


*Pilesgrove Township Master Plan
Farmland Preservation Plan Element Update*

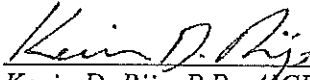
Prepared for the:
*Pilesgrove Township Planning Board
1180 U.S. Route 40
Pilesgrove, New Jersey 08098*

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November 19, 2012



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INTRODUCTION

The Municipal Land Use Law indicates that a municipal Master Plan may contain a *“farmland preservation plan element which shall include: an inventory of farm properties and a map illustrating significant areas of agricultural land; a statement showing that municipal ordinances support and promote agriculture as a business; and a plan for preserving as much farmland as possible in the short term by leveraging monies made available by P.L. 1999, c. 152 (C. 13:8C-1 et. al.) through a variety of mechanisms including, but not limited to, utilizing option agreements, installment purchases, and encouraging donations of permanent development easements.*

Piles Grove Township adopted a Farmland Preservation Plan element of its Master Plan on March 1, 2004. It was the initial master plan element in the Township that focused on the protection and preservation of the community’s agricultural resources and businesses.

The purpose of this 2012 Plan Update is to update and modify the Township’s Farmland Preservation Plan, to ensure that it conforms to State guidelines, and that it establishes a clear strategy for farmland preservation. The Plan has been organized to follow the *SADC Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* dated May 24, 2007.

Definition of Agriculture

Agriculture is commonly defined as farming in all of its forms, specifically including the following:

- Cultivation and tillage of the soil;
- Production, cultivation, growing, and harvesting of any agricultural, viticultural, or horticultural commodities;
- Raising and/or breeding of livestock including but not limited to, dairy and beef cattle, sheep, goats, fur bearing animals, companion animals, poultry, and swine;
- Breeding, boarding, raising, or training of equine;
- Commercial harvesting, production, and processing of fish and shellfish, including aquaculture and marine production;
- Commercial production of bees and apiary products;
- Production of nursery, sod, floriculture, and forest products; and
- Harvesting, storage, grading, packaging, processing, distribution and sale of such commodities where such activities occur at the point of production.

Plan Goals/Objectives

The goal of the farmland preservation program is to retain a viable agricultural industry in Pilesgrove Township. The objectives of the Farmland Preservation Plan for Pilesgrove Township are as follows:

- To permanently preserve lands which are necessary for the retention of the agricultural industry through various methods, including fee simple and development rights acquisition programs;
- To focus public land preservation resources based on agricultural and land use planning criteria;
- To utilize clustering and planned development mechanisms to preserve lands that are not in the easement purchase program; and,
- To implement regulatory measures which will result in the protection and enhancement of agriculture in the Township.

While the goal of the farmland preservation program is the preservation of the land for agricultural purposes, it is recognized that the program will only be successful if it results in the retention of viable agricultural economy.

Plan Structure/Format

Pilesgrove Township adopted a Farmland Preservation Plan Update in December of 2007 that was a comprehensive update of the initial Farmland Preservation Plan adopted in March of 2004. The 2007 Update was undertaken to comply with the revised regulations of the State Agricultural Development Committee (SADC) in order to be eligible for Planning Incentive Grant funding and was structured in accordance with SADC guidance. The 2007 Plan Update was adopted as an element of the Township Master Plan to ensure that the Plan submitted to the SADC had the support of the municipality and had been the subject of public comment.

This 2012 Plan Update is intended to expand the Township Planning Incentive Grant within the financial constraints of the Township.

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I. MUNICIPALITY'S AGRICULTURAL LAND BASE

This section of the Pilesgrove Township Farmland Preservation Plan is intended to provide a clear description of the agricultural characteristics and trends in the Township's agricultural land base over the last twenty years based on available data.

1.1 LOCATION AND SIZE OF AGRICULTURAL LAND BASE

The agricultural land base in Pilesgrove Township is approximately 16,000 acres or 25 square miles of a community that occupies 35 square miles of land area. Virtually all of the cleared land in the Township that has not been developed is devoted to some type of agricultural production. Most of the wetlands in the Township are wooded since farmers historically did not clear areas that were not tillable or which could not be modified (drained) to be tillable.

Pilesgrove Township has the second largest agricultural land base of any municipality in the State of New Jersey. Upper Pittsgrove Township, Pilesgrove's neighbor to the east, has the largest municipal agricultural land base. These two municipalities represent about 9% of the total agricultural land base in the State.

There are several sources of data regarding the agricultural land base including Farmland Assessment data and the Census of Agriculture that are discussed in this section. While all of the sources provide a consistent description of the agricultural land base, there are minor differences based on the source of the specific data. For this reason, information from one source should not be combined or compared with data from another source.

1.1.1 Existing Land Use Data

Pilesgrove Township is a rural community that surrounds Woodstown Borough. U.S. Route #40 is the primary east-west highway that bisects the community in an east-west direction and State Route #45 is a state highway of lesser importance that bisects the Township in a north-south direction. The two state highways intersect in the center of Woodstown.

Map 1: Existing Land Use Map provides an overview of the existing land use patterns in Pilesgrove Township based on parcel mapping, tax records, and recent land use changes. *Table 1* summarizes the generalized land use data in the Township.

As *Map 1* indicates, agricultural lands are located throughout the Township but are concentrated in areas where natural resources are suited for agricultural production and where land development is reduced in intensity.

Commercial development tends to be concentrated along U.S. Route 40 near Woodstown and at Cowtown. The commercial recreation land use category refers to the Cowtown flea market and rodeo, the Town & Country golf course, and the Four Seasons Campground.

Residential development is almost entirely composed of single-family dwellings located on large lots. The residential lots tend to be located along major roads throughout the Township in a strip pattern but moderate sized residential developments are being developed particularly along the northern fringe of the Township. Currently, there are approximately 1,500 households in the Township. Tax records list slightly over 200 of these units as farmhouse exclusions (Code 3A).

Table 1
Pilesgrove Township
Generalized Land Use

Land Use Category	Area	Percent
Residential (SF)	1,692.0	7.5%
Residential (SF)	1,057.5	4.7%
Residential (MF)	8.1	0.0%
Commercial	278.5	1.2%
Commercial Recreation	439.0	2.0%
Industrial	68.2	0.3%
Qualified Farmland	16,334.4	72.8%
Public Property (Open Space)	1,054.4	4.7%
Public or Exempt Facilities ¹	161.7	0.7%
Vacant	744.3	3.3%
Roads	598.8	2.7%
Total	22,436.9	100.0%

Source: Tax records (2012); Updated by the Alaimo Group

1.1.2 Qualified Farmland Data

Table 2 indicates the trend in qualified farmland in the Township from 1984-2012. The Table indicates that the acres committed to agricultural use has gradually declined from 1991. However, the farmland assessment acreage recorded in 2012 was slightly higher than that in 2008.

Table 3 indicates the trend in qualified farmland in Salem County from 1984-2006. This Table indicates that the acres committed to agricultural use in the County increased slightly from 1984 to 2001, then declined slightly in 2004, and remained steady from 2004 to 2006.

Table 4 indicates the qualified farmland acreage by zoning district in the Township. Almost 2/3rds of the farmland assessed acreage in the Township is within the Agricultural Retention (AR) zoning district.

Chart 1 graphically depicts the qualified farmland trends. The chart indicates that while there is an overall decline in qualified farmland, the acreage committed to harvested cropland has actually increased in recent years. The percentage of woodlands and wetlands included in the agricultural use categories is consistently lower in Pilesgrove Township than in the entire County.

Table 2
Piles Grove Township Farmland Preservation Plan
Qualified Farmland Trend (1984-2012)

Category	Tax Year							
	1984	1991	2001	2004	2005	2006	2008	2012
Cropland harvested	10,950	12,208	12,210	11,925	12,017	11,734	10,877	11,614
Cropland Pastured	1,114	627	589	650	600	588	522	246
Permanent Pasture	2,885	2,812	2,473	2,547	2,427	2,403	2,367	2,272
Unattached woodland	n/a	290	473	376	418	381	445	369
Attached woodland/wetland	1,669	1,429	1,482	1,443	1,438	1,384	1,247	1,366
Equine Acres	n/a	n/a	19	34	20	38	61	61
Total Agricultural Use	16,617	17,366	17,246	16,975	16,920	16,528	15,519	15,928
Non-Agricultural Use	794	533	407	428	385	359	0	202
Total Qualified Farmland	17,421	17,900	17,653	17,403	17,305	16,887		16,251
Ag. Use Percent of Prior Year	n/a	104.5%	99.3%	98.4%	99.7%	97.7%	93.9%	102.6%

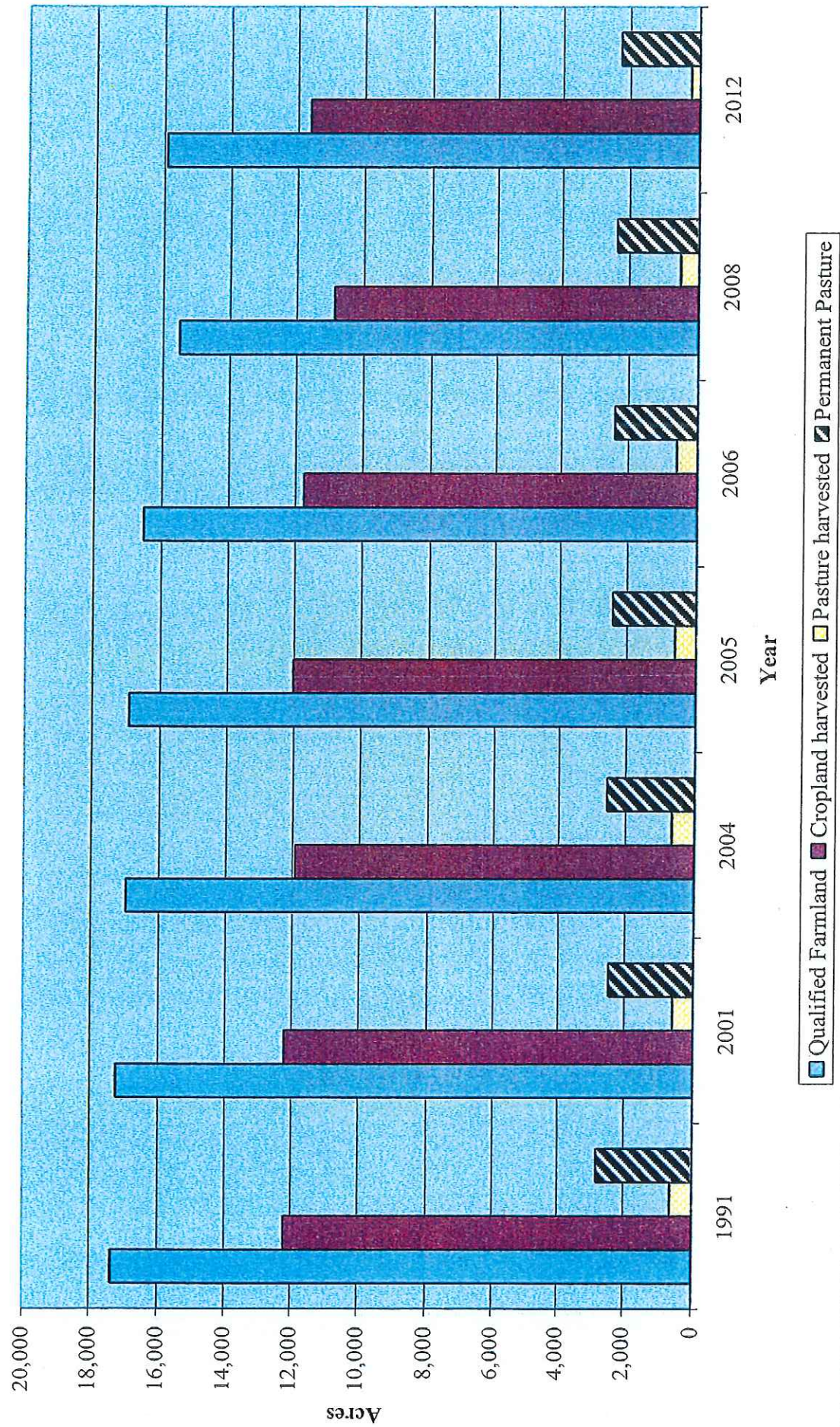
Table 3
Piles Grove Township Farmland Preservation Plan
Salem County Qualified Farmland Trend (1984-2006)

Category	Tax Year					
	1984	1991	2001	2004	2005	2006
Cropland harvested	75,151	74,967	78,624	77,326	76,851	75,744
Cropland Pastured	3,990	3,494	3,086	3,263	3,135	3,370
Permanent Pasture	9,926	9,664	8,659	8,398	8,215	8,557
Unattached woodland	n/a	4,056	8,433	7,712	8,319	7,913
Attached woodland/wetland	27,748	24,572	24,174	23,501	23,948	24,258
Equine Acres	n/a	n/a	247	289	313	38
Total Agricultural Use	116,815	116,753	123,223	120,489	120,781	119,880
Non-Agricultural Use	11,246	5,090	4,034	3,701	3,336	3,406
Total Qualified Farmland	128,160	121,843	127,257	124,190	124,117	123,534
Ag. Use Percent of Prior Year	n/a	99.9%	105.5%	97.8%	100.2%	99.3%

Table 4
Piles Grove Township
Qualified Farmland by Zoning District

Category	AR	SR	RR	VN/PRD	C	I	Totals	Percent
Cropland harvested	7,873.5	1,316.2	1,799.0	32.6	134.1	453.8	11,609.2	72.9%
Cropland Pastured	114.3	70.3	61.3	0.0	0.0	0.0	245.9	1.5%
Permanent Pasture	1,474.6	231.6	440.5	1.1	124.0	0.0	2,271.8	14.3%
Unattached woodland	37.2	57.9	274.2	0.0	0.0	0.0	369.3	2.3%
Attached woodland/wetland	712.6	195.0	394.2	9.9	54.4	0.0	1,366.1	8.6%
Equine Acres	23.6	33.4	4.1	0.0	0.0	0.0	61.1	0.4%
Total Agricultural Use	10,235.8	1,904.4	2,973.3	43.6	312.5	453.8	15,923.4	100.0%
Percent	64.3%	12.0%	18.7%	0.3%	2.0%	2.8%	100.0%	

Chart 1: Piles Grove Township Qualified Farmland Assessment Trend



1.1.3 Census of Agriculture

Tables 5 & 6 summarize the data from the Census of Agriculture that is conducted every five years. *Table 5* compares certain key statistics and trends for New Jersey and Salem County. Detailed information is not provided by the Census at the municipal level. *Table 6* presents the partial data that is available for the 08098 zip code, which primarily includes Pilesgrove Township.

New Jersey

Land in farms. According to the Census, New Jersey had 1.67 million acres of land in farms in 1954 but only 733,450 acres in farms in 2007. Therefore, the land in farms in 2007 was only 44% of that in the mid-1950's. While the census data indicates that the conversion rate slowed in the early 1990's, the acreage loss from 2002 to 2007 in the State was over 72,000 acres, which is an area more than three times the entire Township of Pilesgrove. Therefore, farmland preservation efforts during this time did not prevent substantial farmland conversion.

Number of farms. The number of farms in the state has increased as the average size farm has declined. One reason for this is the tax advantages of the State's Farmland Assessment Act which has resulted in more farming activity by landowners that have other occupations.

Harvested Cropland. Harvested cropland has steadily declined to about 416,000 acres in 2007 or about 57% of the total land in farms. Irrigated land acreage remains high.

Salem County

Land in farms. According to the Census, Salem County had over 125,000 acres of land in farms in 1954. By the end of the 1970's the land in farms in the County was less than 100,000 acres. However, the Census indicates that the land in farms in Salem County has been stable for the last 20 years. In fact, the farm acreage in 2007 was reported to be virtually the same as that in 1982.

Farm size. The 2007 census data indicates that the average farm in the county has declined from 149 acres in 1982 to 127 acres in 2007. The median size farm is only 40 acres, which means that there are a large number of very small farms in the County.

Market value. The census reported that the market value of agricultural products sold in the County in 1982 was \$41.2 million and that this value increased to \$80.0 million in 2007. The average per farm value increased from \$63,524 in 1982 to \$105,400 in 2007.

Occupation. According to the Census, the number of persons listing their primary occupation as farming in the County increased from 354 persons in 1982 to 404 persons in 2002.

Pilesgrove Township

Table 6 presents the limited data available for the 08098 zip code that primarily consists of Pilesgrove Township. According to 2002 land cover data (NJDEP), Pilesgrove Township accounted for 72% of the active farmland in the 08098 zip code. The 2002 Census data indicates that the approximately 59% of the farms in the Township were less than 50 acres in size and that 84% of the farms reported an average value of products sold under \$50,000. The Census data also indicated that 122 farmers were listed as full owners and that 134 farms had the principal operator living on the farm.

Table 5

Pilesgrove Township Farmland Preservation Plan

U.S. Census of Agriculture Summary Data

	1982	1987	1992	1997	2002	2007
New Jersey						
Number of farms	8,277	9,032	9,079	9,101	9,924	10,327
% Change from Prior Census		9.1%	0.5%	0.2%	9.0%	4.1%
Value of land in farms (acres)	916,331	894,426	847,595	832,600	805,692	733,450
% Change from Prior Census		-2.4%	-5.2%	-1.8%	-3.2%	-9.0%
Average Size of Farm (acres)	111	99	93	91	81	71
% Change from Prior Census		-10.8%	-6.1%	-2.2%	-11.0%	-12.3%
Market Value of Products (Millions)	\$436.0	\$496.0	\$533.0	\$697.4	\$750.0	\$987.0
% Change from Prior Census		13.8%	7.5%	30.8%	7.5%	31.6%
Cropland (acres)	669,618	642,534	623,466	594,928	547,668	488,697
% Change from Prior Census		-4.0%	-3.0%	-4.6%	-7.9%	-10.8%
Forestland (acres)	570,031	484,805	491,518	485,187	444,670	415,542
% Change from Prior Census		-15.0%	1.4%	-1.3%	-8.4%	-6.6%
Wetland (acres)	83,049	91,208	80,409	92,965	96,893	95,277
% Change from Prior Census		9.8%	-11.8%	15.6%	4.2%	-1.7%
Salem County						
Number of farms	648	697	752	660	753	759
% Change from Prior Census		7.6%	7.9%	-12.2%	14.1%	0.8%
Value of land in farms (acres)	96,585	95,265	98,256	92,047	96,238	96,530
% Change from Prior Census		-1.4%	3.1%	-6.3%	4.6%	0.3%
Average Size of Farm (acres)	149	137	131	139	128	127
% Change from Prior Census		-8.1%	-4.4%	6.1%	-7.9%	-0.8%
Market Value of Products (Millions)	\$41.2	\$49.9	\$54.4	\$67.9	\$72.5	\$80.0
% Change from Prior Census		21.2%	9.0%	24.8%	6.8%	10.3%
Cropland (acres)	79,207	78,751	81,004	75,066	77,228	77,228
% Change from Prior Census		-0.6%	2.9%	-7.3%	-4.7%	2.9%
Forestland (acres)	68,651	63,080	68,733	65,803	66,815	66,815
% Change from Prior Census		-8.1%	9.0%	-4.3%	-2.8%	1.5%
Wetland (acres)	14,898	17,251	13,964	18,227	19,147	18,001
% Change from Prior Census		15.8%	-19.1%	30.5%	5.0%	-6.0%

Table 6 Pilesgrove Township Farmland Preservation Plan U.S. Census of Agriculture Summary Data (2002)	
Zip Code (08098)	
Farm Size	
1-49 Acres	95
50-999 Acres	61
1000+ Acres	5
Total	161
Value of Products	
Less than \$50,000	136
\$50,000-249,999	10
\$250,000 or more	15
Total	161
Cropland Harvested	
1-49 Acres	82
50-499 Acres	34
500+ Acres	9
Total	125
Farms by Tenure	
Full Owners	122
Part Owners	31
Tenants	8
Total	161
Farms with Operator living on farm	134

Note: the 08098 zip code includes all of Pilesgrove Township and a small portion of Alloway Township.

1.2 PROJECT AREA DESCRIPTION

N.J.S.A. 4:1C-43.1a states that *"there is established in the State Agriculture Development Committee (SADC) a farmland preservation planning incentive grant program, the purpose of which shall be to provide grants to eligible counties and municipalities for farmland preservation purposes. The statute further states that "to be eligible to apply for a grant, a ...municipality shall identify project areas of multiple farms that are reasonably contiguous and located in an agriculture development area authorized pursuant to the "Agriculture Retention and Development Act".*

Project Areas are further defined in the regulations for the municipal planning incentive grant program as follows:

An area identified by a municipality that identifies discrete areas within the municipality's farmland preservation plan that constitute separate, significant areas of reasonably contiguous farmland that will promote the long-term viability of agriculture as an industry in the municipality, and which consists of the following lands and lands that are within one mile of any of the following lands:

- 1. Targeted farms located within an ADA;*
- 2. Lands from which an application for the sale of a development easement has been granted final approval by the municipality, county and/or the Committee pursuant to the Agriculture Retention and Development Act, as amended, and the Garden State Preservation Act;*
- 3. Lands from which development easements have already been purchased;*
- 4. Other land permanently deed restricted for agricultural use;*
- 5. Lands enrolled in an eight-year farmland preservation program or municipally approved farmland preservation programs; and*
- 6. Other permanently preserved lands dedicated for open space purposes that are compatible with agriculture, as approved by the Committee.*

Salem County has established an agricultural development area that includes virtually all of Pilesgrove Township (see Section 4.2). The objective of the Pilesgrove Township farmland preservation program is to permanently preserve as much of the Agricultural Retention (AR) zoning district as is feasible. Four (4) Project Areas have been delineated within the AR zoning district. These Project Areas conform to the regulatory criteria and encompass much of the western, northwestern and eastern parts of the Township.

