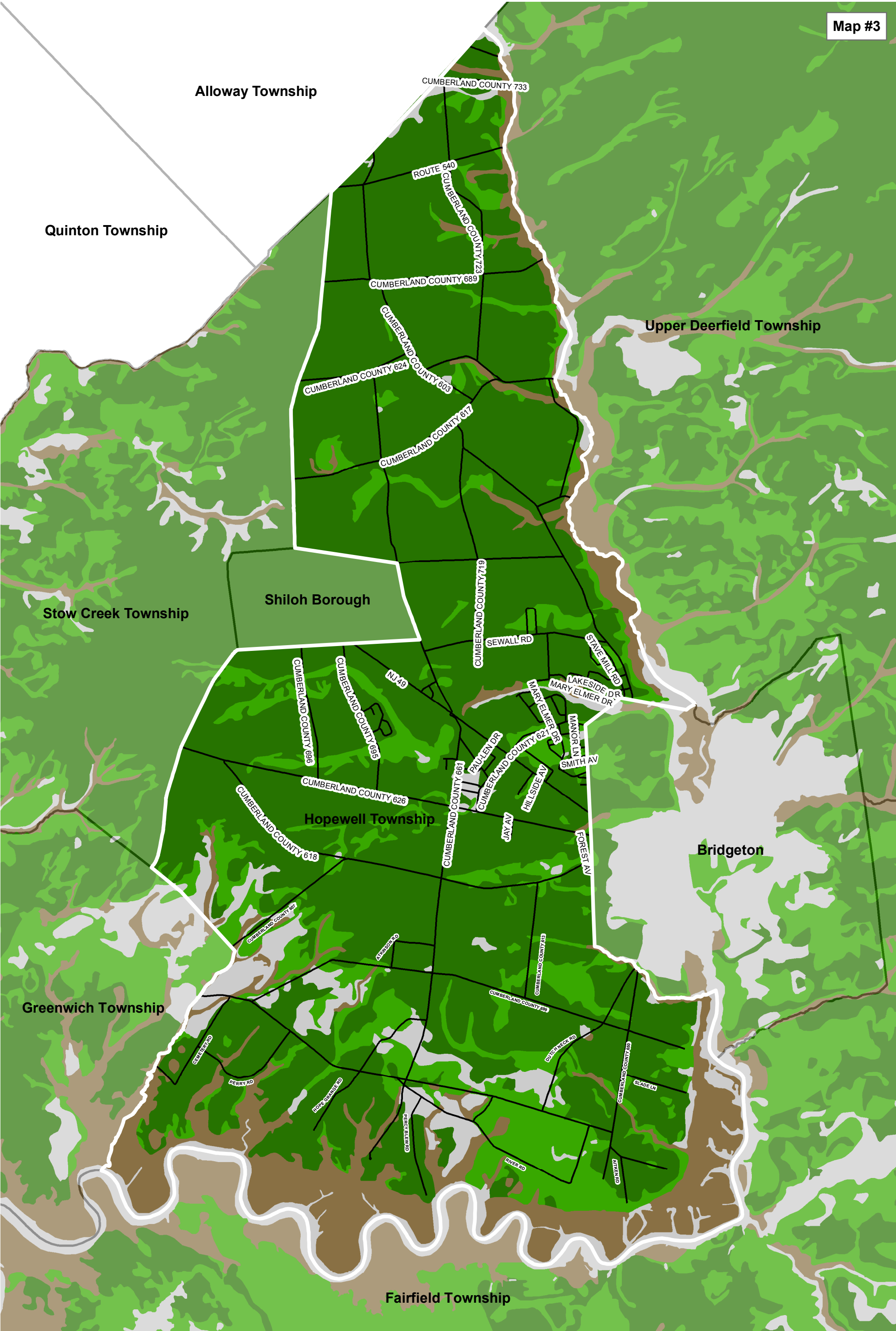
0 0.25 0.5 Miles

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Tejaym@co.cumberland.nj.us

# NJDEP Landuse/Landcover Map

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

|             |          |
|-------------|----------|
| AGRICULTURE | URBAN    |
| BARREN LAND | WATER    |
| FOREST      | WETLANDS |