Map 2: Open Space and Conservation Map illustrates the three distinct Project Areas in Pilesgrove Township which are referred to as follows:

- Northern Pilesgrove Project Area (Area 1)
- U.S. Route 40 Project Area (Area 2)
- Commissioners Pike Project Area (Area 3)
- Woodstown-Daretown Road (Area 4)

The focus of the municipal program will be to establish contiguous agricultural districts. Therefore, acquisition efforts will focus on the farms adjacent to those that have previously been preserved as well as those that are in the path of development. **Map 2** also indicates the tracts that have been preserved and the tracts for which applications have been submitted for one of the farmland preservation programs.

1.3 IMPORTANT FARMLAND SOILS

Map 3: Important Farmland Soils Map indicates the important farmland soils in Pilesgrove Township based on the most current NRCS data. As Map 3 illustrates, the Township soils are primarily classified as Prime Soils or Soils of Statewide Importance. Nevertheless, the soils in the Township do have a number of characteristics that require modification to be the most productive. The presence of a slowly permeable substratum in much of the Township results in the need for and use of tile drains or similar devices. For this reason, a significant portion of the prime agricultural soils in the Township are also listed as hydric soils.

Over 73% of the soils in the Northern Pilesgrove Project Area and over 97% of the soils in the U.S. Route 40, Commissioner Pike, and Woodstown-Daretown Road Project Areas are classified as Prime Soils or Soils of Statewide Importance (see *Appendix A*). Furthermore, there is an area in the western part of the Township in the Northern Pilesgrove Project Area where the soils are classified as "Other" due to their sandy nature. However, these soils are, in fact, very productive when used for the appropriate crop, irrigated, and when managed properly.

1.4 IRRIGATED ACRES AND AVAILABLE WATER SOURCES

Reliable data on the irrigated acreage in the Township is not readily available. The 2006 Farmland Assessment Act applications only reported 200 acres of irrigated acres, which is not an accurate representation of current activities.

The Salem County Extension Office has reported that there are 16 agricultural certifications in Pilesgrove Township covering 40 water diversions (34 surface water; 4 wells). A review of the records indicates that these diversions provide for a maximum of 4,715 irrigable acres in the Township and a maximum withdrawal of 502.2 million gallons per month (MGM). It is evident from this data that the extent of the irrigation system in the Township is much greater than reported by other data sources.

The available water sources are the groundwater aquifers of the Potomac-Raritan-Magothy, the Mount Laurel - Wenonah sands, and, to a lesser extent, the Vincentown formation. Surface water sources in the Township tend to be small irrigation ponds that have been constructed to provide for surface water diversions.

The availability of reliable water sources for irrigation is of critical concern in Pilesgrove Township due to the nature of the crops produced and the increasing need for irrigation to achieve high productivity. The limits of the underlying aquifers are becoming increasingly evident due to the drawdown in water levels and surface water diversions are limited by the watercourse flow rate.

1.5 FARMLAND HOLDINGS

1.5.1 Farm Parcel Size by Zoning District

The average size of a qualified farm parcel in Pilesgrove Township is about 31 acres. A review of the qualified farmland assessment applications for the 2008 tax year resulted in the breakdown of farm size by zoning district shown in *Table 7*.

Table 7
Pilesgrove Township Farmland Preservation Plan
Farm Parcel Size by Zoning District

Farm Parcels by Zoning District				Farm Parcel Size Breakdown							
Zoning District	Acres	Percent	Parcels	Average	0-10	10-25	25-50	50-100	100-150	150-200	200+
AR-1	6,890.8	41.9%	121	56.9	26	19	25	26	15	7	3
AR-2	3,583.1	21.8%	78	45.9	16	17	14	24	5	2	0
RR	3,085.0	18.8%	128	24.1	53	41	19	9	5	1	0
SR	1,981.8	12.1%	188	10.5	38	24	15	11	0	0	0
PRD	92.6	0.6%	2	46.3	0	0	2	0	0	0	0
VN	11.0	0.1%	2	5.5	2	0	0	0	0	0	0
HC	305.0	1.9%	10	30.5	1	5	2	2	0	0	0
NC	18.2	0.1%	2	9.1	1	1	0	0	0	0	0
PLI	453.8	2.8%	2	226.9	0	0	0	0	1	0	1
PPE	21.4	0.1%	1	21.4	0	1	0	0	0	0	0
Totals	16,442.7	100.0%	534	30.8	137	108	77	72	26	10	4

Source: Farmland Assessment Applications (2007)

The Agricultural Retention (AR) zoning districts are the districts that are most suited for agricultural production. As shown in *Table 7*, about 64% of the qualified farmland is in the two AR districts. The AR-1 zoning district generally corresponds to the Project Areas and contains about 42% of the qualified farmland in the Township. The AR-2 zoning district contains about 22% of the qualified farmland in the Township. The average qualified farmland parcel is about 57 acres in the AR-1 and about 46 acres in the AR-2.

The Restricted Residential (RR) zoning district generally consists of lands that generally have limitations for residential development such as an elevated seasonal high water table or a clayey substratum. Nevertheless, this zoning district contains a number of productive farms that have implemented means of overcoming the natural resource conditions. Over 3,000 acres or about 19% of the qualified farmland in the Township is located within this zoning district. The average parcel size in the RR district is approximately 24 acres or less than one-half the parcel size in the AR-1 district.

The Single Family Residential (SR) zoning district is a low density residential zoning district located along the northern tier of the Township. The soils tend to be suited for agricultural production as well as land development. Almost 2,000 acres of the qualified farmland are located within this residential zoning district. However, the average lot size is only slightly above ten acres, which is indicative of initial subdivision activity that has taken place in this area as well as the presence of lots of the minimum size to qualify for farmland assessment.

The Planned Residential District (PRD) refers to planned residential development zoning near the village of Sharptown that was the subject of affordable housing litigation that has been settled. The Highway Commercial (HC) and Neighborhood Commercial (NC) zoning districts contain only 323 acres of qualified farmland. These areas will likely be converted to commercial use, if demand warrants in the future.

Piles Grove Township also has an overlay zone known as the Planned Light Industrial (PLI) zoning district that contains two large parcels. This zoning district may only be developed for planned industrial development if a General Development Plan (GDP) is approved by the Township and the State Plan is modified to allow the planned infrastructure needed to serve this nodal development.

1.5.2 Target Farm Size

Piles Grove Township has listed 59 “target” farms encompassing about 4,011± acres for preservation in the four project areas. The average target farm is 68 acres in size.

1.5.3 Preserved Land

All or portions of 37 farms have been preserved through the purchase of easements in Piles Grove Township. The total preserved acreage is 4,843 acres and the average size of the preserved farm is 131 acres. About 94% of the preserved land is in the designated Project Areas.

1.5.4 Contiguous Land Holdings

A detailed review of the Township tax records was conducted in 2004 and indicated that the qualified farmland was owned by a total of 269 entities (families or LLCs) when land under common

or similar ownership is combined. It was determined that about 65% of the farmland owners held less than 50 acres of land; an additional 24.5% owned between 50 and 150 acres; and the remaining 10.5% of the farmland owners hold in excess of 150 acres. At that time, there were only eight entities that had land holdings in excess of 300 acres in the Township. However, these major landholders controlled over 20% of the farmland in the Township and hold the key to the Township's future since their participation in a farmland preservation program can ensure the long-term availability of contiguous farmland.

1.6 AGRICULTURAL TRENDS

1.6.1 National

In the early 1950's there were approximately 5 million farms in the United States encompassing 1.2 billion acres of land. The average farm size was slightly less than 250 acres. By the year 2000, the number of farms in the United States had declined to 2.18 million or about 40% of that recorded 50 years earlier and the land devoted to farmland had declined to 0.94 billion acres or less than half of that recorded in 1950.

1.6.2 New Jersey

The pressures on the agricultural industry have been particularly evident in New Jersey which is the most urbanized state in the nation yet one blessed with productive soils and growing conditions. The trends in the state agricultural industry are as follows:

- Number of Farms. In 1950, there were 25,000 farms in New Jersey. Today, the number is less than 10,000 farms, which represents a decline of 60% in the number of operating farms.
- Farmland. The land devoted to agriculture in 1950 was about 1.75 million acres or 37% of the entire State. Agricultural land is now reported to represent about 800,000 acres or less than 18% of the State land area.
- Farm Size. The average size of a farm in New Jersey is now about 81 acres which is actually more than the 70 acre average size in 1950 but less than the 124 acre average size in 1970. About 78% of the farms in New Jersey are now less than 100 acres, about 19% are in the 100-200 acre range, and 2% are in the 200-1000 acre size. Only 1% of the farms in New Jersey encompass more than 1,000 acres.

1.6.3 Salem County

Because of its location in the southwestern corner of the state, Salem County has been somewhat removed from the land conversion pressures around the Philadelphia metropolitan area. Therefore, agriculture in Salem County has not changed as dramatically as the rest of New Jersey. Nevertheless, the agricultural industry in the County has been under increasing pressure for the following reasons:

- The industry has been subjected to the stringent regulatory climate that is indicative of an urbanized state,

- The conversion of land in the region as well as other factors has resulted in the loss of the food processors, equipment suppliers, and other key components of a once thriving agricultural industry; \
- The extent of the conversion of land to non-agricultural uses in close proximity to Salem County has represented a constant diversion from the investment needed for a long term industry; and,
- The buckshot land development pattern in the County on large lots has resulted in the encroachment of non-agricultural uses within the contiguous agricultural districts that are needed for efficient agricultural operations.

The 2002 Census reported an increase in the number of farms, the acreage devoted to farming, the market value of the agricultural products, the total and harvested cropland, and the irrigated land in Salem County from that reported in the 1997 Census. While there has been a long-term gradual decline in agriculture in Salem County, the 2002 Census data indicated a brief rebound in agricultural activity. Salem County had the fifth highest agricultural production value of all counties in New Jersey in 2002.

While these statistics are in direct contrast to the dramatic downturn in agricultural activity in many New Jersey counties, this data should be viewed as a brief respite in a long-term gradual decline during which decisive action is needed to preserve the County's agricultural industry. In particular, the northern part of the County has been, and will be, experiencing pressures that are distinctly different from those in the southern part of the County.

The Salem County Comprehensive Farmland Preservation Plan (SCCFPP) contends that the value of land in Salem County is increasing as the price of farm commodities is leveling off. The SCCFPP cites a USDA report that predicts a leveling of net farm income over the next ten years while costs will continue to rise. Rising labor costs are listed as an important factor in farm profitability throughout the region and have resulted in increasing attention on farm mechanization.

The SCCFPP concludes that farm viability will be dependent upon maintaining existing markets and identifying and expanding into new markets. The SCCFPP indicates that with commodity prices for certain products being based on regional or national production costs, yields, and demands, it is less profitable in New Jersey to produce those commodities. For that reason, farmers in this area need to look at improved marketing techniques for standard products, marketing of specialty products, and alternative sources of income. The SCCFPP cites the opportunities for field crops for energy production as well as the opportunities offered by agritourism.

1.6.4 Pilesgrove Township

According to the most recent tax assessment records (2008 tax year), Pilesgrove Township contains about 15,923 acres of qualified farmland under the Farmland Assessment Act. Therefore, farmland constitutes about 70% of the Township's total land area. Pilesgrove Township currently has a viable and diverse agricultural industry in close proximity to land being converted to alternate uses in southern Gloucester County.

According to the SADC, Pilesgrove Township had the second highest acreage of active farmland in the state of New Jersey based on 2004 farmland assessment data. More importantly, the

three communities of Upper Pittsgrove, Pilesgrove and Mannington Townships have by far the highest concentration of active agricultural lands of any area in the State. These three communities continue to have over 48,000 acres of active farmland in a horseshoe pattern centered on Woodstown Borough.

The trend in qualified farmland in Pilesgrove Township indicates that there has been some recent conversion of farmland to non-agricultural purposes due to the acquisition of land by speculators or developers not committed to continued agricultural production. As shown in *Table 2*, the qualified farmland for the 2008 tax year has declined by almost 8% from that of 2005. This change is indicative of the land conversion pressures that are focused on Pilesgrove Township. It is anticipated that the decline would have been much greater if the recent housing slump did not deter investors. Therefore, the unique land development pattern in the Township is susceptible to rapid change. The factors that are of particular concern are as follows:

- The increasing rate of 'buckshot' development within agricultural areas due to the desire of farmland owners to subdivide a small number of lots to enhance their business income;
- Continued concerns about the long term viability of the agricultural industry in New Jersey which impacts investment decisions;
- The increasing average age of farmers in the Township means that significant quantities of land that may become available for preservation or development in the short term future;
- The continued ownership of vast land holdings by a small number of families reiterates the potential for land conversion or preservation; and
- The recent increase in major subdivision activity and land values in the Township.

Pilesgrove Township is currently in a unique position. The Township has a viable and diverse agricultural industry in close proximity to the land being converted to alternate uses. Despite this proximity, the Township maintains expansive contiguous agricultural districts with limited non-agricultural intrusions. However, this pattern is vulnerable to rapid change. In the last four years, the Township has witnessed the land speculation activities that are a pre-requisite for land development applications. It is readily apparent that Pilesgrove Township has a limited window of opportunity to preserve its farmland, its agricultural industry, and its rural/agricultural character.

1.6.5 Regional Context

Map 8: Regional Farmland Preservation Program Map illustrates the active and preserved farmland in the region and provides the context of the active and preserved farmland in Pilesgrove Township. **Map 8** also shows the farms with pending Planning Incentive Grant applications within Pilesgrove Township and clearly illustrates that Pilesgrove, Mannington and Upper Pittsgrove Townships form an expansive area of active, contiguous farmland.

Map 8 also depicts the context of Pilesgrove Township's Project Areas within the surrounding region. In particular, the Map illustrates that the Project Areas along the eastern Pilesgrove Township line are immediately adjacent to preserved lands within Upper Pittsgrove Township.

II. MUNICIPALITY'S AGRICULTURAL INDUSTRY OVERVIEW

2.1 TRENDS IN MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD

According to the Census of Agriculture, the market value of agricultural products in Salem County increased from \$837 per acre in 1997 to \$930 per acre in 2002, which represents an 11% increase over a five-year period. While the market value trend is positive, the increase in market value reported by the most recent census was the lowest since 1982 and much less than the one-third increase in market value per acre recorded for Salem County from 1992 to 1997 (see *Table 5*).

There is limited information at the municipal level relating to the trend in the value of agricultural products sold. Farmers have reported high crop yields but lower prices in recent years. In order for the agricultural industry to be profitable, there is clearly a need for better marketing of the agricultural products generated by the region.

The most recent rapid increase in fuel costs (2007-2008) has generally had a corresponding impact on crop prices. While the net effect of the current economic climate on agriculture is varied depending upon the industry sector, there is no question that the gross market value of agricultural products has increased substantially in recent years, as have the costs of production. It is believed that proximity to the market will be an increasingly important factor in the future due to the increasing costs of transportation.

2.2 CROP/PRODUCTION TRENDS OVER THE LAST 20 YEARS

An analysis was conducted of the farmland assessment data to ascertain recent crop production trends. *Tables 8 to 11* summarize the relevant production data for field crops, livestock, vegetables, and nursery stock, which are the primary forms of agricultural production in Piles Grove Township. The trends that are evident from this analysis are summarized below. Piles Grove Township continues to have a unique and diverse agricultural industry with extensive acreage in field and vegetable crops, a substantial number of livestock, and an emerging nursery industry.

2.2.1 Field crops.

According to the farmland assessment data, the total acreage devoted to field crops in the Township increased from 9,805 acres in 1991 to 10,286 acres in 2001 and then declined to 9,598 acres in 2006 (see *Table 8*).

The substantive field crops in the Township (>500 acres) are corn for grain and silage, alfalfa hay, other hay, soybeans and wheat. While there has been a slight decline in crop acreage, the acreage devoted to these field crops has remained reasonably consistent. The largest recent decline in field crops in the Township was in the acreage devoted to soybeans (-28.5%) and wheat (-25.5%).

Despite this recent decline, the Township continues to have 15.5% of the County's field crop acreage including 26.2% of the acreage devoted to barley, 22.1% of the acreage devoted to corn, 22% of the acreage devoted to alfalfa hay, 18.3% of acreage devoted to other hay, 12.0% of the acreage devoted to rye and 10.9% of the acreage devoted to soybeans. In 1991, Pilesgrove Township had 19% of the field crop acreage in the County so there has been a substantive decline in relation to the County over the intervening fifteen year period

2.2.2 Vegetable Crops

Table 9 indicates the trend in vegetable crop acreage from 1991-2006. Pilesgrove Township represented 15.9% of the vegetable crop acreage in Salem County in 1991, 17.0% of the vegetable crop acreage in 2001; and 17.9% of the vegetable crop acreage in 2006. While the vegetable crop acreage in the Township has declined from 2,388 acres in 1991 to 1,916 acres in 2006 or about 20% during this period, the decline in the County vegetable crop acreage was almost 29% during the same period.

The vegetable crops, which continue to be important in Pilesgrove Township, include lima beans, peas, carrots, squash, sweet peppers and tomatoes. Over 100 acres are devoted to each of these crops. The largest acreage is devoted to squash, tomatoes, and sweet peppers. Pilesgrove Township had 36.6% of the lima bean acreage; 63.8% of the carrot acreage; 35.3% of the sweet pepper acreage; 35.0% of the squash acreage; and 42.8% of the tomato acreage in Salem County in 2006.

2.2.3 Livestock

Table 10 indicates the trend in the number of livestock in the Township and County. According to the data, Pilesgrove accounted for over 50% of the livestock in the County in 1991, over 67% in 2001, and over 82% in 2006. This data should be clarified since it was influenced by the fact that until recently Pilesgrove Township contained virtually all of the egg chickens in the County. In 2006, the total number of egg chickens in the Township approached 100,000 and represented over 98% of the chickens in Salem County. Since that time, the egg chicken business has collapsed in the Township with the bankruptcy and foreclosure of Red Bird farms.

Nevertheless, Pilesgrove Township also contains a large percentage of Salem County's livestock particularly in the categories of beef cattle, mature and young dairy cattle, and sheep. According to the farmland assessment data, Pilesgrove Township had 29.4% of the livestock in the County in 2006, excluding egg chickens. The presence of a strong cattle and dairy industry is particularly unique for New Jersey since these industries have largely disappeared in other parts of the State.

2.2.4 Nursery Crops

Table 11 indicates the trend in nursery crop acreage from 1991 to 2006. In 1991, the nursery crop industry was insignificant in Pilesgrove Township and account for less than 50 acres of land. Since that time, there has been a substantial increase in the lands committed to cultivated sod. The cultivated sod acreage in the Township went from 0 in 1991, to 400 acres in 2001, and to 861 acres in 2006. The Township now accounts for over half of the cultivated sod acreage in Salem County and 24.3% of the total nursery crop acreage in Salem County. While the nursery crop acreage in the County remains relatively small, it is one aspect of the agricultural economy that is expanding.

2.3 SUPPORT SERVICES WITHIN MARKET REGION

Pilesgrove Township has certain advantages due to its central location within the expansive agricultural area of Salem County. These advantages include the following:

- Weekly community farm market in Salem City;
- County fairgrounds along U.S. Route 40 in the Township;
- Local Supply store (Tractor Supply) and,
- Proximity to farm and equipment suppliers.

The Rutgers Cooperative Extension of Salem County maintains a directory known as the Green Pages that lists agricultural associations, important contacts, markets, and service providers in the southern New Jersey region. The list is comprehensive and continually updated. The Green Pages can be accessed at the email address: <http://salem.rutgers.edu/greenpages/index.html>. The SCCFPP indicated that farmers could not name one important support deficiency at recent public meetings.

2.3.1 Rutgers Food Innovation Center (FIC)

The Rutgers Food Innovation Center (FIC) is located on East Commerce Street in the City of Bridgeton about twenty miles from Pilesgrove Township. This location was selected since it is in the heart of a vast agricultural area that has been severely tested by changes in the industry in recent years. The FIC is a unique business incubation and economic development accelerator program that is part of New Jersey Agricultural Experiment Station (NJAES) at Rutgers. The objective of the Center is to provide business and technology expertise to small and mid-sized food and value-added agriculture businesses in New Jersey.

The FIC provides a full range of services to its clients which include:

- *Farmers and Cooperatives* desiring to create new businesses based on value-added agricultural products or considering new markets for their existing commodities;
- *Startup Food Companies* coping with challenges such as financing, technology, regulations, market development and other infrastructure requirements;
- *Existing small and mid-sized food companies* seeking to access new technologies, upgrade quality assurance capabilities, enter new markets, and expand and improve their operations; and
- *Retail and Foodservice Establishments* seeking to improve their operations and purchase locally grown New Jersey products

The FIC is currently constructing a 23,000 sq. ft. food business incubator facility on Bridgeton that will be completed in 2008 which will be a state-of-the-art facility to enable the design, development, marketing, analysis, commercialization, and ongoing manufacture of products, for sale to retail and food service markets. It is anticipated that the FIC will have a positive impact on the southern New Jersey agricultural economy as farmers and cooperatives seek to find market opportunities and advantages.

2.4 OTHER AGRICULTURAL RELATED INDUSTRIES

There are a number of agriculturally related industries within, or in close proximity to, Pilesgrove Township. Unlike other parts of New Jersey, the Salem County region has adequate agricultural support industries including, but are not limited to, the following:

- Trucking enterprises to transport grain and produce to market;
- Truck repair operations for repair of all types of agricultural vehicles;
- Warehousing operations including cold storage;
- Equipment supply companies (John Deere, Pole tavern; Farm rite, Shiloh)
- Chemical supply companies; and,
- Farm supply stores.

The deficiencies in the region are with regard to markets rather than support industries. According to local farmers, there is a need for expanded direct marketing contracts associated with food processing industries or improved price competition from wholesale brokerage houses.

The SCCFPP states that "agriculture is a major component of Salem County's economic health and social fabric. While over time the economy of the County has grown to encompass other industries, farming has remained the cornerstone upon which the County developed".

The strength of the agricultural economy has a strong ripple effect due to number of support industries that are directly impacted by changes in the level of agricultural activity or in the nature of that activity. This relationship is clearly evident in Pilesgrove Township, which does not have any other forms of substantive economic activity and employment.

Table 8
Pilesgrove Township Farmland Preservation Plan
Field Crop Acreage Trend (1991-2006)

	Barley for Grain	Corn for Grain	Corn for Silage	Grass for Silage	Alfalfa Hay	Other Hay	Oats for Grain	Rye for Grain	Sorghum	Soybeans	Wheat	Other Fields	Total field Crops
1991													
Pilesgrove	310	1,840	1,588	0	1,460	935	73	256	60	2,902	310	71	9,805
Salem County	1,866	8,995	3,728	0	5,427	3,942	111	1,524	1,441	23,686	3,652	246	54,618
Percent of County	16.6%	20.5%	42.6%	n/a	26.9%	23.7%	65.8%	16.8%	4.2%	12.3%	8.5%	28.9%	18.0%
2001													
Pilesgrove	146	1,981	1,982	0	1,150	1,260	12	126	196	2,696	737	0	10,286
Salem County	851	14,086	4,375	0	5,437	6,310	151	1,242	1,676	21,927	7,260	170	63,485
Percent of County	17.2%	14.1%	45.3%	n/a	21.2%	20.0%	7.9%	10.1%	11.7%	12.3%	10.2%	0.0%	16.2%
Change 1991-2001													
Pilesgrove	-164	141	394	0	-310	325	-61	-130	136	-206	427	-71	481
Percent Change	-52.9%	7.7%	24.8%	n/a	-21.2%	34.8%	-83.6%	-50.8%	226.7%	-7.1%	137.7%	-100.0%	4.9%
Salem County	-1,015	5,091	647	0	10	2,368	40	-282	235	-1,759	3,608	-76	8,867
Percent Change	-54.4%	56.6%	17.4%	n/a	0.2%	60.1%	36.0%	-18.5%	16.3%	-7.4%	98.8%	-30.9%	16.2%
2006													
Pilesgrove	196	1,844	1,737	0	1,248	1,348	0	106	140	2,395	549	35	9,598
Salem County	747	13,579	4,345	181	5,662	7,369	146	880	1,468	21,912	5,646	179	62,114
Percent of County	26.2%	13.6%	40.0%	0.0%	22.0%	18.3%	0.0%	12.0%	9.5%	10.9%	9.7%	19.6%	15.5%
Change 2001-2006													
Pilesgrove	50	-137	-245	0	98	88	-12	-20	-56	-301	-188	35	-688
Percent Change	34.2%	-6.9%	-12.4%	n/a	8.5%	7.0%	-100.0%	-15.9%	-28.6%	-11.2%	-25.5%	n/a	-6.7%
Salem County	-104	-507	-30	181	225	1,059	-5	-362	-208	-15	-1,614	9	-1,371
Percent Change	-12.2%	-3.6%	-0.7%	n/a	4.1%	16.8%	-3.3%	-29.1%	-12.4%	-0.1%	-22.2%	5.3%	-2.2%

Source: Farmland Assessment Data 1991; 2001; 2006

Table 9
Pilesgrove Township Farmland Preservation Plan
Vegetable Crop Acreage Trend (1991-2006)

	Asparagus	Lima Beans	Snap Beans	Cabbage	Carrots	Sweet Corn	Cucumbers	Eggplant	Lettuce	Peas	Sweet Pepper	White Potato
1991												
Pilesgrove	73	0	447	7	349	116	38	7	0	206	153	70
Salem County	292	530	2,515	135	1,210	1,203	760	64	16	984	1,259	1,444
Percent	25.0%	0.0%	17.8%	5.2%	28.8%	9.6%	5.0%	10.9%	0.0%	20.9%	12.2%	4.8%
2001												
Pilesgrove	37	165	18	0	513	107	46	0	0	249	528	0
Salem County	422	308	987	209	634	2,459	609	87	77	1,375	1,121	1,312
Percent	8.8%	53.6%	1.8%	0.0%	80.9%	4.4%	7.6%	0.0%	0.0%	18.1%	47.1%	0.0%
1991-2001 Change												
Pilesgrove	-36	165	-429	-7	164	-9	8	-7	0	43	375	-70
Percent Change	-49.3%	n/a	-96.0%	n/a	47.0%	-7.8%	21.1%	n/a	n/a	20.9%	245.1%	n/a
Salem County	130	-222	-1,528	74	-576	1,256	-151	23	61	391	-138	-132
Percent Change	44.5%	-41.9%	-60.8%	54.8%	-47.6%	104.4%	-19.9%	35.9%	381.3%	39.7%	-11.0%	-9.1%
2006												
Pilesgrove	40	185	20	12	233	24	142	18	5	121	294	0
Salem County	400	506	630	132	365	1,020	768	140	63	980	833	978
Percent	10.0%	36.6%	3.2%	9.1%	63.8%	2.4%	18.5%	12.9%	7.9%	12.3%	35.3%	0.0%
2001-2006 Change												
Pilesgrove	3	20	2	12	-280	-83	96	18	5	-128	-234	0
Percent Change	8.1%	12.1%	11.1%	n/a	-54.6%	-77.6%	208.7%	n/a	n/a	-51.4%	-44.3%	n/a
Salem County	-22	198	-357	-77	-269	-1,439	159	53	-14	-395	-288	-334
Percent Change	-5.2%	64.3%	-36.2%	-36.8%	-42.4%	-58.5%	26.1%	60.9%	-18.2%	-28.7%	-25.7%	-25.5%

Table 9 Continued
Pilesgrove Township Farmland Preservation Plan
Vegetable Crop Acreage Trend (1991-2006)

	Sweet Potato	Pumpkins	Spinach	Squash	Tomatoes	Melons	Parsley	Beets	Broccoli	Greens	Mixed vegetables	Total vegetables
1991												
Pilesgrove	0	0	20	152	554	129	0	0	0	0	67	922
Salem County	102	81	658	987	1,573	306	32	6	31	0	809	4,585
Percent	0.0%	0.0%	3.0%	15.4%	35.2%	42.2%	n/a	n/a	0.0%	n/a	8.3%	20.1%
2001												
Pilesgrove	8	0	14	207	220	32	0	0	0	0	98	2,242
Salem County	61	111	588	912	676	123	0	0	8	63	1,081	13,223
Percent	13.1%	0.0%	2.4%	22.7%	32.5%	26.0%	n/a	n/a	0.0%	0.0%	9.1%	17.0%
1991-2001 Change												
Pilesgrove	8	0	-6	55	-334	-97	0	0	0	0	31	1,320
Percent Change	n/a	n/a	-30.0%	36.2%	-60.3%	-75.2%	n/a	n/a	n/a	n/a	46.3%	143.2%
Salem County	-41	30	-70	-75	-897	-183	-32	-6	-23	63	272	8,638
Percent Change	-40.2%	37.0%	-10.6%	-7.6%	-57.0%	-59.8%	n/a	n/a	-74.2%	n/a	33.6%	188.4%
2006												
Pilesgrove	0	3	50	331	347	12	0	0	0	0	79	1,916
Salem County	70	154	579	946	810	124	14	0	2	0	1,170	10,690
Percent	0.0%	1.9%	8.6%	35.0%	42.8%	9.7%	0.0%		0.0%		6.8%	17.9%
2001-2006 Change												
Pilesgrove	-8	3	36	124	127	-20	0	0	0	0	-19	-326
Percent Change	-100.0%	n/a	257.1%	59.9%	57.7%	-62.5%	n/a	n/a	n/a	n/a	-19.4%	-14.5%
Salem County	9	43	-9	34	134	1	14	0	-6	-63	89	-2,533
Percent Change	14.8%	38.7%	-1.5%	3.7%	19.8%	0.8%	n/a	n/a	-75.0%	-100.0%	8.2%	-19.2%

Note: Okra, Greens & Radishes included in other mixed vegetables

Source: Farmland Assessment Data 1991; 2001; 2006

Table 10
Pilesgrove Township Farmland Preservation Plan
Livestock Data Trend (1991-2006)

	Beef Cattle	Mature Dairy	Young Dairy	Equine	Sheep	Swine	Goats	Meat Chickens	Egg Chickens	Turkeys	Other Livestock	Totals
1991												
Pilesgrove	1,565	1,376	855	297	456	46	59	269	121,277	8	5	126,213
Salem County	3,883	4,485	2,612	1,595	1,096	2,796	330	101,296	123,949	1,708	4,989	248,739
Percent	40.3%	30.7%	32.7%	18.6%	41.6%	1.6%	17.9%	0.3%	97.8%	0.5%	0.1%	50.7%
2001												
Pilesgrove	1,484	1,182	747	544	379	9	188	53	93,692	6	5,042	103,326
Salem County	3,852	2,866	2,158	1,863	1,257	1,647	864	693	95,915	779	41,297	153,191
Percent	38.5%	41.2%	34.6%	29.2%	30.2%	0.5%	21.8%	7.6%	97.7%	0.8%	12.2%	67.4%
1991-2001 Change												
Pilesgrove	-81	-194	-108	247	-77	-37	129	-216	-27,585	-2	5,037	-22,887
Percent Change	-5.2%	-14.1%	-12.6%	83.2%	-16.9%	-80.4%	218.6%	-80.3%	-22.7%	-25.0%	100.740%	-18.1%
Salem County	-31	-1,619	-454	268	161	-1,149	534	-100,603	-28,034	-929	36,308	-95,548
Percent Change	-0.8%	-36.1%	-17.4%	16.8%	14.7%	-41.1%	161.8%	-99.3%	-22.6%	-54.4%	727.8%	-38.4%
2006												
Pilesgrove	1,356	1,112	617	357	225	0	134	106	98,166	6	5,111	107,190
Salem County	3,759	2,527	1,583	2,088	1,000	776	1,255	1,108	99,820	522	16,032	130,470
Percent	36.1%	44.0%	39.0%	17.1%	22.5%	0.0%	10.7%	9.6%	98.3%	1.1%	31.9%	82.2%
2001-2006 Change												
Pilesgrove	-128	-70	-130	-187	-154	-9	-54	53	4,474	0	69	3,864
Percent Change	-8.6%	-5.9%	-17.4%	-34.4%	-40.6%	-100.0%	-28.7%	100.0%	4.8%	0.0%	1.4%	3.7%
Salem County	-93	-339	-575	225	-257	-871	391	415	3,905	-257	-25,265	-22,721
Percent Change	-2.4%	-11.8%	-26.6%	12.1%	-20.4%	-52.9%	45.3%	59.9%	4.1%	-33.0%	-61.2%	-14.8%

Source: Farmland Assessment Data 1991; 2001; 2006

Table 11
Pilesgrove Township Farmland Preservation Plan
Nursery Crop Acreage Trend (1991-2006)

	Bedding Plants	Cut flowers	Trees, Shrubs	Cultivated sod	Christmas Trees	Other Ornamentals	Total Nursery
1991							
Pilesgrove	0	0	17	0	27	5	49
Salem County	95	5	936	412	250	9	1,707
Percent	0.0%	0.0%	1.8%	0.0%	10.8%	55.6%	2.9%
2001							
Pilesgrove	0	0	25	400	25	2	452
Salem County	119	26	1,321	662	266	3	2,397
Percent	0.0%	0.0%	1.9%	60.4%	9.4%	66.7%	18.9%
1991-2001 Change							
Pilesgrove	0	0	25	400	25	2	452
Percent Change	n/a	n/a	47.1%		-7.4%	-60.0%	822.4%
Salem County	119	26	1,321	662	266	3	2,397
Percent Change	25.3%	420.0%	41.1%	60.7%	6.4%	-66.7%	40.4%
2006							
Pilesgrove	5	2	28	861	14	0	910
Salem County	61	27	1,614	1,686	362	1	3,751
Percent	8.2%	7.4%	1.7%	51.1%	3.9%	0.0%	24.3%
2001-2006 Change							
Pilesgrove	5	2	3	461	-11	-2	458
Percent Change	n/a	n/a	12.0%	115.3%	-44.0%	-100.0%	101.3%
Salem County	-58	1	293	1,024	96	-2	1,354
Percent Change	-48.7%	3.8%	22.2%	154.7%	36.1%	-66.7%	56.5%

Source: Farmland Assessment Data 1991; 2001; 2006

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*Pilesgrove Township Master Plan
Farmland Preservation Plan Update
November 19, 2012*

III. LAND USE PLANNING CONTEXT

3.1 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The State Development and Redevelopment Plan (SDRP) is the State planning document for the State of New Jersey. The emphasis of the SDRP is to establish state land use planning policies that are implemented using a various means by regulatory agencies. In particular, decisions on various state permitting programs are strongly influenced by the SDRP policies.

The State Planning Act of 1985 defined the purpose of the State Plan to "*coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.*" The State Plan currently in effect was last re-adopted in 2001 and is several years past the statutory deadline for re-adoption.

It should be noted the Office for Planning Advocacy (OPA), formerly the Office of Smart Growth (OSG), has been moved from the Department of Community Affairs (DCA) to the Department of State (DOS) through an MOU in September of 2010. As part of the Business Action Center, the OPA is charged with helping to spur economic growth through the state planning process.

2011 State Strategic Planning Process and New Final Draft State Strategic Plan

On February 28, 2011 the State began working on a new draft State Strategic Plan. The purpose of this project was to result in a set of recommendations that would transform the existing statewide framework for land use planning into one that prioritizes and supports sustainable economic growth. On October 19, 2011 the *Proposed Final Proposed Draft State Strategic Plan: NJ's State Development and Redevelopment Plan* was released. The 2011 *Proposed Final Proposed Draft State Strategic Plan* has not been adopted as of the date of this Farmland Preservation Plan Element update.

The goal of the State Strategic Planning Process Project is to work with internal and external stakeholders to understand the opportunities for responsible growth and redevelopment in New Jersey and create a strategic implementation plan that capitalizes on these opportunities by better coordination of capital improvement investments and regulatory regimes of state agencies.

3.1.1 Planning Areas

The SDRP separates the state into planning areas with most of the future growth directed into Planning Areas 1 and 2 and the least development directed to Planning Area 5. The State Plan is based on a center based growth policy which means that growth in the suburban and rural areas of the state are directed into areas that are designated as centers where growth can, and should be, accommodated in deference to the rural Environs that should be protected.

3.1.2 State Plan Policy

Map F-3 in Appendix F is the adopted ***State Development and Redevelopment Plan Map*** for Salem County. Pilesgrove Township is predominantly a Rural Planning area with the exception of a Fringe Planning Area (PA3) that is surrounded by US Route 40, Pointers Auburn Road (CR646), Salem River and a tributary to Salem River. The PA3 generally covers the Township Planned Light Industrial District (PLI). The extreme northeastern corner of the Township has a relatively small area designated as Rural Planning Area/ Environmentally Sensitive Area (PA 4B). Rural Planning Areas are supportive of agriculture and other related economic development efforts that ensure diversity within New Jersey. The open lands of the Rural Planning Area include most of New Jersey's prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future.

The following excerpt from the SDRP summarizes the planning policy with regard to farmland preservation in Planning Area 4:

In the major farming regions of New Jersey, adequate water resources and large, contiguous tracts of land with minimal land-use conflicts are essential to sustaining successful farming operations and farmland productivity. Acceptable agricultural management practices are utilized to protect prime, fertile soils, water and other natural resources. More intensive farming operations and the growing encroachment of housing into what were once considered the domain of crops and livestock have produced the need for "right-to-farm" and other agriculturally supportive ordinances necessary to ensure a future for the agricultural industry. Other tools that provide incentives to farmers to maintain and expand their operations are also needed. Prudent land development practices are required to protect these resources and retain large contiguous areas of agricultural land. If a viable agricultural industry is to be sustained in the future, the conversion of some of these lands to non-farm uses must be sensitive to the area's predominant rural character and agricultural land base. National and local studies indicate that preserved farmland requires less public dollars to service than developed lands.

3.1.3 Cross-Acceptance

Pilesgrove Township adopted a ***State Development and Redevelopment Plan Cross-Acceptance Map*** in 2004 to indicate areas of agreement and disagreement with regard to the Preliminary State Plan Map. The 2004 Township Cross-Acceptance Map generally agrees with the Preliminary State Plan Map designations with the following exceptions:

- Pilesgrove requested that the Woodstown Town Center be extended into the Township. This change would enable the Township to provide diverse housing opportunities, including affordable housing near the Town Center and to support more compact development patterns. Clustering and transferring of development rights would be feasible with limited extensions of the planned infrastructure.
- Critical Environmental Sites should be established in the western part of the township to coincide with Natural Heritage Priority site designations. This area contains several critical habitats for listed species that deserve protection.

- An Agriculture/Industry node could be established in the extreme southwestern corner of the Township due to the unique location of this area. This node would have good access and would be at the interface of the County's growth corridor and agricultural heartland. Any development within this node would be planned industrial development that would serve the needs of the region including the market and transportation needs of the agricultural industry.
- Establish the village of Sharptown to the west of Woodstown as a designated village center.

The Office of Smart Growth (OSG) now known as the Office for Planning Advocacy (OPA) indicated that all of the requested changes were not appropriate for the cross-acceptance process but would be worthy of consideration during the Plan Endorsement process that would need to involve both the Borough and the Township. The 2004 Cross Acceptance Map although not specifically incorporated into this Master Plan Element will provide a starting point for future discussions regarding the state planning areas and designations. Chapter V, subsection "A broken state planning framework" of the 2011 final draft State Strategic Plan includes the following statements:

- While center-based development is the preferred development pattern of the State Plan, the regulatory process that was created to designate centers fails to recognize that centers exist whether they are designated or not. Further complicating matters is that existing regulations include a sunset provision for center designation. The result is that most true centers around the State are not currently designated as such or have only been partially recognized pursuant to the provisions of the Permit Extension Acts of 2008 and 2010.
- Current State Planning Rule require that centers be designated through a complex and expensive process known as Plan Endorsement. The intention of Plan Endorsement was to provide private and public development projects in centers with a streamlined regulatory path and preference for funding for infrastructure and other discretionary funding. For various reasons, these benefits never truly materialized. To date, only ten municipalities and three regions have had their petitions approved. Stakeholder input suggested a minimum cost of \$100,000 to receive Plan Endorsement with costs in some cases escalating to over \$300,000. State funding that was previously available to offset some of this expense is no longer available. Engaged local government feedback in response to a recent OPA survey (see Supporting Document I) shows a clear commitment to good planning yet reluctance to participate in Plan Endorsement due to the time, complexity and expense of the process.

Pilesgrove Township is committed to continuing the coordination of Township Plans for Preservation and Managed Growth with the community, neighboring municipalities, Salem County, and various State Agencies. The Township may continue to work with Woodstown Borough and the State to secure Plan Endorsement in the future.

3.1.4 Designated Centers and Endorsed Plans

Plan Endorsement is a process whereby the municipality seeks to have its local planning documents endorsed by the State Planning Commission as being compatible with the SDRP. The Plan Endorsement process enables the parties to discuss the differences between local and state

planning objectives and to reconcile those differences in a Planning implementation Agreement (PIA).