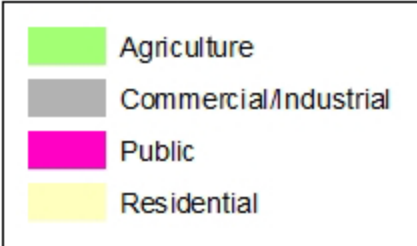


# Agricultural Soil Classification Map

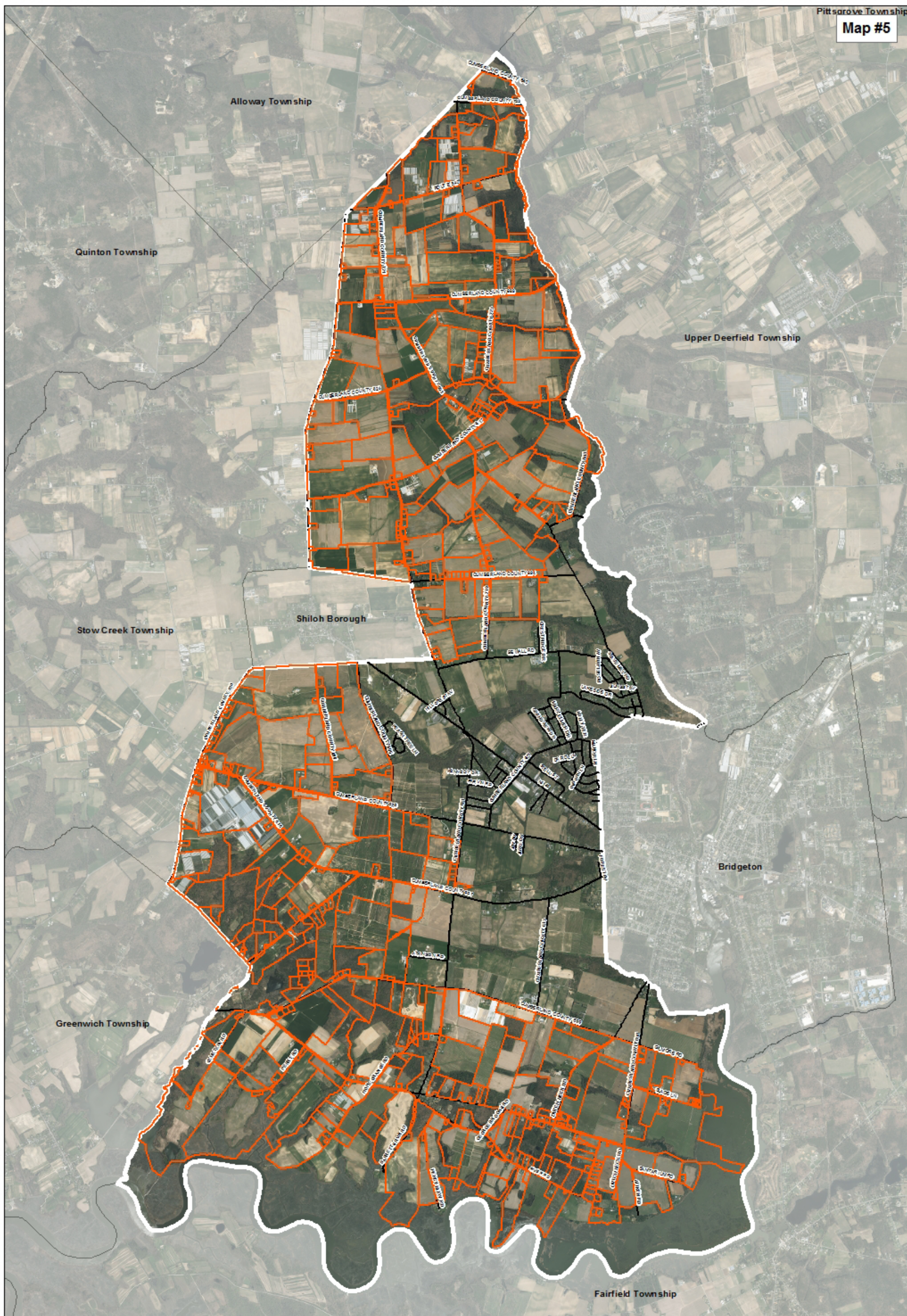
Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

|  |           |
|--|-----------|
|  | Prime     |
|  | Statewide |
|  | Unique    |
|  | Not Given |









Source: 2017 Hopewell Farm Assessment, CCGIS, NJGIT, DVRPC and NJDEP



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## County Agriculture Development Areas Within Hopewell Township

**Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan**



Hopewell ADA



## Quinton Township

## Upper Deerfield Township

## Stow Creek Township

## Shiloh Borough

**Hopewell Township**

## Bridgeton

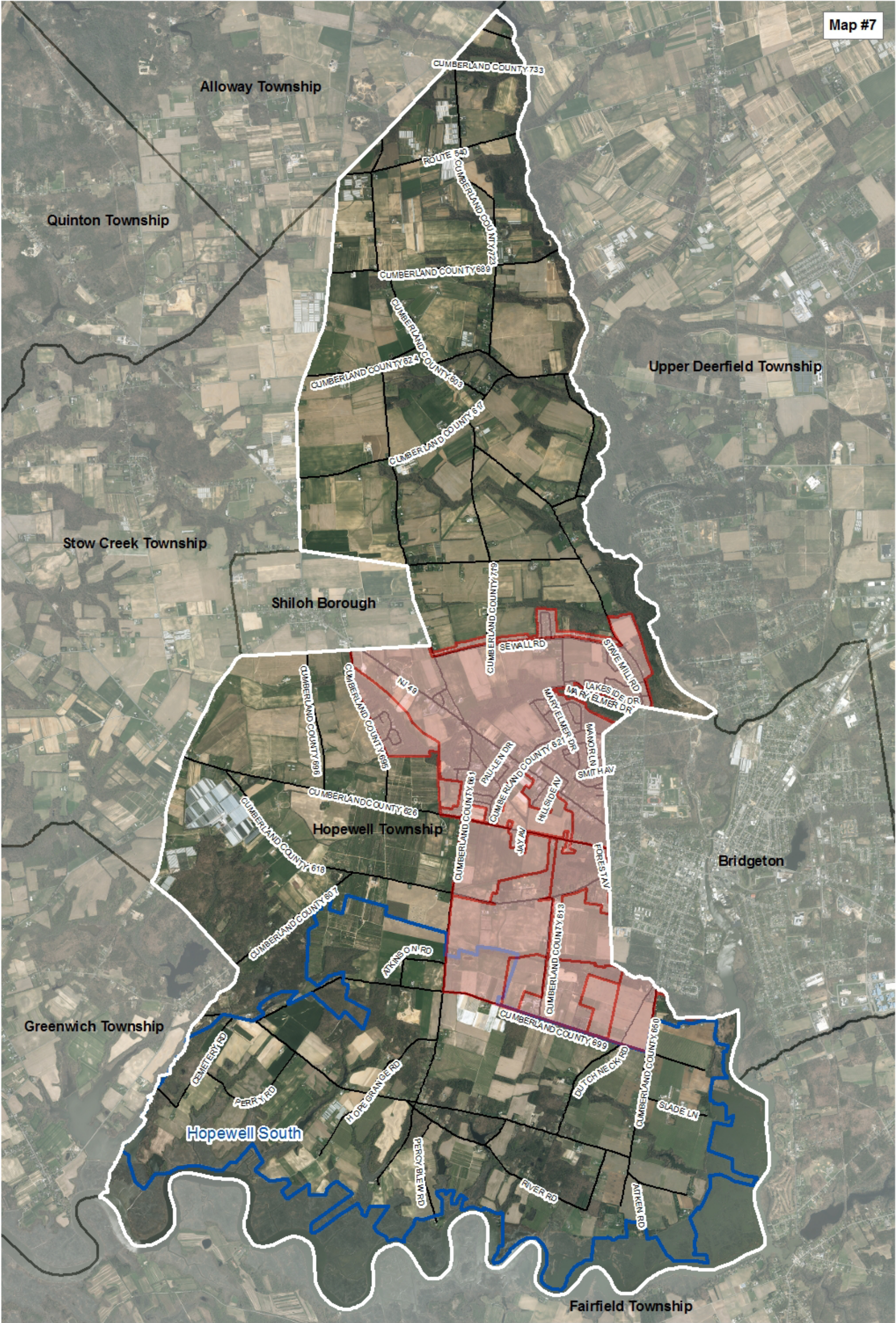
## Greenwich Township

## Fairfield Township

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

☐ Hopewell Preserved Farms





Source: 2017 Hopewell Farm Assessment, NCGIS, NJGIT, DVRPC and NJDEP

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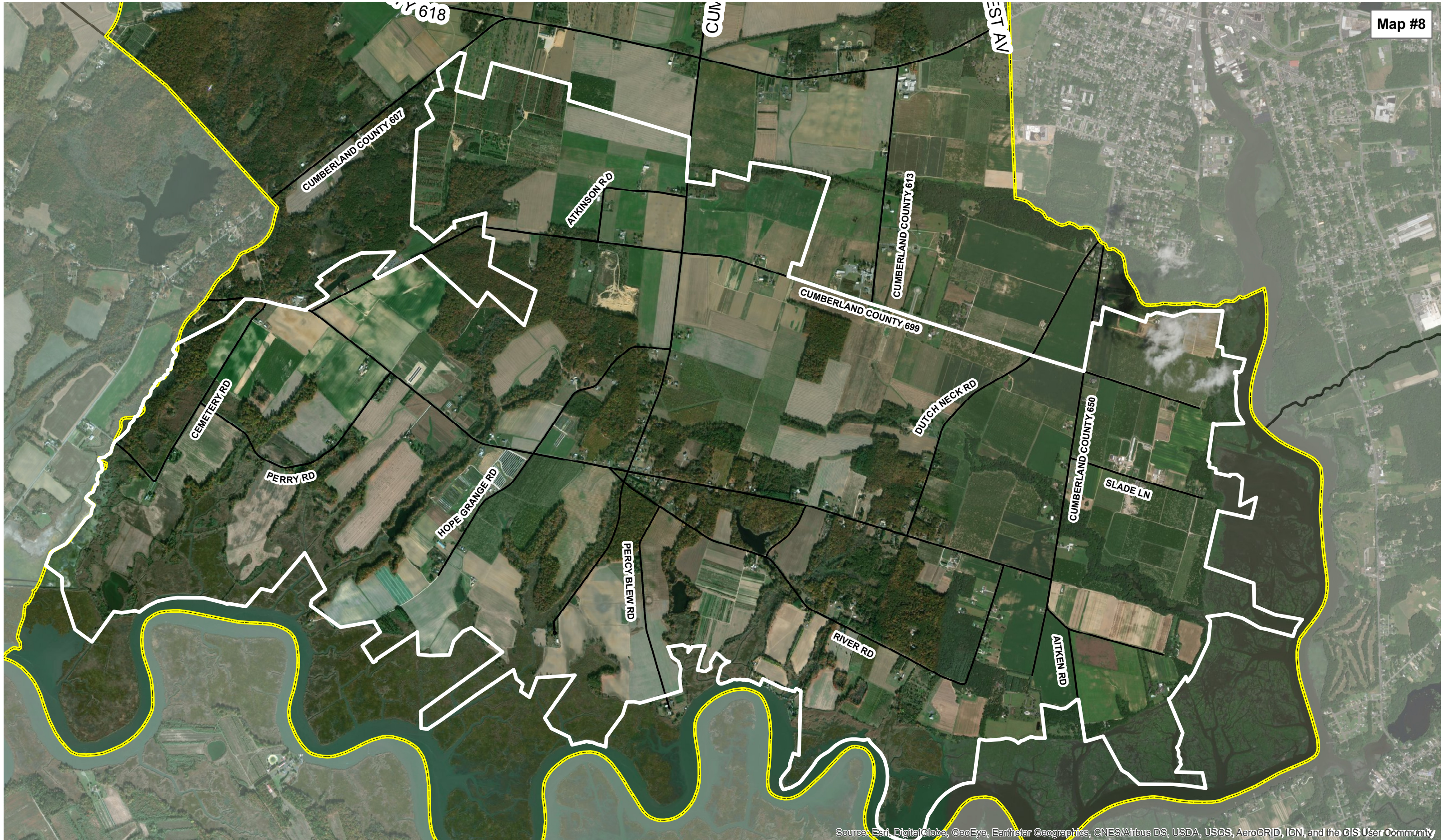


# Hopewell Sewer Service Areas

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

- Hopewell SSA
- Hopewell Project Area






Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Hopewell Township Project Area Aerial

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

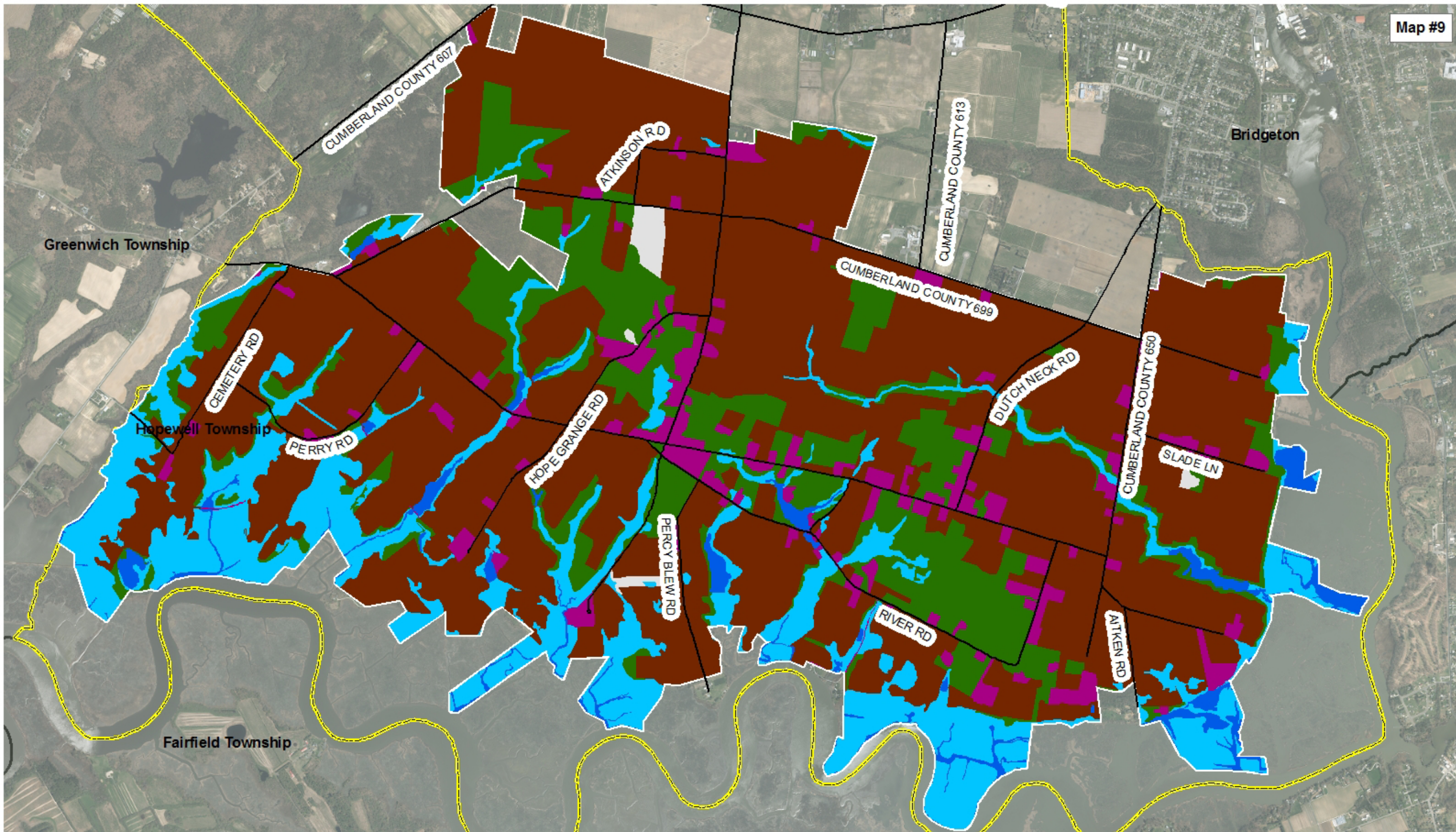
Source: 2017 Hopewell Farm Assessment, NCCGIS, NJOIT, DVRPC and NJDEP

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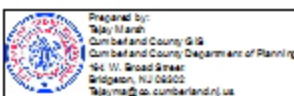
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Source: 2017 Hopewell Farm Assessment, CCGIS, NJOT, DVRPC and NJDEP