Woodstown Borough was until recently a designated center known as a Rural Town. The center designation coincided with the Borough limit and can be reinstated through the plan endorsement process. Woodstown Borough is currently pursuing the Plan Endorsement process to have its center designation reinstated.

While Township planning objectives have changed somewhat since 2004, the designation of the Sharptown Village center, the extension of the Woodstown town center, and the designation of an Agriculture/Industry node remain important planning objectives of the Township that should enhance the community and support the agricultural industry. Pilesgrove Township and Woodstown Borough have had pre-petition meetings with the OSG and pursued Plan Endorsement during 2008.

Section 4.3 (Re-focus the State Planning Commission for Local Government Coordination) of the 2011 final draft State Strategic Plan includes the following:

"The SPC will continue to serve its statutory functions and focus on serving as a forum for public input and as a body that provides tools for vertical alignment with local government and other partners. The SPC will take steps to develop and establish the criteria for Priority Growth Investment Areas. The SPC will revise State Planning Rules (Chapter 7) to discontinue Plan Endorsement and position a scorecard system in its place that recognizes and incentivizes actions taken by local government consistent with the Garden State Values. Plan Endorsement petitions close to completion will be completed if the municipality wishes to proceed. The SPC will discontinue the practice of designating centers but continue advocating for center based development in other ways."

The Township may continue to work with Woodstown Borough and the State to secure the appropriate State Plan designations in the future.

3.2 CURRENT LAND USE AND TRENDS

3.2.1 Population Growth.

According to the U.S. Census, Pilesgrove Township had a population of 3,250 in the year 1990; 3,923 in the year 2000; & 4,016 in the year 2010.

Population and build-out scenarios 1-3. Buildout projections are estimated assuming all development would utilize ISSDS and that approximately 700 dwelling units have already been deducted from build out totals below to account for future potential commercial and industrial development.

Scenario 1: Existing Zoning: Under current zoning which generally reflects an average nitrate dilution of 5.2mg/l, it is estimated 6,000-7,000 new dwellings could be constructed within the Township. This projection is generally consistent with the 2007 MPRR projections.

It is estimated the existing population could increase by approximately 19,385 new residents under this build-out scenario.

Scenario 2: To achieve a 2.0mg/l average nitrate dilution rate average within the HUC14 subwatersheds it estimated by the Township 1,000-2,000 new dwellings could be constructed.

Scenario 3: If the municipal zoning ordinance is required to be amended to specifically comply with NJDEP HUC 11 gross watershed requirements, the full build-out totals above would require downward adjustments.

HUC 11 watershed build-out projections to achieve a 2.0mg/l average nitrate dilution rate provided to Township by the County estimate Pilesgrove Township's unsewered area development potential at the equivalent to approximately 700 new dwellings. Under this scenario no growth would be permitted in the Oldmans Creek watershed. Limited growth would be permitted in Pilesgrove's other watersheds Salem River above dam/Canal, Salem River below dam, and the Alloway Ck./Hope Ck. Watershed.

3.2.2 Building Permits.

According to the Department of Community Affairs, a total of 653 building permits have been issued from 2000 through the end of 2011 in Pilesgrove Township compared to 2,233 building permits in Salem County. Therefore, while Pilesgrove Township accounts for about 6% of the County's population, the Township has accounted for more than 29% of the building permits issued in the County since 2000.

Table 12 and **Chart 2** indicate the pattern of building permits, demolition permits and certificate of occupancies since 1980. The average number of building permits issued each year over this period has been 23 permits. Virtually all of these permits have been for single-family dwelling units. The only exception was the Friends Home assisted living project in 2004. The average number of permits from 2001 to 2005 was about 50, which was significantly higher than the long-term average. The downturn in 2006 and 2007 reflected a change in the regional housing market as well as the depletion of approved building lots in the Township. **Table 12** also indicates that occupancy certificates have basically followed the pattern as building permits with the lag for the construction activities. **Chart 2** clearly illustrates this pattern.

The number of residential demolition permits averaged only about one per year until the year 2000 and has averaged about 4 per year since then. The increase in the number of demolitions reflects the fact that many of the recent developments have involved the removal or replacement of an existing dwelling.

3.2.3 Approved developments.

Table 13 indicates the status of the current major development applications in Pilesgrove Township. The location of these developments is shown on **Map 9: Residential Development Status Map.**

Therefore, if all the major land developments that are listed in **Table 13** in various stages of approval were to be developed, excluding ones that do not have a current land development application pending, it would result in the construction of an additional 287 single-family detached units on large lots. If these are projects are built out over the planning period, it would increase the Township population by about 765 persons.

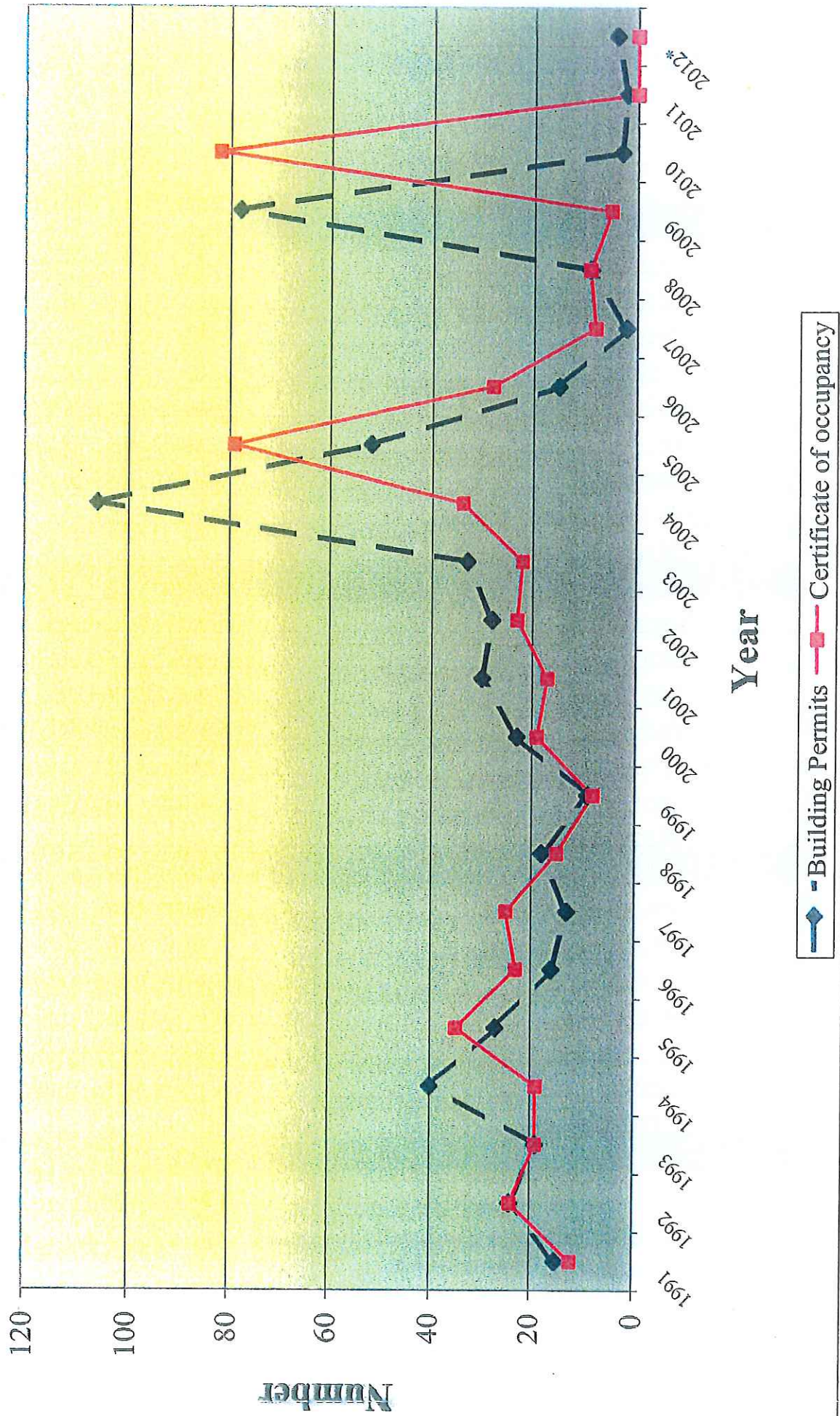
Table 12
Pilesgrove Township
Building/Occupancy/Demolition Permits Issued

Year	Building Permits	Single Family Permits	Multi-family Permits	Occupancy Certificates	Demolition Permits
1980	9	9	0	N/A	2
1981	9	9	0	N/A	2
1982	6	6	0	N/A	0
1983	10	10	0	N/A	2
1984	7	7	0	N/A	1
1985	20	20	0	N/A	2
1986	27	27	0	N/A	1
1987	30	30	0	N/A	1
1988	32	32	0	N/A	1
1989	24	24	0	N/A	0
1990	23	23	0	N/A	1
1991	15	15	0	12	0
1992	24	24	0	24	0
1993	19	19	0	19	0
1994	40	40	0	19	1
1995	27	27	0	35	1
1996	16	16	0	23	0
1997	13	13	0	25	2
1998	18	18	0	15	1
1999	9	9	0	8	5
2000	23	23	0	19	2
2001	30	30	0	17	3
2002	28	28	0	23	6
2003	33	33	0	22	3
2004	106	87	19	34	6
2005	52	52	0	79	4
2006	15	15	0	28	5
2007	2	2	0	8	1
2008	9	9	0	9	4
2009	78	3	75	5	8
2010	3	3	0	82	0
2011	2	2	0	0	1
2012*	4	4	0	0	2
Total	763	669	94	506	68
1981-1990 Avg	19	19	0	N/A	1
1991-2000 Avg	20	20	0	20	1
2001-2010 Avg	36	26	9	31	4

Source: New Jersey Construction Reporter 1996-2012; Township data prior to 1996;

*Denotes year-to-date data

Chart 2:Pilesgrove Township Building/Occupancy Permits (1991-2012)



<p align="center">Table 13 Pilesgrove Township Status of Approved/Pending Residential Developments</p>			
	Development	Lots	Status
Approved Developments Buildout			
1	Friends Home	0	Completed project; Not fully occupied
2	Woods at Laurel Hills	2	Approved subdivision; partly built-out
3	Gemberling	4	Approved subdivision; partly built-out
4	Cotler Pierson	4	Approved subdivision; partly built-out
5	Gaskill Pierson	2	Approved subdivision; partly built-out
6	Freas	0	Approved subdivision; partly built-out
7	Oldmans Bluff	21	Approved subdivision; under construction
	Bailey Corner Affordable Housing	74	Completed project;
	Total approved residential lots	107	
Developments with Final Approval			
	Westwood Knolls	18	Conditional Final Subdivision Approval;
	Athenian Estates	11	Conditional Final Subdivision Approval;
	Pilesgrove Estates	67	Conditional Final Subdivision Approval;
	Redstone Estates	6	Conditional Final Subdivision Approval;
	High Points Estates	42	Conditional Final Subdivision Approval;
	Auburn Estates	14	Cluster option approved;
	Total residential lots	158	
Developments with Preliminary Approval			
	Lincoln Mill Estates (North)	19	Conditional Prelim. Subdivision Approval;
	Lincoln Mill Estates (South)	18	Conditional Prelim. Subdivision Approval;
	Hedgerow Estates	21	Auburn Lands Court settlement;
	Whispering Woods	49	Auburn Lands Court settlement;
	Pilesgrove Partners	14	Conditional Prelim. Subdivision Approval;
	Douglas Ott	8	Conditional Prelim. Subdivision Approval;
	Total residential units	129	
Pending Subdivision Applications			
	TAR	7	Complete application;
	Total residential lots	7	

Note: Developments of four or more units listed

3.3 SEWER SERVICE AREAS; PUBLIC WATER SUPPLY SERVICE AREAS

3.3.1 Existing Infrastructure

The only sewer service areas in Pilesgrove Township are those that have been included in the Woodstown Sewerage Authority Wastewater Management Plan. The Township's municipally sponsored affordable housing project will be located on the only vacant parcel within the existing Sewer Service Area. The only public water supply in the Township is from the Woodstown Borough water system and tends to replicate the areas where sanitary sewers are provided.

3.3.2. Wastewater Management Planning

The Pilesgrove Township Planning Board has submitted a Wastewater Management Plan to the County that will support its vision for the community. The proposed WMP is been the subject of continuing discussions between Woodstown, Pilesgrove, and the Woodstown Sewerage Authority. The Future Wastewater Service Area Map prepared by Salem County has been approved by the NJDEP for a public hearing and possible adoption. If approved the Maps will serve as an amendment to the Lower Delaware water Quality Management Plan (WQMP), the Township has been requested to provide a written statement of consent on the proposed map amendment.

3.3.3. Individual Subsurface Disposal Systems

In addition to the initiative for limited extension of the water and sewer facilities from Woodstown Borough, there is also a need to implement effective management practices with regard to Individual Subsurface Disposal Systems (ISSDS). The proposed NJDEP wastewater management regulations require municipalities to implement a program to ensure proper O&M of existing systems. Moreover, future ISSDS will need to conform to stringent nitrate dilution requirements. One issue that is critical to growth control is the use of alternative treatment units (ATUs). The use of ATUs in conjunction with other growth control mechanisms can help achieve more compact and flexible land development patterns than conventional systems and thereby help implement clustering initiatives.

3.4 MUNICIPAL MASTER PLAN AND DEVELOPMENT REGULATIONS -OVERVIEW

3.4.1 Local Commitment

The Pilesgrove Township Committee and Township Planning Board are committed to the development and implementation of an effective farmland preservation program as part of its overall land use planning program. This Farmland Preservation Plan Update will be an integral element of the Township Master Plan. The Township is committed to retaining its rural/agricultural character while still allowing residential development within designated areas and while satisfying its affordable housing objectives.

The Township's adopted Land Use Plan contains the following objectives with regard to the agricultural economy:

- *The Land Use Plan should recognize the importance of agriculture to both the history and the future of Pilesgrove Township. Agricultural enterprises have utilized the valuable*

soil resources to produce crops, livestock, and other products necessary for the local economy. Agricultural enterprises have been an important procurer of goods and services relating to equipment and materials needed for farming. The benefits of agriculture include the retention of vast land holdings which could otherwise have been developed; the protection of the environment; and the creation of a unique rural landscape.

- *The Township Planning Board should actively support the retention of agricultural operations by among other things, supporting the acquisition of development rights on important agricultural lands; the establishment of right-to-farm provisions; the creation of agricultural district of adequate size to ensure economic viability and land use compatibility.*
- *A Farmland Preservation Element that addresses the specific needs of agriculture identifies properties, which have been acquired, and presents a coherent long-term plan for agricultural retention and development should be developed and implemented.*

The Township Planning Board adopted a January 27, 2011 Reexamination Report and Master Plan Amendment that included the following with regard to the agricultural economy:

- *The goal statement as referenced in the 2005 Land Use Plan remains valid "the preservation of the Township's rural and agricultural character and development of desirable and livable community".*
- *Pilesgrove natural resources and agricultural lands contribute to the well being of all New Jersey citizens. The Township, surrounding region, and state recognize the importance of conserving and preserving agricultural lands, which is historically reflected in numerous plans, regulations, and laws. As New Jersey moves closer to build-out it is critical that available land be appropriately developed in accordance with local plans and zoning. Compatible mixed uses should be continually evaluated as a means to conserve land and implement efficient land use policies. Standalone energy facilities have the potential to contribute to sprawl by taking up land available for housing, commercial, recreation, and industrial uses. By incorporating energy conservation techniques and renewable energy generation technology into new and existing buildings land will be used more efficiently while enhancing and providing multiple benefits to the general welfare of the community.*
- *The need to preserve the rural and agricultural character of the Township has significantly increased. Renewable energy technology, State and Federal incentives, and changes in the Municipal Land Use Law have resulted in the landowners facing significant development pressure from companies seeking to construct regional renewable energy power stations.*
- *Infrastructure to support higher densities for the most part remains unavailable to the Township. Compact development areas, growth and development may remain stalled without the necessary support infrastructure.*

- *The preservation of agricultural land and continuation of farming activities remain a critical component to the future of Pilesgrove Township.*
- *The Township's Rural and Agricultural character must continue to be protected.*
- *Alternative methods to conventional farmland and open space preservation techniques will be continually evaluated and considered by the Township.*
- *To promote a desirable visual environment through creative development techniques and good civic design and arrangements, view sheds should be protected where appropriate, and development should be sensitive to the surrounding rural environment.*
- *To promote the conservation of open space, energy resources and valuable natural resources in Pilesgrove and to prevent urban sprawl and degradation of the environment through improper use of land.*
- *The Township recognizes energy produced from solar and wind facilities is not farming; it is an evolving technology for commercial energy production. Solar facilities (and other types of power generation facilities) have the potential to substantially negatively impact contiguous agricultural areas that are essential to the Local, Regional and State economies. Standalone remotely monitored solar and wind facilities contribute few employment opportunities to local residents and are not conducive to our rural & agricultural character.*
- *The agricultural lands "worked" on/in Pilesgrove Township provide both direct and indirect benefits that contribute to the health and welfare of all New Jersey citizens*
- *The Township will continue to explore the benefits and impacts associated with non-contiguous clustering and transfer of development right programs. It is anticipated there may be a need to adjust zoning district regulations, boundaries and classifications if sewer service is secured and these programs are implemented.*
- *The Township has voluntarily decided to participate in the Sustainable Jersey certification program. It is anticipated the necessary volunteer Green Team will be assembled in the coming months with a goal to obtain certification within the next 1-2 years. The cooperative effort between the volunteer Green Team, JEC, Ag. Advisory Board, Committee and Planning Board could lead to Master Plan and ordinance amendments and updates.*
- *To promote the utilization of renewable energy resources through education and the preparation of a Green Buildings and Environmental Sustainability Master Plan Element.*

3.4.2 Zoning

The zoning power in New Jersey is typically used as a method of reducing the land conversion pressure without acquiring the land or the development rights outright. Large minimum lot sizes are often used in Agricultural or Rural Residential districts to discourage intensive

residential development. This approach is successful to a degree. Developers are usually more interested in acquiring parcels where permitted lot sizes are smaller (when there is an option) since the number of houses that can be constructed on the subject parcel is greater.

However, the primary disadvantage of large lot zoning is that residential developments that do occur consume more land than is necessary for residential purposes. In addition, if minimum lot sizes are excessive, the development value of the agricultural land can be impacted. Rural communities usually want to reduce the potential for land development without reducing the value of the farmer's land equity. For that reason, easement acquisition or the clustering of planned development are preferred methods of preserving land.

Map 4: Zoning Map indicates the proposed land use pattern in the Township. The two Agricultural Retention (AR) districts encompass much of the Township. Restricted Residential (RR) zoning consists of an irregular pattern of less somewhat poorly drained areas. Highway and Neighborhood Commercial development is located in defined districts along US Route 40. Low-density residential development is proposed along the northern tier of the Township. An affordable housing district is also located adjacent to the Borough.

The current minimum lot sizes in the Township are within a rather narrow range due to the absence of planned infrastructure to support smaller lot sizes and a concern that the use of larger minimum lot sizes will result in more land conversion and may impact land development values. The current lot sizes by district are as follows:

- Village Neighborhood (VN) District: ½ acre
- Single family residential (SR) District: 1 acre
- Agricultural Retention (AR) Districts: 2 acres; 3 acres along collector roads;
- Restricted Residential (RR) District: 2 acres; 3 acres along collector roads;

Pilesgrove Township has a separate Conservation Zoning District that includes the potential or identified wetlands in the Township. Lands within this zoning district cannot be used to achieve the minimum lot sizes in the development or agricultural retention districts

3.4.3 Innovative Planning Techniques

Pilesgrove Township is attempting to balance the public desire to preserve contiguous tracts of agricultural land with the desire of farmland owners to maximize the value of their land equity. The Township is pursuing discussions with the Borough of Woodstown that would result in the extension of planned infrastructure into Pilesgrove Township to support a non-contiguous clustering strategy. This approach is intended to supplement the easement acquisition program by achieving substantial land preservation through development incentives. The clustering of development rights for planned development will be structured to couple an aggressive farmland preservation program with a mechanism that fairly compensates the farm landowner for the development rights.

3.4.3.1 Clustering

Pilesgrove Township has had an Agricultural Retention Cluster option in the AR zoning district of its zoning ordinance since the mid-1990's. In simplistic terms, the cluster option allows a developer of a tract of at least 100 acres in size to reduce the minimum lot size from two acres to one acre provided that 50% of the gross acreage is preserved farmland.

3.4.3.2 Conservation Design

The term “conservation design” refers to a development process in which more flexible development regulations are utilized to conserve the key natural attributes of the development site. Pilesgrove Township obtained a grant from ANJEC to analyze the feasibility of implementing such an ordinance in 2002. The Township adopted a Conservation Design Ordinance in 2009 that provides zoning incentives for onsite clustering as a way to preserve farmland, open space, and to minimize impacts on environmental resources. The advantage of such a technique from a farmland preservation perspective is that the flexible development regulations should result in a more compact development pattern and the preservation of important agricultural areas.