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Miles

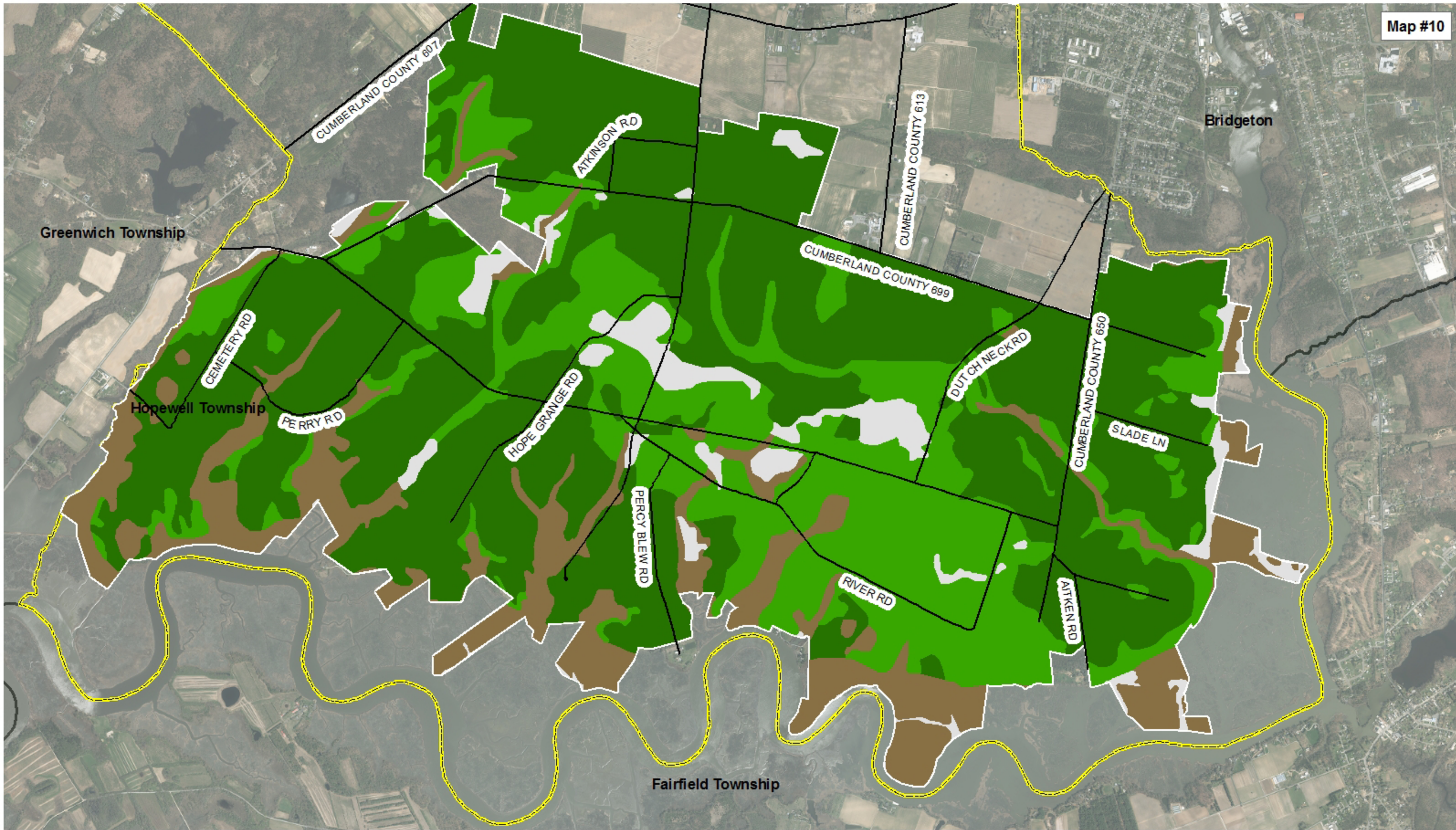


## Landuse Map

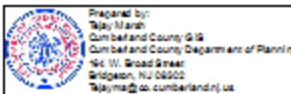
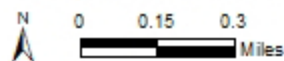
Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

|  |  |
|--|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span> AGRICULTURE     | <span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> URBAN |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span> BARREN LAND | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> WATER    |
| <span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> FOREST          | <span style="display:inline-block; width:15px; height:15px; background-color:cyan; border:1px solid black;"></span> WETLANDS |





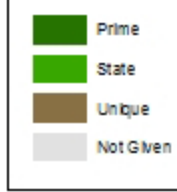
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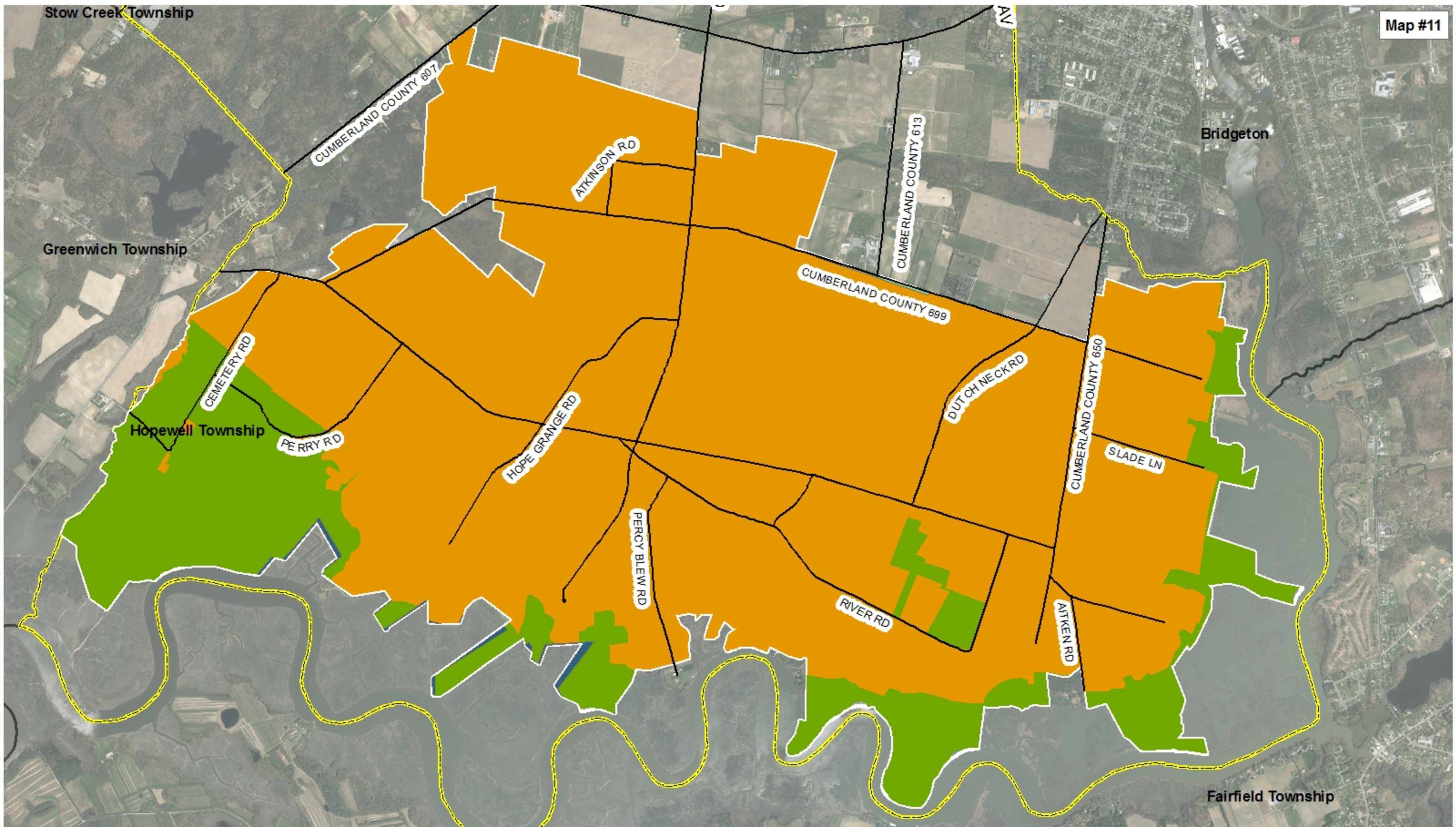
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rajiv@co.cumberland.nj.us

## Agricultural Soil Classification Map

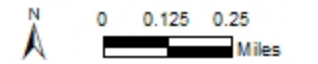
Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan







Source: 2017 Hopewell Farm Assessment, OCGIS, NJGIT, DVRPC and NJDEP



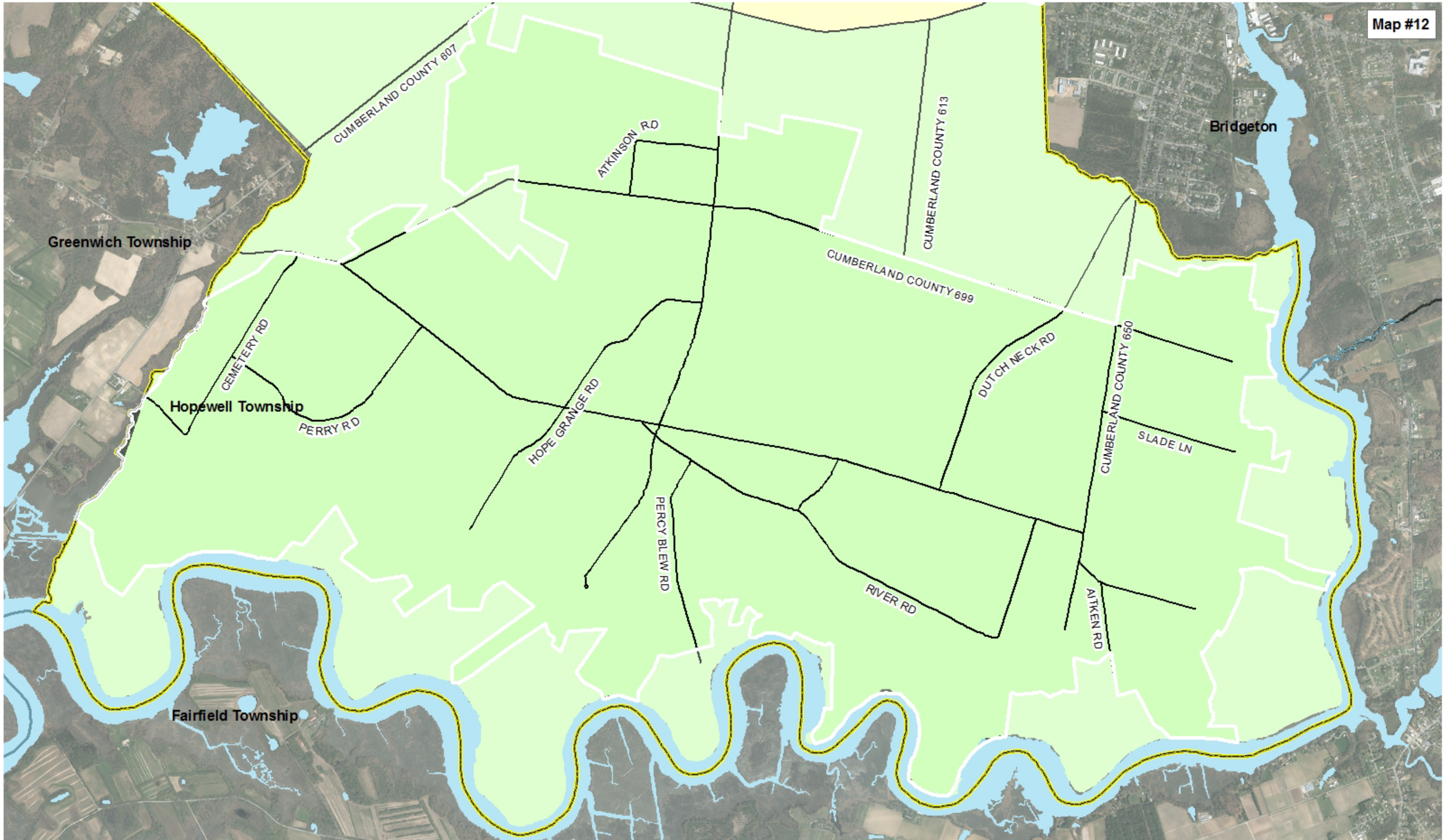
Prepared by:  
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# State Planning Areas Map