3.4.3.3 Non-Contiguous Clustering

The non-contiguous clustering alternative is based on the so-called Ogden amendment of the MLUL that allows the clustering of planned development on non-contiguous parcels. The difference from TDR is that the lands being developed and preserved must be controlled by the same entity.

The key issue is the need for planned infrastructure to be extended from Woodstown to enable this type of development. Even though the concept received the support of the Borough of Woodstown’s planner, the WSA and the Borough council have not accepted the proposal. The Township is seeking an appropriate venue to continue these discussions, perhaps as part of the Plan Endorsement process. The concept of inter-municipal cooperation is fully consistent with a series of state planning policies and initiatives.

The advantages of non-contiguous clustering are that it avoids many of the difficult issues associated with TDR. Nevertheless, both clustering and TDR require planned infrastructure to support the higher densities necessary for the clustered area or in the case of TDR, the receiving district. The only public water and sewer available within Pilesgrove are the prior extension of the Woodstown Borough and WSA systems that have been extended into the Township.

In the absence of an inter-municipal agreement, the only alternative would be for the Township to develop its own water and sewer facilities in conjunction with developers or to allow the current sprawl pattern to continue unabated. The Township does not anticipate that the NJDEP will grant the approvals necessary to develop its own infrastructure. Unfortunately, the major public investment that has been made into Pilesgrove for farmland preservation needs to be coupled with a viable means of growth control in the near future.

3.4.3.4 Transfer of Development Rights

There has been discussion about implementing a regional TDR program in Salem County. The Township would be supporting of such a program if effectively implemented but there are numerous potential pitfalls. For example, TDR requires extensive and expansive studies to be undertaken. These studies would need to be undertaken by the County and would require substantial public investment.

The re-allocation of development rights across municipal boundaries means that the affordable housing obligations associated with the development may also need to be transferred. The

receiving municipalities may not support the concept when the scope of the development rights transfer and the associated affordable housing is recognized.

The development pressures being experienced in Piles Grove Township will not be abated by this regional concept since the receiving municipalities along the County growth corridor do not have the same characteristics as Piles Grove Township. Developers are interested in the Woodstown-Piles Grove area due to the character of the area, the school system, and other amenities. Non-contiguous clustering or a similar localized growth control mechanisms would have the potential of directing the growth in a different manner. Growth control into an entirely different area that does not have the same attributes may not be successful and will likely result in a continuation of current sprawl patterns.

3.4.4 Description of Agricultural Buffer Requirements

The Piles Grove Township Farmland Preservation Plan adopted in 2004 recommended that the Township adopt an effective agricultural buffer requirement. Since that time, the Land Development Ordinance has been amended to stipulate that all land development applications within the AR district must implement an agricultural buffer around the proposed development. The width of the buffer specified in the Ordinance is 150 feet but that can be reduced to 75 feet, at the Planning Board's discretion, if landscaped berms that function as an effective visual and dust barrier are implemented.

The buffer requirement was further clarified in 2006 to indicate that it is to be applied on all sides of the proposed development including along existing frontage roads.

The agricultural buffer requirement was the primary basis of a recent legal challenge by a developer that had its GDP application denied because it did not conform to the agricultural buffer requirement. While the lawsuit was subsequently dropped, the agricultural buffer requirement will continue to be an important issue wherever land development applications are pursued in the Agricultural Retention (AR) zoning districts.

3.4.5 Development Pressures and Land Value Trends

3.4.5.1 Land Value Trends

Table 14 summarizes the recent sales of large land tracts in the Township as well as recent development easement acquisitions. The average cost of fee simple acquisition has been about \$21,000 per acre and the average easement acquisition cost has been just under \$16,000 per acre. *Table 12* also indicates what the easement cost would be for the fee simple land sales if a farm value of \$4,000 per acre was assumed. This adjustment would result in an average easement cost of \$16,900, which indicates a reasonably good correlation between fee simple large tract land sales and easement costs based on the \$4,000 per acre farm value assumption.

3.4.5.2 Easement Values

Table 15 and *Chart 3* indicate the value of easements acquired under the various farmland preservation programs from 1990 to present. The Chart illustrates that there was a dramatic increase in easement purchase prices for the easements that have been acquired in the last three years. This

Table 14

**Pilesgrove Township Farmland Preservation Plan
Recent Land Value Trends (2006-2012)**

Fee Simple Acquisitions								
Block	Lot	Acre	Price	Per Acre	Est. Easement	Grantor	Grantee	Date
	26	4	\$2,541,543	\$28,582.35	\$24,582.35	Musumeci	Twp.	01/06/06
	78	1	\$3,000,000	\$23,094.69	\$19,094.69	Gemberling	Woodstown Associates	01/17/06
	25	10	\$657,400	\$20,171.83	\$16,171.83	Hoffman	Kings Road	04/21/06
	8	2,4	\$1,075,000	\$19,033.29	\$15,033.29	Foster/Costill	Pacilli	06/12/06
	38	2,04	\$365,000	\$23,763.02	\$19,763.02	Jones	CZ Property	09/13/06
	14	6,03	\$440,000	\$19,882.51	\$15,882.51	Leonardi	Caltabiano	03/12/07
	77	3,5	\$2,000,000	\$14,635.93	\$10,635.93	National	CJS	05/25/07
	17	4	\$3,375,000	\$19,176.00	\$15,176.00	Lyras	NJDEP	03/18/08
	79	10	\$426,714	\$15,975.81	\$11,975.81	Kirby	NJDEP	04/01/08
	17	4	\$3,375,000	\$18,918.16	\$14,918.16	Lyras	NJDEP	05/01/08
	25	10	\$825,000	\$25,314.51	\$21,314.51	Kings Road LLC	Harris	08/28/08
	39	2	\$1,600,000	\$11,594.20	\$7,594.20	Estate of Edith Davis	Pierson Properties	06/01/09
	60	5	\$1,500,000	\$14,858.84	\$10,858.84	Samuel Raab	Pierson Properties	01/20/12
Average sale price		1,134.7	\$21,180,657	\$18,666.63				
Development Easement Acquisitions								
Block	Lot	Acre	Price	Per Acre	Easement	Grantor	Grantee	Date
	8	5,7	\$3,224,000	n/a	\$16,225.47	Tomarchio & Castellini	SADC	01/18/06
23;24	3;8	259.83	\$4,548,128	n/a	\$17,504.24	Sasso & Delea	SADC	05/17/06
14	6,01; 6,03	84.83	\$1,357,328	n/a	\$16,000.57	Caltabiano/Leonardi	NJCF	03/07/07
81	1,3	48.43	\$508,515	n/a	\$10,500.00	Myers Trust	County	04/19/07
43	9	70.83	\$594,980	n/a	\$8,400.00	Elizabeth Myers	County	08/29/07
87	2,3	105.45	\$1,476,300	n/a	\$14,000.00	Charles Myers	County	08/29/07
21;26	6,02;1	140.26	\$2,594,866	n/a	\$18,500.00	Ostrum	County (PIG)	08/29/07
21	9,10	219.75	\$3,889,575	n/a	\$17,700.00	Byrnes	County (PIG)	12/01/07
12	7,04	32.04	\$477,396	n/a	\$14,900.00	Mulligan	County (PIG)	12/01/07
		101.63	\$1,905,506	n/a	\$18,750.00	Musumeci	NJCF	04/16/09
81; 43;	6,7; 3;	137.69	\$922,195	n/a	\$6,697.71	Eachus	SADC	12/17/09
91	22	106.42	\$904,545	n/a	\$8,500.00	Hitchener	SADC	01/07/10
88	1,2	132.60	\$1,127,066	n/a	\$8,500.00	Hitchener	SADC	06/22/10
88	3	127.32	\$1,273,220	n/a	\$10,000.00	Hitchener	SADC	06/22/10
8	8	135.11	\$1,281,332	n/a	\$9,483.41	E. Kelly	SADC	11/30/10
Average sale price		1,900.89	\$26,084,950	n/a	\$13,722.52			

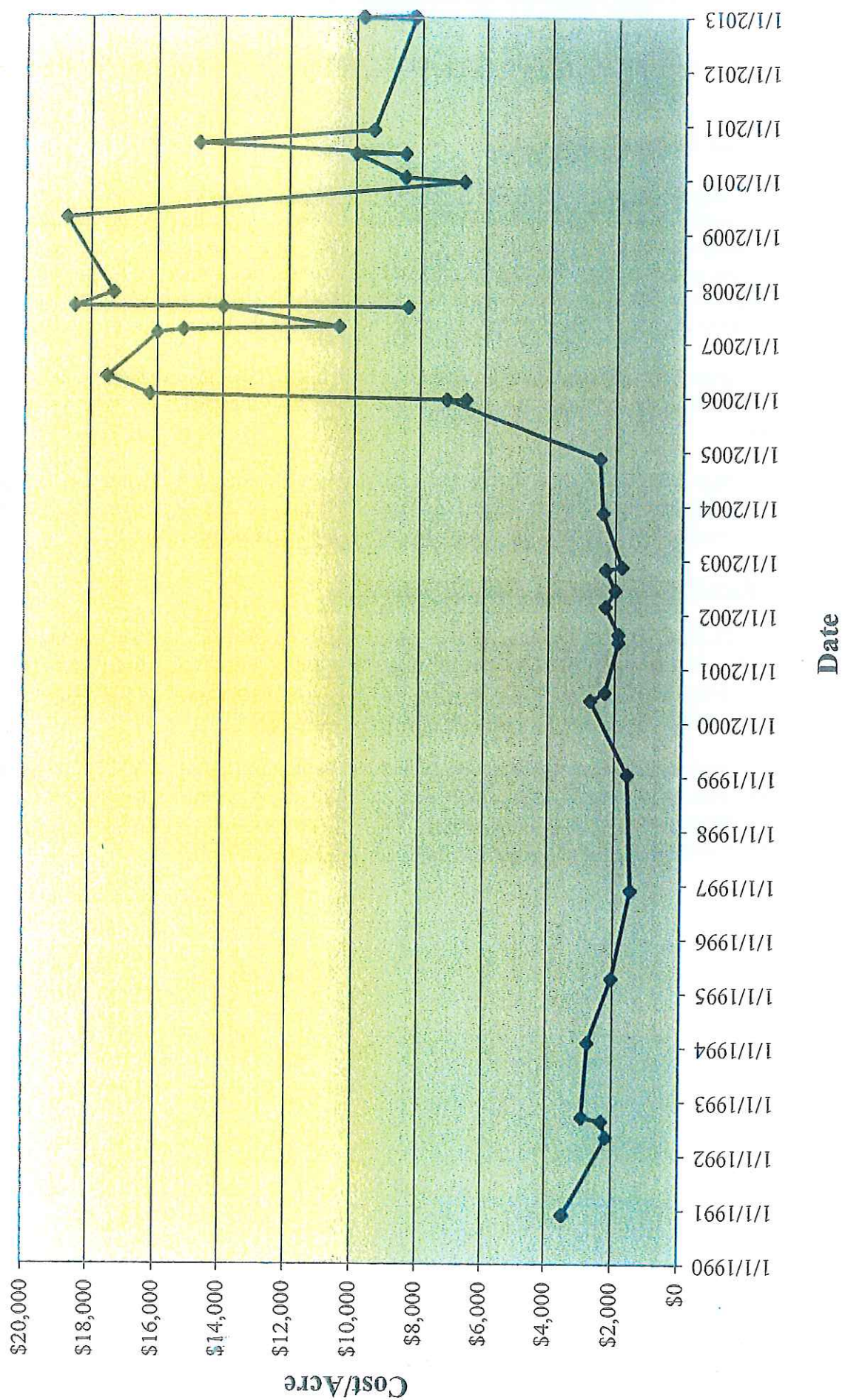
Note: Estimated easement value for fee simple acquisitions based on \$4,000 per acre farm value.

Table 15
Piles Grove Township Farmland Preservation Plan
Easement Acquisition Cost Trend

Farm Reference	Acres	Cost	Cost/Acre	Closing Date
Harris, H.	465.34	\$1,619,450	\$3,480	11/28/1990
Cloverdale Farms	409.87	\$891,228	\$2,174	5/6/1992
Mosley, D. & B.	110.72	\$256,126	\$2,313	8/20/1992
Paulding, E., et. al.	207.30	\$607,425	\$2,930	9/16/1992
Pettit, E.	61.85	\$171,164	\$2,767	2/3/1994
Waddington, M.	204.60	\$418,087	\$2,043	4/10/1995
Prickett, D. & I.	56.35	\$83,225	\$1,477	11/26/1996
Dubois, H. & J. & Estate	276.80	\$442,880	\$1,600	1/19/1999
Catalano, A.	234.03	\$643,583	\$2,750	5/31/2000
Miller, T.	194.77	\$447,971	\$2,300	7/25/2000
Waddington, J.	33.85	\$64,319	\$1,900	6/29/2001
Seays, P. & K.	49.07	\$93,225	\$1,900	8/21/2001
Ware, I. & J.	27.36	\$62,919	\$2,300	2/25/2002
Goforth, A. & J.	107.37	\$214,740	\$2,000	6/14/2002
Clark, R. & L.	22.26	\$51,198	\$2,300	10/31/2002
Harker, R. Jr. & C.	91.41	\$164,529	\$1,800	11/18/2002
DiGregorio, R. & M.	113.10	\$271,447	\$2,400	11/18/2003
,Sickler, Ralph, Ray & Sara	92.15	\$230,378	\$2,500	11/17/2004
Williams, A. & L.	91.55	\$659,144	\$7,200	12/16/2005
Williams, L. & G.	41.11	\$271,326	\$6,600	12/16/2005
Tomarchio & Castellini	198.70	\$3,224,000	\$16,225	1/18/2006
Sasso, V. & Delea, R.	259.89	\$4,548,128	\$17,500	5/17/2006
Caltabiano	84.83	\$1,357,328	\$16,000	3/7/2007
DiGregorio, J. & C.	101.58	\$1,543,629	\$15,196	3/28/2007
Myers Trust	48.43	\$508,515	\$10,500	4/19/2007
Harrison Myers	105.45	\$1,476,258	\$14,000	8/29/2007
Elizabeth Myers	70.83	\$594,980	\$8,400	8/29/2007
Ostrum, G. & S.	140.26	\$2,594,866	\$18,500	8/31/2007
Byrnes, E.	219.75	\$3,806,420	\$17,322	12/1/2007
Musumeci, S. & L.	101.63	\$1,905,506	\$18,750	4/16/2009
Eachus	137.69	\$922,195	\$6,698	12/17/2009
Hitchener	106.42	\$904,545	\$8,500	1/17/2010
Hitchener	127.32	\$1,273,220	\$10,000	6/23/2010
Hitchener	132.60	\$1,127,066	\$8,500	6/23/2010
Kelly	135.13	\$1,281,332	\$9,482	11/30/2010
Mulligan, E. & A.	32.04	\$472,256	\$14,740	8/31/2010
Hurff/Lippincott*	151.40	\$1,241,480	\$8,200	12/31/2012
Williams, G. & E.*	30.10	\$294,980	\$9,800	12/31/2012
Recent easement value average (2006-2007)		\$35,204,605	\$14,892	

* Denotes certified value;

**Chart 3: Pilesgrove Township
Easement Acquisition Cost (1990-2012)**



increase is indicative of a change in land values beginning in 2004 that is evident in the certified values from that date.

3.4.5.3 Land Development Patterns

Map 9: Piles Grove Township Residential Status Map indicates the location of the major developments listed in ***Table 13*** and illustrates that most of the land development activity is taking place along the northern tier of the Township, particularly in the northwestern corner where in-fill development is occurring. It should be noted that three of the land development applications in this quadrant of the Township involve cluster developments in which farmland will be preserved. These projects are denoted on ***Map 9*** and cumulatively will result in the preservation of over 100 acres.

Map 9 also indicates that the two development projects that involve higher density housing are located adjacent to Woodstown since they are, or will be, connected to the water and sewer system.

Map 9 further indicates that the two major land development projects in the eastern part of the Township have been denied. There is one approved major development in the southeastern corner of the Township that represents an exception to the overall development pattern.

3.5. MUNICIPAL AND REGIONAL TDR OPPORTUNITIES

Currently, there are no municipal or regional TDR opportunities available to Piles Grove Township. The Township does not currently have the planned infrastructure that is capable of serving as a receiving district. However, the initiatives being pursued to implement non-contiguous clustering would also enable the implementation of a TDR program.

While there has been general discussion about the concept of a regional TDR program at the County level, no substantive actions have been undertaken by the County Planning Board or any other entity to pursue this interesting concept. The implementation of a regional TDR program is an ambitious undertaking that will require a strong County planning initiative.

*Pilesgrove Township Master Plan
Farmland Preservation Plan Update
November 19, 2012*

IV. MUNICIPAL FARMLAND PRESERVATION PROGRAM

4.1 FARMLAND PRESERVATION PROGRAM

The State of New Jersey has placed increasing emphasis in recent years on the need for farmland preservation. In 1999, Governor Whitman signed the Right to Farm Act, which had a goal of preserving one (1) million acres of New Jersey for open space and agricultural preservation. The retention of a viable agricultural industry in the State of New Jersey is contingent upon a number of complex factors but the preservation of contiguous tracts of land in agricultural districts is fundamental to this effort.

As shown in *Table 16* below, over 200,000 acres have been permanently preserved in the State of New Jersey under easement purchase or fee simple acquisition programs. This acreage represents over 27% of the land in the State in farms. Salem County has the second highest number of preserved farms and the highest amount of preserved land of the 21 counties in New Jersey. A total of 229 farms encompassing 29,418 acres have been preserved in the County as of July 31, 2012.

*Table 16
New Jersey Farmland Preservation Program Summary
Agricultural Lands Preserved by County*

County	Farms	Percent	Acres	Percent
Atlantic	48	2.2%	5,105	2.5%
Bergen	7	0.3%	318	0.2%
Burlington	197	9.2%	24,709	12.3%
Camden	13	0.6%	988	0.5%
Cape May	45	2.1%	2,649	1.3%
Cumberland	142	6.7%	16,546	8.2%
Gloucester	143	6.7%	11,565	5.8%
Hunterdon	357	16.7%	29,059	14.5%
Mercer	103	4.8%	7,722	3.8%
Middlesex	50	2.3%	4,666	2.3%
Monmouth	186	8.7%	14,121	7.0%
Morris	118	5.5%	7,319	3.6%
Ocean	48	2.2%	3,247	1.6%
Passaic	1	0.0%	15	0.0%
Salem	229	10.7%	29,418	14.7%
Somerset	101	4.7%	7,967	4.0%
Sussex	132	6.2%	14,675	7.3%
Warren	215	10.1%	20,529	10.2%
Total	2,315	100.0%	200,618	100.0%

Source: SADC as of July 31, 2012

4.1.1 Salem County Farmland Preservation

As *Table 17* indicates, Pilesgrove Township has the third highest acreage of preserved farmland by municipality in Salem County. When farms that have received final approval for preservation are included, Pilesgrove Township accounts for almost 17% of the preserved land in the County and 2.5% of the preserved land in the entire State.

*Table 17
Salem County
Agricultural Lands Preserved by Municipality*

Municipality	Preserved Acres*	Percent
Alloway Township	3,241.8	11.0 %
Carney's Point Township	219.2	0.7%
Elsinboro Township	1,063.6	3.6%
Lower Alloways Creek Township	1,565.5	5.3%
Mannington Township	5,741.1	19.5%
Oldmans Township	65.8	0.2%
Pilesgrove Township	4,979.6	16.9%
Pittsgrove Township	2,588.7	8.8%
Quinton Township	2,154.4	7.3%
Upper Pittsgrove Township	7,378.4	26.7%
Total (Salem County)	29,493.7	100.0%

Source: SADC (2012) as of July 31, 2012;

Note: Township total includes Lippincott/Hurff and Williams farms which have final SADC approval.

Over 31% of the qualified farmland in Pilesgrove Township has been preserved or approved for preservation. The goal of the Township Farmland Preservation Plan is to preserve two-thirds of the qualified farmland in the Township within ten years (2018) through various preservation State, county, and Township preservation programs.

4.2 COUNTY AGRICULTURAL DEVELOPMENT AREA

4.2.1 Definition

The term "Agricultural Development Area" or ADA is meant to refer to the area where agriculture is the preferred, but not the exclusive, use of land. It is within the ADA that the Project Areas and Target Farms are defined that comprise the County and municipal farmland preservation program. The term is referred to in both the underlying statute and the SADC regulations. The Statutory Reference (N.J.S.A. 4:1C:18) is as follows:

4:1C-18. Agricultural development area; recommendation and approval

The board may, after public hearing, identify and recommend an area as an agricultural development area, which recommendation shall be forwarded to the county planning board. The board shall document where agriculture shall be the preferred, but not necessarily the exclusive, use of land if that area:

- a. Encompasses productive agricultural lands which are currently in production or have a strong potential for future production in agriculture and in which agriculture is a permitted use under the current municipal zoning ordinance or in which agriculture is permitted as a nonconforming use;*
- b. Is reasonably free of suburban and conflicting commercial development;*
- c. Comprises not greater than 90% of the agricultural land mass of the county;*
- d. Incorporates any other characteristics deemed appropriate by the board.*

The Regulatory Reference (N.J.A.C. 2:76-17.2) is as follows:

"Agricultural Development Area"("ADA") means an area identified by a county agriculture development board pursuant to the provisions of N.J.S.A. 4:1C-18 and certified by the State Agriculture Development Committee.

4.2.2 County Criteria

Salem County has adopted the following criteria in the development of its ADA:

- The ADA must consist of a minimum of 500 acres of contiguous qualified farmland;
- The soils within the ADA should be of Class I or II as designated by the USDA;
- The ADA should be no closer than 500 feet to existing accessible sewer lines.
- Borough, Town or city land shall not be eligible for inclusion, with the exception of Woodstown and Elmer Boroughs.
- Land that has received final approval for non-agricultural use is excluded;

Salem County has also established the following exceptions to these criteria:

- If there is a significant cluster of commercial farms that have been excluded from the ADA, the criteria that excluded these lands may be waived so that the land may be included within the ADA.
- If the soils on a farm are exceptional productive for agriculture and the farm has been excluded from the ADA based on other criteria, some of those criteria may be waived so that the farmland may be included.
- If landowners meet the eligibility requirements for an agricultural district but were excluded from the ADA, these owners may request reconsideration for inclusion.

The County ADA limit is shown on **Map 2** and includes all of Piles Grove Township except for the extreme southwestern corner of the Township. The excluded area was previously zoned for industrial development but the zoning district has since been changed to Planned Light Industrial (PLI) zoning that may include farmland preservation. The Township may petition the County Agricultural Development Board (CADB) to adjust the ADA to include this area since it is currently used for an expansive sod farming operation.

4.3 FARMLAND PRESERVED TO DATE BY PROGRAM

Table 18 lists all of the farms and parcels that have been acquired or otherwise deed restricted for agricultural purposes by various land preservation programs. When SADC approved projects are included, a total of almost 5,000 acres have been preserved or approved for preservation in the Township.

4.3.1 SADC Fee Simple Acquisition Program

The SADC fee simple acquisition program involves the outright acquisition of farmland for farmland preservation purposes. When farms are purchased outright, the SADC will sell them at public auction as preserved farms without any development rights.

The fee simple program is only used to preserve priority farms that meet or exceed the County average in size and quality score. In Salem County, the minimum acreage for this program is 96 acres. Typically, the fee simple program is used to acquire farms that are particularly valuable to the County and for which the landowner has no interest in continuing to farm the land. Farms are purchased outright for a variety of reasons, including the institution of foreclosure.

The fee simple program resulted in the preservation of 465 acres in 1990 for the initial farmland preservation project in the Township. This program has not been subsequently used within Piles Grove Township.

4.3.2 SADC Direct Easement Purchase Program

The SADC direct easement program involves the acquisition of development rights by the State for farmland preservation purposes. While the County or municipality may be involved in this program, the lead in the direct easement purchase process is the SADC.

As with the fee simple program, the SADC direct easement program is only used to preserve priority farms that meet or exceed the County average in size and quality score. The minimum acreage for this program in Salem County is 96 acres. Typically, the direct easement program is used to acquire farms that are particularly valuable to the County and for which the landowner remains interested in continuing to farm the land.

As shown in **Table 18**, the SADC direct easement program has resulted in the preservation of fourteen (14) farms encompassing 1,708.5 acres in Piles Grove Township since 2001. The average size of the preserved farm under this program has been 122 acres.

Table 18

Pilesgrove Township Farmland Preservation Plan

Preserved Farmland

ID	Block	Lot	Owner	Acreage	SADC Area	Zone	Program	Date
County Easement Purchase Program Subtotal								
43	81	11, 12	Donald & Barbara Mosley	110.7	110.7	AR	County EP	8/20/1992
42	81	4	Edward Paulding et. al.	206.7	207.3	AR	County EP	9/16/1992
8	26; 27	3; 3,4,5,6	Cloverdale Farms	411.4	409.9	AR	County EP	5/16/1992
8	26; 27	6; 7	Elmer S. Petit	63.1	61.9	AR	County EP	2/3/1994
47	43	7	Mildred Waddington	203.7	203.3	AR	County EP	4/10/1995
82	90	13	Doris Prickett	54.1	56.3	AR-2	County EP	11/26/1996
38	22	3, 7	Estate of Maurice DuBois; Harry DuBois et.a	212.1	211.0	AR	County EP	1/19/1999
51	43; 81	16; 8	Ray & Sara Jane Sickler	21.7	20.2	AR	County EP	5/4/2000
33	21	3, 4	Salvatore & Anna Catalano	242.0	234.0	AR	County EP	5/31/2000
63	40; 41	14; 1,4	Theodore C. Miller	200.8	194.8	AR-2	County EP	7/25/2000
44	81	3.01	Irvin & Jill Ware	27.4	27.4	AR	County EP	2/25/2002
56	92	2	Allen Williams	93.8	91.5	AR	County EP	12/16/2005
55	92	1	Lee Williams	41.5	41.1	AR	County EP	12/16/2005
45	81	1, 3	Charles Myers (Myers Family Trust)	48.1	45.0	AR	County EP	4/19/2007
45	43	9	Elizabeth Myers	76.4	70.8	AR	County EP	8/29/2007
53	87	2, 3	Harrison Myers	104.3	105.5	AR	County EP	8/29/2007
County EP Program Subtotal				2,117.7	2,090.7			
SADC Fee Simple Program								
16	21; 25;	12; 3	NJDEP	189.7	189.7	AR	SADC FS	11/28/1990
17	25; 26;	5, 8; 2	Howard Grant Harris; NJDEP	273.5	275.6	AR	SADC FS	11/28/1990
SADC Fee Simple Program Subtotal				463.2	465.3			
SADC Direct Easement Purchase Program								
47	43	6	Robert & Beth Waddington	34.9	33.9	AR	SADC EP	6/29/2001
71	76; 84	3; 7	Paul Seays	55.0	49.1	AR-2	SADC EP	8/21/2001
70	76; 84	1; 3	Albert & Jean Goforth	103.4	107.4	AR-2	SADC EP	6/14/2002
64	41	3.02	Robert & Lise Clark	22.2	22.3	AR-2	SADC EP	10/31/2002
83	91	18	Ronald & Charlene Harker	90.2	91.4	AR-2	SADC EP	11/18/2002
60	45	2	Robert & Michele DiGregorio	100.2	113.1	AR-2	SADC EP	11/18/2003
72	79; 84	32; 4	Ralph Sickler et. al; Ray & S.J. Sickler	94.7	92.2	AR-2	SADC EP	11/17/2004
5	8	5, 7	I. Tomarchio & J. Castellini	200.8	198.7	AR	SADC EP	1/18/2006
20	23; 24	3; 8	Sasso & Delea (LBB Partnership LLC)	276.9	259.9	AR	SADC EP	5/17/2006
N/A	45; 61	6, 6.01; 2	John DiGregorio	95.3	101.6	AR-2	SADC EP	11/18/2003
42	43; 81	15; 6, 7	Milton & Margery Eachus	137.2	137.7	AR	SADC EP	12/17/2009
84	91	22	Hitchener, Gary & Shirley	104.3	106.4	AR	SADC EP	1/17/2010
52	88	1, 2, 3	Hitchener, Gary & Shirley	272.4	259.9	AR	SADC EP	6/23/2010
4	8	8	Elizabeth Kelly	135.0	135.1	AR	SADC EP	6/23/2010
SADC DE Purchase Program Subtotal				1,722.3	1,708.5			
New Jersey Conservation Foundation Planning Incentive Grant Program								
N/A	14	6.01, 6.03	Caltabiano/Leonardi	84.2	84.8	SR	NPG	3/7/2007
N/A	15; 19	10; 5	Samuel Musumeci	102.1	101.6			
Non Profit Planning Incentive Grant Program				186.3	186.5			
Township Planning Incentive Grant Program Subtotal								
15	21; 26	6.02; 1	Gordon & Sharon Ostrum	140.7	140.3	AR	Twp PIG	8/29/2007
31	21	9, 10	Edward Byrnes	220.2	219.8	AR	Twp PIG	12/1/2007
7	12	7.04	Thomas & Andrea Mulligan	33.7	32.0	AR	Twp PIG	8/29/2007
Township PIG Program Subtotal				394.6	392.1			
Total Preserved FarmLand				4,883.9	4,843.0			

4.3.3 County Easement Purchase (EP) program

The County Easement Purchase (EP) program is often referred to as the “traditional” County farmland preservation grant program since it is the grant program that has been used by most counties from the outset of the State’s farmland preservation program until very recently.

Under this program, farmland owners sell their development rights to their County but retain land ownership. The development easements are purchased under a cost-sharing arrangement between the SADC and the County. The cost-sharing arrangement varies depending upon the cost of the easement but typically, the SADC is responsible for 60% of the easement cost and the County is responsible for the remaining 40%. In Salem County, the municipality is responsible for at least 1% of the easement cost as a local share. Pilesgrove and Upper Pittsgrove Townships elected to pay 2% of the easement cost several years ago to provide an added incentive for applications within their communities.

The County Easement Purchase (EP) Program resulted in the preservation of about 2,100 acres over a 15 year period (1992-2007) in Pilesgrove Township. A total of 16 farms, or portions thereof, were preserved under this program. The County EP program has now been phased out in favor of the County Planning Incentive Grant program, which has added flexibility and clearer planning objectives.

4.3.4 County Planning Incentive Program

The County Planning Incentive Grant Program is the successor to the traditional County EP program. As with the EP program, the County acquires development easements from interested farmland owners under a cost-sharing arrangement with the SADC. The cost-sharing varies depending upon the certified value of the development easement but typically the SADC is responsible for 60% of the cost and the County is responsible for the remaining 40%. In Salem County, a small municipal contribution is required.

The differences between the EP and PIG programs are significant. The emphasis in the Planning Incentive Grant program is to define project areas of reasonably contiguous farmland where the County intends to focus its farmland preservation program. The planning process is more clearly defined and the priorities more clearly focused. The emphasis is to focus public investment in the areas that warrant that investment. The Project Areas are included in County Farmland Preservation Plan that becomes a part of the County Master Plan. Furthermore, the acquisition process is different from the EP program. Minimum eligibility criteria have been adopted by the SADC that establish eligibility for the Planning Incentive Grant program.

The SADC adopted new regulations in 2007 that established more extensive requirements for the County Planning Incentive Grant applications. These regulations require the preparation of a County comprehensive farmland preservation plan that conforms to specific technical guidance.

Salem County has not preserved any farms in Pilesgrove Township under the County PIG program. The County uses Installment Purchase Agreements for all preservation activities including cost-sharing under the municipal PIG program. The use of IPAs may have impacted the success of this Program.

4.3.5 Municipal Planning Incentive Grant Program

The municipal Planning Incentive Grant program is very similar to the County Planning incentive grant program but at the municipal level. Under this program, the municipality acquires development easements under a cost-sharing arrangement with the State and County. To be eligible for this program, municipalities must have adopted a dedicated tax for farmland preservation or have established a reliable source of dedicated funding and must have adopted a Farmland Preservation Plan as an element of the municipal master plan in accordance with the MLUL. The Farmland Preservation Plan is to establish Project Areas (where the land preservation program is to be focused in coordination with its overall land use plan), is to establish eligibility and ranking criteria, and is to outline an implementation strategy, including a financial plan.

The cost-sharing arrangement varies depending upon the certified value of the development easement using a sliding scale but typically the SADC is responsible for 60% of the cost and the county and municipality are responsible for the remaining 40% local share. Salem County and Piles Grove Township have agreed to split the local share equally after all grants from other entities are deducted. One of the obvious advantages of the municipal Planning Incentive Grant program from the county's perspective is that the cost of the County's share is one-half of what it would be under the County Planning Incentive Grant program.

The SADC adopted new regulations in 2007 that established more extensive requirements for the municipal planning incentive grant applications. These regulations require the preparation of a comprehensive farmland preservation plan that conforms to specific technical guidance. This 2012 Plan update is being prepared in accordance with those regulations.

Piles Grove Township applied for, and secured, its first Planning Incentive Grant in early 2004. Shortly thereafter, the Township solicited applications from all of the target farm landowners. A total of four (4) individual applications were received and pursued under Phase I. Phase II of the program resulted in the SADC approval of the preservation of two additional farms from 2010 to the present. As shown in *Table 19*, the Township Planning Incentive Grant Program has resulted in the preservation of 586 acres. In addition, one farm preserved under the direct easement program was initially under the Township Planning incentive grant program.

Table 19
Pilesgrove Township Planning Incentive Grant
Status of Phase I Applications

Application	Acres	Certified Value	Status
Phase I			
Sasso & Delea (LBB Partnership LLC)	259.9	\$ 17,500	Option agreement with Township transferred to State; Easement acquired under SADC Direct Easement program in May 2006;
Gordon & Sharon Ostrum	140.7	\$ 18,500	Easement acquired in August 2007 under Township Planning Incentive Grant Program using SADC/FRPP grant funding; County and Township cost-sharing;
Edward & Barbara Byrnes	220.0	\$ 17,700	Easement acquired in July 2008 under Township Planning Incentive grant Program using SADC/FRPP grant funding; County and Township cost-sharing;
Thomas & Andrea Mulligan	33.0	\$ 14,900	Easement acquired in August 2010 under Township Planning Incentive Grant Program using SADC/FRPP grant funding; Local cost-sharing; County share is in form of IPA
Totals	653.5	\$ 17,650	
Phase II			
Lippincott/Hurff	152.4	\$8,200	Easement to be acquired in December of 2012 under Township Planning Incentive grant Program using SADC/FRPP grant funding; No local share; Certified values approved;
George & Evelyn Williams	30.1	\$9,800	Easement to be acquired in December of 2012 under Township Planning Incentive grant Program using SADC/FRPP grant funding; No local share; Certified values approved;
Totals	182.4	\$ 8,463	
Program Totals	835.9	\$15,657	

4.3.7 Non-Profit PIG Program

The SADC also provides grants to non-profit organizations to supplement the municipal planning incentive grant program. The New Jersey Conservation Foundation (NJCF) has initiated a Planning Incentive Grant program within the Oldmans Creek watershed of Salem and Gloucester counties. The Township has entered into an arrangement with the NJCF for land preservation projects within Pilesgrove Township. To date, the NJCF has preserved 85 acres in Pilesgrove Township and another 80 acre farm is scheduled for closing in mid-2008.

4.3.8 Eight-Year Program

Under this program, farmers agree to voluntarily restrict non-agricultural development for a period of eight years in order to be eligible for grants that fund up to 50% of the cost of approved soil and water conservation projects.

There are two types of eight-year programs, municipally approved and non-municipally approved programs. Under the municipal program, a formal agreement is entered into by the landowner, the County, and the municipality. Under the non-municipally approved program, the agreement is with the landowner and the County. The advantage of the municipal program is that participants enjoy greater protection from nuisance complaints, emergency fuel rationing, zoning changes and eminent domain actions.

Currently, there are 23 farms encompassing over 2,000 acres participating in the non-municipally approved eight-year program in Salem County. Only one participant is in Pilesgrove Township (see *Map 2*). There are no participants in the municipally approved program anywhere in Salem County.

An owner cannot withdraw from the program except in extraordinary circumstances and only with the prior approval of the county. In addition, owners that want to sell their farm while enrolled in the 8-year program must provide the SADC with an executed agreement of sale, which the SADC can match. One farm in Pilesgrove Township was preserved under this procedure when the owners sought to sell their land to developers only to have the offer matched by the SADC.

This voluntary program has the potential to be more effectively linked with the farmland preservation program. The linking of this program with the future farmland preservation program is discussed in Chapter V.

4.3.9 Transfer of Development Rights (TDR)

Pilesgrove Township does not have a TDR program due to the absence of planned infrastructure in the Township for the receiving area. The Township has been working with the Borough of Woodstown to enable limited planned infrastructure to be extended into Pilesgrove Township for the purpose of implementing either non-contiguous clustering of planned development or TDR. A proposed Township Wastewater Management Plan has been prepared and is being considered for adoption in the same time frame as this Farmland Preservation Plan Update.

4.3.10 Other programs and partnerships

4.3.10.1 Clustering.

Pilesgrove Township does encourage clustering on smaller lots, where appropriate, to preserve farmland. The Township has approved two residential developments that will preserve over 80 acres of farmland under a cluster arrangement. Both of these subdivisions involved unique circumstances that enabled the use of clustering.

4.3.10.2 Conservation Design

Pilesgrove Township has adopted a Construction Design Ordinance to enable land developers to preserve open space and farmland as common open space.

4.3.10.3 NJCF Funding arrangement

Pilesgrove Township has entered into an innovative funding arrangement with the New Jersey Conservation Foundation (NJCF) whereby the NJCF made available Federal Farmland and Ranchland Protection Program (FRPP) funds that had been allocated to the Foundation to reduce the Township's local share commitment on its Planning Incentive Grant applications in return for Township local share contributions for the NJCF Planning Incentive Grant applications. The result of this funding relationship is a leveraging of the local funds available from both entities. This arrangement results in the State using its own FRPP funds for at least two applications instead of SADC grant funds. The SADC agreed to allocate some of the savings from this unique cooperative funding arrangement to the County and Township since these funds could not be returned to the PIG grant account during this grant transition period.

4.4 CONSISTENCY WITH SADC STRATEGIC TARGETING PROJECT

The SADC issued a Strategic Targeting Project Preliminary Report in March of 2003 in conjunction with the County Agricultural Development Boards (CADB). The project had three main goals to coordinate farmland preservation/agricultural retention efforts with proactive planning initiatives; to create/update the maps used to target land preservation efforts; and to coordinate farmland preservation efforts with open space, recreation and historic preservation investments. The strategic targeting of farmland for preservation is intended to avoid conflicts with other types of infrastructure investments such as highway and wastewater expansions. The Preliminary Report indicated that the Strategic Targeting Project would be incorporated as a key component of the Department of Agriculture's Smart Growth Plan and would be periodically updated to maintain its effectiveness in strategically prioritizing farmland preservation investments.

4.4.1 Agricultural Soils

One of the key components of the Strategic Targeting Project is to preserve the lands that have the best combination of characteristics to economically produce sustained high yields of agricultural crops. The Targeting Project emphasizes the importance of protecting these natural resources. The Pilesgrove Township Farmland Preservation Plan contains four Project Areas for land preservation. The target farms that have been designated within these Project Areas encompass 3,933 acres of high soil productivity. Over 80% of the soils on the target farms are classified as important farmland soils (prime soils, soils of statewide importance, or unique soils). The important soils on the target farms by Project Area range from 75.4% to 98.3% soil productivity as shown in *Table 20*. The preservation of the target farms would result in the protection of 2,378 acres of Prime Agricultural Soils, 755 acres of Soils of Statewide Importance and 128 acres of unique soils of local importance.

4.4.2 Agricultural Land Use

Agricultural land use in the State of New Jersey has continued to decline in acreage and change in character. The Census of Agriculture data shows a consistent decline in the acreage devoted to agricultural production as well as a change in the nature of agricultural land use to activities that are unrelated to high yield food production.

The Pilesgrove Township Farmland Preservation Plan is seeking to sustain viable agricultural land use within contiguous districts. The intent is to maintain land economic conditions that are suited for long-term high yield agricultural production. This Farmland Preservation Plan Update has demonstrated the continued strength and diversity of the agricultural economy in Pilesgrove Township but has also demonstrated the presence of strong land conversion pressures prior to the current economic downturn. For these reasons, the Pilesgrove Township Farmland Preservation Plan Update is seeking to preserve a viable agricultural industry within contiguous districts and is not intended to protect isolated farms within a developed area where substantial public investments have already been made for growth. The Department's Smart Growth Plan will only be effective if the funds needed for easement acquisition are focused in the critical long-term agricultural districts, which is the case in this Plan Update.

4.4.3 Sewer Service Areas

The Strategic Targeting Project indicates that extensive agricultural lands in the State are within existing or future sewer service areas. The preservation of lands within sewer service areas can create a conflict in public investments. The preservation of land in proximity to existing sanitary

Table 20

**Pilesgrove Township Farmland Preservation Plan
Target Farm Soil Productivity Summary**

Project Area	Northern Pilesgrove		U.S. Route 40		Commissioners Pike		Woodstown-Daretown Road		Total	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Prime	1,475.4	56.1%	476.4	69.9%	140.5	58.3%	286.1	75.1%	2,378.4	60.5%
Statewide	386.8	14.7%	191.7	28.1%	94.0	39.0%	82.2	21.6%	754.7	19.2%
Unique	120.8	4.6%	1.1	0.2%	0.0	0.0%	6.2	1.6%	128.1	3.3%
Other	646.9	24.6%	11.9	1.7%	6.6	2.7%	6.7	1.8%	672.1	17.1%
Total	2,629.9	100.0%	681.1	100.0%	241.1	100.0%	381.2	100.0%	3,933.3	100.0%

sewers or within proposed sewer service areas would both reduce the value of the public investment in the sewer system and would increase the cost of easement acquisition since the development value is enhanced by inclusion in the SSA.