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

|  |   |
|--|---|
| Plan Area 1/Metropolitan Planning Area | Plan Area 4/Rural Planning Area                   |
| Plan Area 2/Suburban Planning Area     | Plan Area 4B/Rural Environmentally Sensitive Area |
| Plan Area 3/Fringe Planning Area       | Plan Area 5/Environmentally Sensitive Area        |











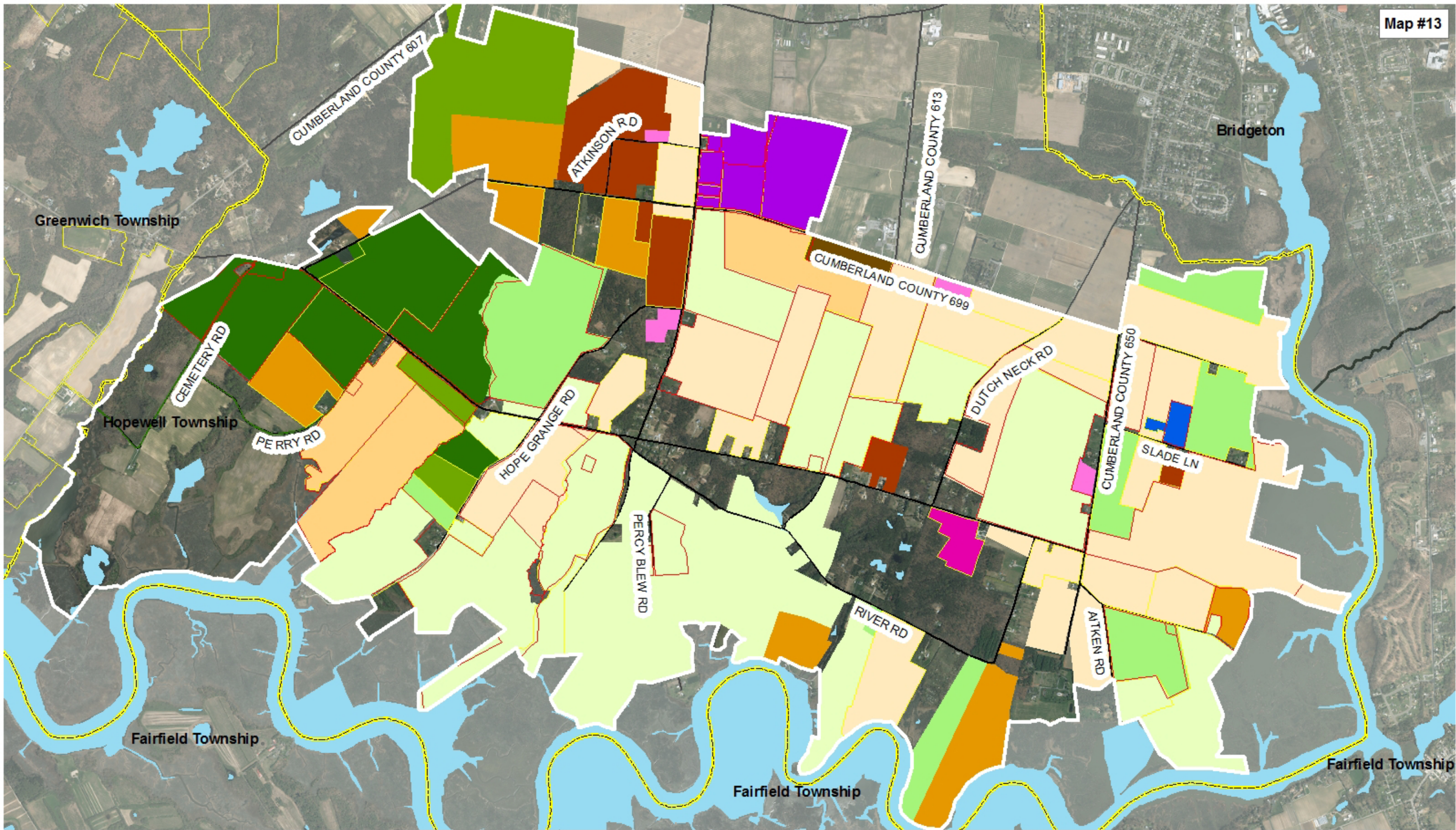
Source: 2017 Hopewell Farm Assessment, CCGIS, NJDOT, DVRPC and NJDEP  
0 0.25 0.5 Miles  
Prepared by:  
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# Zoning Map