In this regard, none of the lands slated for easement acquisition in the Pilesgrove Township Farmland Preservation plan Update are within existing or future sewer service areas. The Plan Update proposes to preserve 3,930± acres over ten years through a combination of easement acquisition and the clustering of planned development of which 3,260± acres are Prime Soils and Soils of Statewide Importance. Therefore, the implementation of this Plan Update would substantially increase the acreage of important farmland soils within preserved farms outside of sewer service areas.

4.4.4 Farmland Preservation Priorities

The Strategic Targeting Plan indicates that Prime and Statewide soils in agricultural use outside of Sewer Service Areas should be the highest priority for farmland preservation investments followed by farmland comprised of Other Soils outside of sewer service areas. A comparison of **Map 1: Existing Land Use** with **Map 3: Important Farmland Soils** will demonstrate that most of the designated Township Project Areas have a high density of agricultural use on soils of federal (prime) or statewide significance in an area that is not designated for existing or future sewer service. Therefore, the Pilesgrove Township Farmland Preservation Plan Update is fully consistent with the Strategic Targeting Project.

It should be noted that an expansive area on soils along the Township's western boundary has been included in the Northern Pilesgrove Project Area due to the presence of productive agricultural operations even though the soils in this area are classified as soils of local importance or unimportance. If this area were not included, the overall soil productivity ratings for the target farms would increase. This area is unique due to the expansive acreage currently held by one family and the fact that the light (sandy) soils can be very productive with careful management. Therefore, this area is of substantive value for land preservation as a secondary priority in accordance with the Targeting Project.

4.4.5 Imminence of Change

The Strategic Targeting Project indicates that the priority system "*must take into account the statutory mandate to consider the likelihood of conversion from agricultural land use*" and "*should call attention to the farmlands ...subject to the greatest development pressures and least likely to be available for preservation 3, 5 or 10 years from now*". These priorities can be summarized as the "imminence of change" factor.

The targeting project recognizes that public investment well removed from development pressure may preserve farmland but farmland that is not under an immediate threat of conversion. Conversely, public investment in an area where conversion has been occurring for some time and is suited for continued growth in terms of roads and planned infrastructure is very costly and may not achieve the objectives of the Smart Growth Plan.

Pilesgrove Township is clearly on the verge of land development as exemplified by the rapid increase in land sale prices, as well as subdivision and building permit activity, prior to the economic downturn in 2008. The number of approved or pending subdivisions within and around the

preservation area indicates that the Township is on the front line of the conversion pressure since it is just below Woolwich Township, one of the fastest growing communities in the State. From a public investment strategy standpoint, there is an opportunity to acquire lands at reduced values during recessionary periods provided that public funds are available for that purpose. The need for easement acquisition funding often increases when the housing market is vibrant when values increase. The challenge is to allocate sufficient public funding for easement acquisition prior to rapid increases in land values due to conversion pressure.

Nevertheless, it is no longer feasible to expect that easement acquisition alone of the target farms will be a sufficient land preservation measure. Other preservation measures must be used in conjunction with the easement purchase program to preserve the contiguous agricultural districts needed for a viable agricultural economy. This Plan Update proposes the effective use of easement acquisition coupled with a non-contiguous clustering program to achieve its farmland preservation objectives in the critical area north of Woodstown where change is clearly imminent.

4.4.6. Farmland Assessment

As noted earlier, Pilesgrove Township has the second highest acreage of qualified farmland in the State of New Jersey. Pilesgrove Township and adjacent Upper Pittsgrove Township represent 9% of the qualified farmland remaining in the State of New Jersey. Clearly, these statistics demonstrate that farmland preservation needs to focus on the protection of contiguous districts and not be entirely focused on the individual farms being preserved.

4.4.7 Transportation Network Proximity

Pilesgrove Township surrounds Woodstown Borough that is located at the intersection of U.S. Route #40 and State Route #45. The Township has excellent access since it is located within a few miles of the Delaware Memorial Bridges, Interstate 295, and Exit 1 of the New Jersey Turnpike. The key arterial is U.S. Route 40, which is a dualized highway up to the Township boundary where it transitions into a two-lane highway. U.S. Route 40 is subject to severe traffic congestion during the summer months since it is the most direct route from the Delaware Memorial Bridges to the shore communities in Cape May County. There continues to be a desperate need to improve access in the southern part of the State either along U.S. Route #322 or U.S. Route #40.

The Pilesgrove Township Farmland Preservation Plan Update is seeking to preserve key segments of this corridor in the extreme western and eastern parts of the Township. A key farm (Sasso/Delea) was preserved by the SADC in 2005 on the north side of U.S. Route #40 at the western Township boundary. Another farm was acquired south of U.S. Route 40 immediately west of Cowntown. There are no limited access highways within the Township with proximate interchanges.

4.4.8 Farmland Preservation Program Activity

Pilesgrove Township is located in an area of prior farmland preservation activity. The previous public investments in the various farmland preservation programs in Pilesgrove Township warrant continued investment. Map 3: Open Space and Conservation Map indicates the extent and pattern of preserved lands in the Township. The partially preserved districts need further investment to eliminate the potential for conflicting rural residential development. In particular, the U.S. Route 40 Commissioners Pike Project Areas and the portion of the Northern Pilesgrove ADA to the west of Woodstown are all extensively preserved. The overall project density for all these three Project Areas is over one-half of the total Project Area and over one-third of the Woodstown-Daretown Road

Project Area. The planning objective of creating contiguous districts can be achieved with reasonable public investment over the next ten years for the portion of the Northern Piles Grove Project Area west of Woodstown and for three other Project Areas.

The size of the target farms is also in keeping with the Targeting Project. Piles Grove Township has several major farm landowners. While the average target farm is in excess of 80 acres, there are several areas within the Project Areas where contiguous lands under common ownership exceed 200 acres. The Township is most interested in preserving major farms in key locations than in preserving the most number of farms, which is consistent with the Targeting Project.

4.4.9 Coordination with County and Municipal Plans

Piles Grove Township Farmland Preservation Plan Update is fully coordinated with its adopted Master Plan. The Township Planning board is consistently reviewing means of promoting farmland preservation in a positive manner.

This Farmland Preservation Plan Update is also fully consistent with the Salem County Farmland Preservation plan. While there are substantive differences with the County on farmland preservation policies, including strategic targeting perspectives, the objective of the Township Farmland Preservation Plan is fully consistent and coordinated with the County Plan.

4.4.10 State Development and Redevelopment Plan Consistency

The Piles Grove Township Farmland Preservation Plan is fully consistent with the Rural Planning Area designation for much of Piles Grove Township.

4.4.11 Garden State Greenways Coordination

The Township's Farmland Preservation Plan is fully coordinated with the Garden State Greenways program. The Township's involvement with the New Jersey Conservation Foundation is helpful in this regard. The areas being preserved by Green Acres are not within the Township's Project Areas. Nevertheless, there is a need for better coordination with land acquisition strategy with the State Green Acres Program activities.

4.4.12 Critical Resource Areas

There are no critical resource areas within Piles Grove Township.

4.4.13 Crossroads of the American Revolution

Piles Grove Township does not contain any Crossroads of the American Revolution Special Resource Areas as defined in the Strategic Targeting Project. Nevertheless, the cattle drive from this area of Salem County undertaken by Mad Anthony Wayne to the Valley Forge encampment is probably the most important example of the agricultural industry's involvement in, and support of, the Continental Army during the Revolutionary War. The preservation of lands where this cattle drive originated is critical to American history. One of the reasons for the subsequent battle of Quinton's Bridge was to punish the people of Salem County for their support of the Continental Army.

4.4.14 NJ Trails Plan

None of the proposed trails shown on the New Jersey Trails Plan bisect Pilesgrove Township.

4.4.15 Watershed Management Coordination

Pilesgrove Township has prepared a draft Watershed Management Plan (WMP). The draft WMP addresses the need for planned infrastructure in the area to enable the implementation of the strategy to cluster compact development as a potential future development alternative to conventional development. The Township adopted a Conservation Design Ordinance in 2009 that provides zoning incentives for onsite clustering as a way to preserve farmland, open space, and to minimize impacts on environmental resources. The draft WMP also addresses issues that may affect environmental compliance activities in the Township including septic tank management, nitrate dilution modeling, and TMDL implementation. The objective of the WMP is to achieve improved environmental conditions by reducing non-point source pollution from land development and by the implementation of best management practices by agricultural enterprises. The intent of the WMP will be to involve the local farming community in the resolution of critical environmental issues without adversely impacting their operations.

4.4.16 Groundwater Recharge and Protection

The designated Project Areas in Pilesgrove Township contain extensive aquifer recharge areas for the Mount Laurel and Cohansey formations, which are important aquifers in southern New Jersey. In fact, the lands along the western Township boundary are very susceptible to degradation due to their sandy consistency. It is critical that these aquifer recharge areas be protected with proper land management. In this respect, farmland preservation is an important means of protecting a limited and critical natural resource.

4.4.17 Targeting Project Consistency

In addition to the foregoing, the Pilesgrove Township Farmland Preservation Plan is consistent with the SADC strategic targeting project in the following manners:

- Three of the Township's Phase I Planning Incentive Grant applications were strategically located in the western part of the Township. As shown on the Open Space and Conservation Map, the preservation of the Ostrum and Byrnes farms in conjunction with prior preserved farmland created a continuous line of preserved land from the Borough of Woodstown to the Oldmans Township line. In addition, the preservation of the Sasso/Delea farm on the north side of US Route 40 has protected the north side of that corridor from encroachment and has helped to establish the southern limit of what could be an expansive preserved agricultural district.
- The preservation of the Mulligan, Caltabiano, and Musumeci farms in recent years has helped define the limit of the AR zoning district at its interface with the SR zoning district. These three farms were preserved in a coordinated manner by the Township and the NJCF Planning Incentive Grants. The SR zoning district along the northern tier of the Township is the location of several residential subdivisions.
- The US Route 40 and Commissioners Pike Project Areas in the eastern part of the Township are capable of being fully acquired to create a contiguous agricultural district in conjunction with preservation efforts in Upper Pittsgrove Township.

- Green Acres is acquiring land tracts to the east of Woodstown on the south side of the Salem River to create an expansive greenway. The open space acquisition is fully consistent with the Farmland Preservation Plan Update. The Project Areas generally would extend but not conflict with this linear open space acquisition program.
- The Woodstown-Daretown Road Project Area is intended to be an agricultural district that is contiguous to the open space acquisition corridor and a logical extension of the Commissioners Pike Project Area.
- The area due north of Woodstown Borough to the east of the railroad and west of State Route #45 is to be the focus of a non-contiguous clustering and conservation design programs since the easement purchase programs have not been effective in this area to date.

4.5 COORDINATION WITH MUNICIPAL AND COUNTY OPEN SPACE PRESERVATION INITIATIVES

Piles Grove Township is coordinating its open space preservation policies with its farmland preservation program. The Township has supported the efforts of the State and the County to acquire a greenway along the Salem River. Much of this land acquisition has been located on the south side of the stream corridor to the east of Woodstown.

The Township also supports limited open space acquisition in the Sharptown area to preserve the important stream corridors and critical habitats in that area. Any such acquisition efforts along the stream corridors should be structured to be compatible with farmland preservation objectives.

The Township's Open Space and Conservation Plan recommends the long-term expansion of Marlton Park to the west. The parcel targeted for acquisition will be subdivided so that a portion will be acquired for open space and a portion will be acquired for farmland preservation.

The primary conflict between open space acquisition and farmland preservation is with regard to Township funding. The Township has fully committed the current proceeds from its dedicated tax to farmland preservation program. There is a need to allocate a portion of the dedicated tax to open space purposes for the long-term future but farmland preservation has required a full and substantive commitment in recent years.

4.6 FUNDING EXPENDED TO DATE BY SOURCE

4.6.1 Appropriations

Piles Grove Township has received appropriations totaling \$6.2 million since the inception of the Planning Incentive Grant program.

Table 21
Farmland Preservation Program
Planning Incentive Grant Appropriations (Phase I)

Funding round	Appropriation	Cumulative
FY 2005	\$ 441,822	\$ 441,822
FY 2006	\$ 800,000	\$ 1,241,822
FY2007	\$ 1,500,000	\$ 2,741,822
FY 2008	\$ 1,500,000	\$ 4,241,822
FY 2009	\$ 500,000	\$ 4,741,822
FY 2010	\$ 750,000	\$ 5,491,822
FY 2011	\$ 750,000	\$ 6,241,822

Source: SADC

The funding that has been extended or committed to date is generally summarized in **Table 22**. Based on various assumptions, the funding that has been extended or committed by the Township, exclusive of the County Easement Purchase Program and the SADC Direct Easement Purchase program, is summarized in Table 22.

Table 22 indicates that the three Phase I Planning Incentive Grant applications will result in the expenditure of \$3.0 million in Planning Incentive Grant funds from the SADC and a total public investment of \$7.0 million, including \$3.0 million in FRPP funds. When the two NJCF PIG grant applications are included, a total of almost \$10 million will have been invested in farmland preservation in the two Planning Incentive Grant programs through the 2008 funding round. The Township's total expenditure will be about \$673,000 after various assumed or anticipated reimbursements; the County's local share contribution will be on the order of \$542,000; and the NJCF local contribution will be slightly over \$507,000.

It should be noted that the Pilesgrove Township had planned to fully utilize its Planning Incentive Grant appropriations but may not do so due to the use of federal funds and the transition to the Phase II program. The SADC fully understands the reasons that the PIG grant funds will not be fully expended in the Township. The Township intends to fully utilize future State grant appropriations but also intends to leverage state and local funding, wherever possible with other funding sources.

4.7 MONITORING OF PRESERVED FARMLAND

Currently, the Township does not have a direct role in monitoring preserved farmland since it is not the holder of the easements. There may be situations in the future in which the Township may hold easements from clustered developments and would be responsible for enforcing any easements that are conveyed to the Township.

The Salem CADB monitors the preserved farmland for which the County holds an easement and the SADC monitors the farmland in the Township for which it holds the easement. The Township will be requesting copies of any monitoring or inspection reports prepared by the County or SADC for deed-restricted farmland located within the Township.

Table 22
Pilesgrove Township
Farmland Preservation Funding Update

Phase I						
Funding source	Ostrum	Byrnes	Mulligan	Calatabiano	Musumeci	Totals
Acres	140.26	215.05	32.00	84.83	101.63	573.78
Certified Value	\$18,500.00	\$17,700.00	\$14,900.00	\$16,000.00	\$18,750.00	
Total Value	\$2,594,865.50	\$3,806,420.40	\$476,800.00	\$1,357,328.00	\$1,905,506.25	\$10,140,920.15
SADC (Township PIG)	\$1,089,843.51	\$1,141,926.12	\$286,080.00	\$0.00	\$0.00	\$2,517,849.63
SADC (NJCF PIG)	\$0.00	\$0.00	\$0.00	\$678,664.00	\$1,322,654.00	\$2,001,318.00
FRPP (State)	\$778,459.65	\$1,141,926.12	\$0.00	\$0.00	\$0.00	\$1,920,385.77
Pilesgrove Township	\$17,298.64	\$253,761.36	\$95,360.00	\$67,866.00	\$422,852.01	\$857,138.01
Salem County	\$190,290.60	\$507,522.97	\$0.00 **	\$0.00	\$0.00	\$697,813.57
FRPP (NJCF)	\$518,973.10	\$761,284.08	\$95,360.00	\$271,466.00	\$0.00	\$1,647,083.18
NJCF (William Penn)	\$0.00	\$0.00	\$0.00	\$339,332.00	\$160,000.00	\$499,332.00
Total Paid	\$2,594,865.50	\$3,806,420.65	\$476,800.00	\$1,357,328.00	\$1,905,506.01	\$10,140,920.16
Township Cost/acre	\$123.33	\$1,180.00	\$2,980.00	\$800.00	\$4,160.82	\$1,493.86

Phase II			
Funding source	Lippincott/Hurff	Williams	Totals
Acres	151.4	30.1	181.5
Estimated Value	\$8,200.00	\$9,800.00	\$8,465.34
Total Value	\$1,241,480.00	\$294,980.00	\$1,536,460.00
SADC (Township PIG)	\$620,740.00	\$147,490.00	\$768,230.00
Pilesgrove Township	\$0.00	\$0.00	\$0.00
Salem County	\$0.00	\$0.00	\$0.00
FRPP (NJCF)	\$620,740.00	\$147,490.00	\$768,230.00
Total Paid	\$1,241,480.00	\$294,980.00	\$1,536,460.00
Township Cost/acre	\$0.00	\$0.00	\$0.00

Notes:

1. Funding Scenario based on certified values;
2. FRPP funds assumed to be available to match SADC funding.
3. County used IPA for its share of Mulligan farm; held by Township

4.8 COORDINATION WITH TDR PROGRAMS

There are no existing TDR programs in Pilesgrove Township. Although there has been some discussion about a regional TDR program in Salem County, action on this strategy is not within the control of the Township.

The Township has indicated in this Plan Update and in the draft Wastewater Management Plan that the clustering of development rights from areas slated for preservation to areas suited for compact development by a single entity is an essential and integral element of the Township's Farmland Preservation Plan Update. The use of non-contiguous clustering for planned development will be used to implement this objective.

From a municipal planning perspective, agricultural land preservation should be focused in those areas with the most suitable conditions for agricultural production, to establish greenbelts around residential zones, and to protect natural resources including aquifer recharge areas, floodplains, wetlands, and scenic vistas. The farmland preservation program should also be designed to preserve contiguous agricultural districts, which to the extent possible coincide with agricultural zoning districts. These districts should be of sufficient size to allow the use of the most cost-efficient farming methods without concern about conflicting land uses. The Township's proposed use of easement acquisition and non-contiguous clustering will be structured to maximize participation in the farmland preservation program.

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*Pilesgrove Township Master Plan
Farmland Preservation Plan Update
November 19, 2012*

V. FUTURE FARMLAND PRESERVATION PROGRAM

5.1 PRESERVATION GOALS

5.1.1 Township Planning Incentive Grant Farmland Preservation Goal

The goal of the Planning Incentive Grant program is to acquire or otherwise preserve the identified target farms within the Township Project Areas during the ten-year planning period (2008-2017). While it is recognized that some landowners may not choose to participate in the farmland preservation program, the planning objective will be to preserve as much of the lands within the defined Project Area as is feasible. The Project Area limits may be changed in the future but the goal is to provide the opportunity for land preservation to the target farms either through easement acquisition (under one of several programs) or the clustering of development rights on non-contiguous parcels.

The specific goal of the Phase II Planning Incentive Grant application will be to acquire the development rights for two farms each year encompassing an annual average of 150 acres. As shown in *Table 30*, it is assumed that the average annual acreage preserved will decline from 178 acres per year in 2008 to 125 acres per year in 2017 in response to the projected easement value per acre. The total number of acres preserved during the ten-year period is projected to be 1,506 acres based on an annual Township financial commitment of \$500,000 in easement acquisition funding. When added to the lands that have been or will be preserved under the Phase I program, the total land preservation objective of the Pilesgrove Township Planning Incentive Grant program is about 1,900 acres.

5.1.2 Assumed Goals of Other Preservation Programs

The Township has made certain assumptions regarding other farmland preservation programs and their anticipated level of involvement in the Township Project Areas. The three other farmland preservation programs in Pilesgrove Township are the SADC Direct Easement Purchase program, the County Planning Incentive Grant program, and the NJCF Planning Incentive Grant program.

5.1.2.1 SADC Direct Easement

The SADC Direct Easement purchase program has resulted in the preservation of over 1,000 acres in the Township over the last six years. It has been assumed that the SADC will preserve 1,506 acres over the next ten years under the direct easement program and that 464 of these acres will be within the Township Project Areas. This assumption is based on a continuation of the same level of direct easement purchases and a state financial commitment of about \$2.5 million per year.

5.1.2.2 County Planning Incentive Program

The County Easement Purchase program has resulted in the preservation of over 2,100 acres in the last fifteen years in Pilesgrove Township. It has been assumed based on past practices that the County will preserve 1,255 acres in Pilesgrove Township over the next ten years under the County Planning Incentive Grant program and that 400 of these acres would be within the Township Project Areas. The County has recently provided a list of target farms for its Planning Incentive Grant

program that encompass 1,335 acres of which 575 acres are within the Township Project Areas. Therefore, it is evident that there is sufficient interest to achieve these goals under the County's farmland preservation program provided that County funding is adequate and the Township applications rank favorably. It has been assumed that the County will continue to pursue farmland preservation in Pilesgrove Township at prior rates and that the Township Planning Incentive Grant program will not affect the County farmland preservation efforts in either a positive or negative manner.