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

|   |                       |   |                        |
|---|-----------------------|---|------------------------|
|  | Agriculture           |  | Residential            |
|  | Commercial/Industrial |  | Water/Floodplain       |
|  | Public                |  | Municipal Project Area |





Source: 2017 Hopewell Farm Assessment,  
CCGIS, NJGIT, DVRPC and NJDEP

0 0.125 0.25  
Miles

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# Agricultural Commodity Map

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

|          |               |                    |                  |
|----------|---------------|--------------------|------------------|
| Corn     | Chickens      | Peaches/Nectarines | Chesapeake River |
| Hay      | Horses        | Asparagus          | Preserved Farms  |
| Sorghum  | Mac Livestock | Mixed Vegetables   | Target Farms     |
| Soybeans | Nursery       |                    |                  |
| Wheat    | Sod           |                    |                  |



Source: 2017 Hopewell Farm Assessment,  
CCGIS, NJOIT, DVRPC and NJDEP

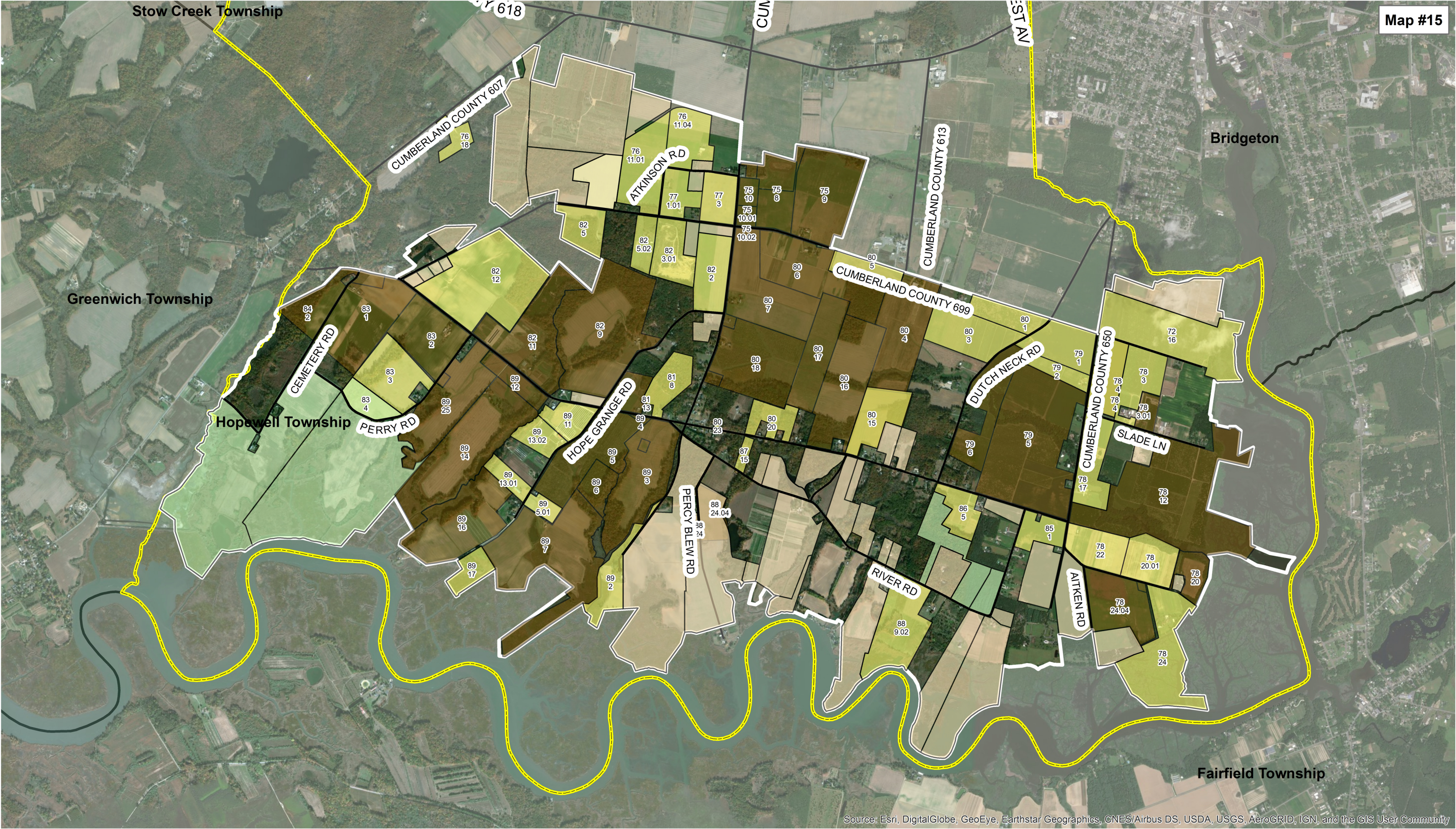
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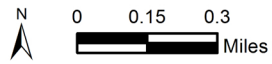
Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan







Source: 2017 Hopewell Farm Assessment, CCGIS, NJOIT, DVRPC and NJDEP



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# Hopewell Municipal Project Area

Hopewell Township, Cumberland County, New Jersey  
Comprehensive Farmland Preservation Plan