5.1.2.3 New Jersey Conservation Foundation (NJCF) Planning Incentive Grant Program

The NJCF has initiated a Planning Incentive Grant program within the Oldmans Creek watershed. The Township has entered into an arrangement with the NJCF for land preservation projects within Pilesgrove Township. It has been assumed that the NJCF will continue this program over the next ten years resulting in the preservation of 937 acres in the Township outside of the municipal PIG Project Areas. While there is some overlap between the Project Areas of the Township and NJCF Planning Incentive Grants, it is assumed that the NJCF will pursue lands outside of the Township Project Areas, but inside of the Oldmans Creek watershed in the Township.

5.1.3 Clustering/Transfer

It is further assumed that the Township will implement non-contiguous clustering or a transfer of development rights program that will result in the preservation of additional lands within the Project Areas. For the purposes of this discussion, it is assumed that the clustering program will result in the preservation of about 1,310 acres within the Northern Pilesgrove Project Area. The Township is currently pursuing discussions with the Woodstown Sewerage Authority that would enable this planning program to be implemented. The 1,310 acre preservation goal from non-contiguous clustering is achievable in the ten-year time frame if suitable infrastructure is developed to enable compact development in designated areas adjacent to Woodstown Borough.

5.1.4 Overall Township Farmland Preservation Goals

As previously indicated, a total of 4,100 acres have been preserved within Pilesgrove Township and an additional 110 acres will be preserved under pending Planning Incentive Grant applications for a projected total of 4,210 acres. The acreage goals and assumptions under the Phase II program are summarized below:

- The Township farmland preservation goal for its Phase II Planning Incentive Grant program is to preserve 1,506 acres.
- The Township goal is to preserve an additional 1,310 acres within the Project Areas through the clustering or transferring of development rights.
- The three other farmland preservation programs will preserve a total of 3,700 acres over the next ten years of which 1,088 acres will be within the Township Project Areas.
- The total farmland preservation goal for the ten-year period is 6,515 acres.

Based on the foregoing, the total preserved farmland in Pilesgrove Township by 2018 would be 10,725 acres or two-thirds of the Township's qualified farmland.

5.2 PROJECT AREA SUMMARIES

5.2.1 Agricultural Development Areas (ADAs)

The Township's Agricultural Retention (AR) zoning district was generally defined in 1994 based on an analysis of the Township's soils, land use, environmental limitations, and farm characteristics. The basic criteria in delineating the AR zone were to delineate the areas of the Township with good agricultural soils characteristics that had only slight limitations for development and had an active agricultural land use. The average parcel size was also to be conducive to continued farming operations.

The intent of the current Farmland Preservation Plan is to permanently preserve as much of the AR zoning district as is feasible. Therefore, the Township has proposed that the entire AR zoning district, except for lands that do not satisfy the minimum eligibility criteria or lands committed to another use, be designated as Target Farms within the Project Areas.

The land preservation goal for this Plan Update is to acquire or otherwise preserve all of the lands within the defined Project Areas over a ten-year period. For discussion and priority purposes, the AR zoning district has been divided into the following Project Areas:

- Northern Pilesgrove Project Area (Area 1)
- US Route 40 Project Area (Area 2)
- Commissioners Pike Project Area (Area 3)
- Woodstown-Daretown Road Project Area (Area 4)

The Northern Pilesgrove Project Area refers to the agricultural district in the northern and northwestern part of the Township (see *Map 2*). This Project Area is unique since it is in close proximity to land development pressures but currently has relatively few non-agricultural land use intrusions. In addition, the land parcels and the individual farm holdings remain well above State farm averages. Therefore, the Northern Pilesgrove Project Area offers the potential of defining the limit of growth from the Philadelphia metropolitan area and preserving the unique rural town center land development pattern around the Borough of Woodstown.

The U.S. Route 40 East Project Area is located along the U.S. Route #40 corridor in the eastern part of Pilesgrove Township near the boundary with Upper Pittsgrove Township. This Project Area is important not only because of the valuable farmland but also because of the presence of a major east-west arterial (U.S. Route 40) and the potential that development will occur along this corridor in an uncontrolled manner if this agricultural district is not protected in a comprehensive manner.

The Commissioners Pike Project Area is located in the extreme southeastern corner of the Township adjacent to Upper Pittsgrove Township (to the east) and Alloway Township (to the south). The farmland preservation efforts in this Project Area should extend into the adjacent municipalities.

The Woodstown-Daretown Road Project Area is located South of the referenced road in the vicinity of the Commissioner's Pike Project Area.

Appendix B contains the SADC Project Area Summary Forms. General profiles of the Project Areas and an inventory of the Target Farms are summarized below.

5.2.2 Northern Piles Grove Project Area Profile

Total area. This expansive agricultural district encompasses 5,242 acres or 8.2 square miles, which represents about 23.3% of the entire Township.

Objective. Piles Grove Township is seeking to preserve this entire Project Area (except for about 133 acres of excluded parcels of less than 10 acres in size or otherwise ineligible) through the purchase of development easements and the clustering of development rights. The area that is slated for easement acquisition under the municipal PIG program is 1,200 acres.

Preserved lands. A total of 2,465± acres or 46.3% of Project Area has been preserved to date.

Tillable Acres. *Table 23* indicates the breakdown of farmland usage on the target farms in this Project Area based on the 2012 tax assessment applications. Based on this data, about 73% of the target farmlands are devoted to harvested cropland and about 18% is permanent pasture. Woodland only accounts for about 180 acres or 6.6% of the target farms.

Table 23
Northern Piles Grove Project Area
Breakdown of Target Farms

Category	Acreage	Percentage
Cropland harvested	2005.1	73.4%
Cropland pastured	25.7	0.9%
Permanent Pasture	488.3	17.9%
Woodland	179.92	6.6%
<i>Total Devoted to Agriculture</i>	<i>2,699</i>	<i>98.9%</i>
Farmhouse Exclusions	32.0	1.2%
Total Farmland Acreage	2,731.0	100.0%

Source: Farmland Assessment Applications (2012)

Targeted Farms. *Table 24* contains an inventory of the target farms for this Project Area. Piles Grove is targeting all or portions of thirty-five (35) farms of common ownership encompassing about 2,710± acres of land.

Soil Characteristics. Approximately 73% of the soils on the Target Farms are classified as Prime Soils, Soils of Statewide Importance, or Unique Soils. It should be noted that this Project Area contains expansive pasturelands that are important to the retention of the agricultural uses in this area and are contiguous to preserved lands. This Project Area also includes an expansive area of "Other soils" along the western Township border that are, in fact, very productive when properly managed.

Easement Cost. Based on a projected average easement value of \$10,750 per acre, the total easement acquisition cost for the 1,200 acre portion slated for acquisition under the PIG program would be \$12.9 million. If this level of funding could be provided, the Township would anticipate a breakdown of \$7.74 million (60%) from the SADC and \$5.16 million (40%) from local sources. The Township will pursue arrangements that will maximize the leverage of local funds including the use of non-profit contributions, county matching funds, and Federal Ranchland Program (FRPP) funding. The Township will also be pursuing other preservation mechanisms for this area involving contiguous and non-contiguous clustering to reduce the extent of easement purchases. The County share would be in the form of an Installment Purchase Agreement (IPA).

Table 24
Pilesgrove Township Farmland Preservation Plan
Northern Pilesgrove Project Area
Inventory of Target Farms

Block	Lot	Location	Owner	Target Farm Map I.D.	Tract Area	Target Farm Area	Cropland Harvested	Cropland Pastured	Pasture	Woodland	Farmhouse Exclusions	Application Total
11	3,5,8	394 Swedesboro Road	Patten, Phillip F.	1	323.2		229.4	0.0	0.0	91.8	3.0	324.2
11	5,03	113 Point Airy Road	Patten, Sebastian J & Virginia	1	6.2		6.2	0.0	0.0	0.0	0.0	6.2
11	5,04	Lincoln Road	Patten, Phillip F + Marie E	1	5.3	334.7		0.0	0.0	5.3	0.0	5.3
11	14	1127 Route 45	Sorbello, Benny A LLC	2	53.9		52.9	0.0	0.0	0.0	0.0	52.9
12	6	Route 45 + Point Airy Road	Sorbello, Benny A LLC	2	66.3		66.3	0.0	0.0	0.0	0.0	66.3
12	9	Eldridges Hill Road	Sorbello, Benny A LLC	2	21.7	141.9	21.7	0.0	0.0	0.0	0.0	21.7
8	15,01	Point Airy Road	Sorbello, Thomas & Frank	3	93.9	93.9	86.9	0.0	0.0	7.0	0.0	93.9
8	8	Point Airy Road	Kelly, William F & Elizabeth F	4	134.0	134.0	87.8	0.0	0.0	46.2	1.0	135.0
8	5	Kings Highway Rear	Tomarchio, L & J Castellin, TRUSTEE	5	70.4		39.9	0.0	0.0	30.5	1.0	71.4
8	7	Point Airy Road	Tomarchio, L & J Castellin, TRUSTEE	5	129.3	199.7	87.5	0.0	0.0	41.8	0.0	129.3
12	7,04	Eldridges Hill Road	Mulligan, Thomas & Andrea	7	33.7	33.7	33.7	0.0	0.0	0.0	0.0	33.7
28	2	Swedesboro Road	Pilesgrove Partners LLC	8	43.9		43.9	0.0	0.0	0.0	0.0	43.9
26	3,5	Auburn Road	Cloverdale Dairy Farms Inc.	8	195.7		140.6	0.0	48.1	6.0	1.0	195.7
26	6	Auburn Road	Petit, Elmer S	8	23.8		16.2	0.0	0.0	7.7	0.0	23.9
27	3,4,5, 6	Auburn Road	Cloverdale Dairy Farms Inc.	8	203.0		172.3	0.0	27.7	3.0	1.0	204.0
27	7	Auburn Road	Petit, Elmer S & Vera M	8	36.7	503.0	36.7	0.0	0.0	0.0	0.0	36.7
28	3	Route 45	Poliski, Rosemary et al.	9	45.0	45.0	45.0	0.0	0.0	0.0	0.0	45.0
13	5	Point Airy Road	Doble, Ethel M	10	16.6		0.0	0.0	16.6	0.0	0.0	16.6
13	5,04	Point Airy Road	Doble, Ethel M	10	9.0	25.6	0.0	0.0	9.0	0.0	0.0	9.0
13	13,01	Eldridge's Hill Road	Foster, Steven & Siedler, Susan	11	30.7	30.7	30.7	0.0	0.0	0.0	0.0	30.7
28	8	Route 45	Coombs Bruce	12	31.0		31.0	0.0	0.0	0.0	0.0	31.0
13	17	Route 45	Coombs, Bruce C & Eileen F	12	14.0	45.0	14.0	0.0	0.0	0.0	0.0	14.0
13	13	Eldridge's Hill Road	James, Stephen P & Susan S	13	26.0	26.0	22.0	0.0	4.0	0.0	0.0	26.0
27	2	Point Airy Road	Leone Joseph A & Nancy E	14	58.4	58.4	58.4	0.0	0.0	0.0	0.0	58.4
21	6,02	Kings Highway	Ostrum, J Gordon Jr. & Sharon E	15	42.2		42.2	0.0	0.0	0.0	0.0	42.2
26	1,00	Kings Highway	Ostrum, J Gordon Jr. & Sharon E	15	98.8		60.0	0.0	25.0	13.8	0.0	98.8
26	1,01	Kings Highway	Ostrum, J Gordon Jr. & Sharon E	15	33.6	174.7	23.0	0.0	5.0	5.6	1.0	34.6
21	12	Featherbed Lane	NJ Department of Environmental Protection	16	112.0		0.0	112.0	0.0	0.0	0.0	112.0
25	3	Kings Highway	NJ Department of Environmental Protection	16	77.7	189.7	0.0	77.7	0.0	0.0	0.0	77.7
25	1,09	Sharptown-Auburn Road	Harris, H Grant + Elizabeth J	17	195.4		80.0	0.0	115.4	0.0	0.0	195.4
25	5,8	Kings Highway	Harris, Howard Grant	17	94.6		27	0	67.62	0	0	94.6
26	2	Auburn Road	Harris, Howard Grant	17	178.9	468.9	20	0	108.8	50	0	178.8
21	6	Kings Highway	Morda, Mary Lou	18	88.5	88.5	88.5	0.0	0.0	0.0	0.0	88.5
30	12	165 Marlton Road (split)	Smith, Thomas Estate c/o Mary Quirk	19	114.3	114.3	94.0	0.0	13.0	6.2	1.0	114.2
23	3,00	Harding Highway & Jill Road	Sasso, Vincent & Delea, Richard	20	150.3		150.3	0.0	0.0	0.0	0.0	150.3
24	8,09	Route 40	Sasso, Vincent & Delea, Richard	20	108.6	258.8	108.6	0.0	0.0	0.0	0.0	108.6
23	1	Featherbed Lane	Kelly Brothers Et. Al.	21	54.0		48.3	0.0	0.0	5.7	1.0	55.0
24	2	Featherbed Lane	Kelly Brothers Et. Al.	21	48.2		48.2	0.0	0.0	0.0	0.0	48.2
24	6	Jill Road	Kelly Brothers Et. Al.	21	28.7		28.7	0.0	0.0	0.0	0.0	28.7
24	7	Jill Road	Kelly Brothers Et. Al.	21	107.8		99.6	0.0	0.0	8.2	1.0	108.8
22	11,12	Featherbed Lane	Kelly Brothers Et. Al.	21	136.0	374.8	134.1	0.0	0.0	1.9	2.0	138.0
22	10	33 Featherbed Lane	Kelly, Martin J & Jacqueline T	22	81.7	81.7	79.8	0.0	0.0	1.9	1.0	82.7
24	3	12 Featherbed Lane	Kelly, Edward M Jr.	23	86.0	86.0	63.8	0.0	13.4	8.8	0.0	86.0

Table 24 Continued
Pilesgrove Township Farmland Preservation Plan
Northern Pilesgrove Project Area
Inventory of Target Farms

Block	Lot	Location	Owner	Target Farm	Tract Area	Target Farm Area	Cropland Harvested	Cropland Pastured	Pasture	Woodland	Farmhouse Exclusions	Application Total
24	5.04	Sharptown-Auburn Road	Cossady, William J & Susan I	24	13.8	13.8	13.8	0.0	0.0	0.0	0.0	13.8
24	5.05	99 Sharptown-Auburn Road	Esgro, Gregory	25	15.0	15.0	15.0	0.0	0.0	0.0	3.9	18.9
24	5	119 Sharptown-Auburn Road	Auburn Road Properties	26	13.3	13.3	13.3	0.0	0.0	0.0	1.0	14.3
24	5.06	Sharptown-Auburn Road	Yen, Jeffrey H	27	18.8	18.8	18.8	0.0	0.0	0.0	0.0	18.8
24	5.03	Sharptown-Auburn Road	Stons, William K (Trustee)	28	16.2	16.2	16.2	0.0	0.0	0.0	0.0	16.2
25	1	142 Sharptown-Auburn Road	Brown, Maxine L	29	67.8	67.8	48.7	0.0	11.8	0.0	1.0	61.6
21	11	143 Featherbed Lane	Kelly Brothers et al.	30	121.4	121.4	121.4	0.0	0.0	0.0	1.0	122.4
21	9.10	230A Sharptown-Auburn Road	Byrnes, Edward L	31	218.0	218.0	210.5	0.0	0.0	7.5	2.0	220.0
21	8	230A Sharptown-Auburn Road	Byrnes, Edward L	31	8.9		8.9	0.0	0.0	0.0	0.0	8.9
22	2	Sharptown-Auburn Road	Byrnes, Edward L	31	47.7	274.6	37.7	0.0	0.0	10.0	0.0	47.7
21	3	440 Auburn Road	Catalano, Salvatore J & Anna F	32	124.7	236.2	84.00	0.00	0.00	27.47	0.00	111.5
21	4	440 Auburn Road	Catalano, Salvatore J & Anna F	32	111.5	236.2	84.00	0.00	0.00	27.47	0.00	111.5
21	2	Sharptown-Auburn Road	AMV GEN-3 LLC et al.	33	73.3	73.3	68.0	0.0	0.0	5.3	0.0	73.3
21	7	343 Sharptown-Auburn Road	Maccarone, Joseph V & Angeline	34	25.0		21.0	0.0	0.0	4.0	0.0	25.0
22	1	343 Sharptown-Auburn Road	Maccarone, Angelina	34	43.8	68.8	43.8	0.0	0.0	0.0	6.0	49.8
22	2.03	279 Sharptown-Auburn Road	Atanasio, Philip R	35	38.3	38.3	0.0	0.0	36.3	2.0	1.0	39.3
21	8.01	260 Sharptown-Auburn Road	Hidden Deer Farms LLC	36	9.3	9.3	0.0	0.0	7.0	2.3	1.0	10.3
22	2.02	249 Sharptown-Auburn Road	Burke, Colin J & Lucy	37	51.0	51.0	42.0	0.0	0.0	9.0	1.0	52.0
22	3	187A-C Sharptown-Auburn Road	DuBois, Maurice J Estate of	38	148.0	209.8	124.00	0.00	9.26	12.59	1.37	147.2
22	7	856 Pointers-Auburn Road	DuBois, Harry R et al.	38	61.8	209.8	61.82	0	0	0	0	61.8
22	9	834 Pointers-Auburn Road	Ollek, Frank M III & Dolores C	39	18.1	18.1	20.1	0.0	0.0	0.0	1.0	19.1
24	4	Sharptown-Auburn Road	Harris, Howard Grant	40	21.9	21.9	20.0	0.0	0.0	1.9	0.0	21.9
24	11	781 Route 40	Harris Sales Corp	41	220.2	220.2	0.0	0.0	215.1	5.0	5.1	225.2
25	6.7	Kings Highway	Harris Sales Corp	59	67.3	67.3	0.0	0.0	67.3	0.0	0.0	67.3
45	2	Route 40	Donald & Jane Stining	60	112.1	112.1	77.1	0.0	3.0	32.0	0.0	112.1
Farmland Subtotal												
Preserved Farmland/Approved for Preservation												
Target Farmland												
Excluded Parcels (see below)												
Total Project Area												
Farmland Assessment Categories (Target Farms)												
Project Area Density: (Preserved land/Aggregate Area)												
Excluded Parcels												
Block												
8	4.4.02 et seq.	Kings Highway	Robert J. Pacilli Investments									
12	9.02	Point Airy Road	Hellrick, Richard & Diana	54.4								
12	9.03	583 Eldridges Hill Road	Fowler, Jeffrey & Jennifer	1.1								
12	9.04	542 Eldridges Hill Road	Gallagher Enterprises	1.1								
12	9.05	546 Eldridges Hill Road	McCue, Kathleen & Burch Allan	1.1								
12	9.07	221 Point Airy Road	Bissegia, Dominic Jr.	1.1								
13	4	Point Airy Road	Morning Star Baptist Church	30.2								
13	16	Eldridges Hill Road	Davis, Elwood Estate	4.4								
13	11	Route 45	Brown, Daniel JR	7.6								
24	8.01	2 Jill Road	Sasto & Delea	2.5								
26	1.02.1.03	230 Auburn Road	Desiato, Mark	1.0								
28	1	Swedesboro Road	TAR Construction	15.7								
28	2.03	Point Airy Road	Devan Construction	1.0								
28	2.04	Point Airy Road	Warriner, Chad	6.0								
28	2.05	Point Airy Road	Allegro, Joseph & Allison	6.0								
28	2.06	Point Airy Road	Haman, Linda & Macombe, Darryl	6.0								
28	6.00	Swedesboro Road	Coombs, Bruce C & Eileen F	1.3								
28	8.01	Route 45	Ryan, Michael & Tara	1.0								
Subtotal Excluded Parcels												
132.7												
Project Area Density: (Preserved land/Aggregate Area)												
46.4%												
73.4%												
0.9%												
17.9%												
6.6%												
1.2%												
100.0%												

Block	Lot	Location	Owner	Acres
8	4.4.02 et seq.	Kings Highway	Robert J. Pacilli Investments	54.4
12	9.02	Point Airy Road	Hellrick, Richard & Diana	1.0
12	9.03	583 Eldridges Hill Road	Fowler, Jeffrey & Jennifer	1.1
12	9.04	542 Eldridges Hill Road	Gallagher Enterprises	1.1
12	9.05	546 Eldridges Hill Road	McCue, Kathleen & Burch Allan	1.1
12	9.07	221 Point Airy Road	Bissegia, Dominic Jr.	1.1
13	4	Point Airy Road	Morning Star Baptist Church	30.2
13	16	Eldridges Hill Road	Davis, Elwood Estate	4.4
13	11	Route 45	Brown, Daniel JR	7.6
24	8.01	2 Jill Road	Sasto & Delea	2.5
26	1.02.1.03	230 Auburn Road	Desiato, Mark	1.0
28	1	Swedesboro Road	TAR Construction	15.7
28	2.03	Point Airy Road	Devan Construction	1.0
28	2.04	Point Airy Road	Warriner, Chad	6.0
28	2.05	Point Airy Road	Allegro, Joseph & Allison	6.0
28	2.06	Point Airy Road	Haman, Linda & Macombe, Darryl	6.0
28	6.00	Swedesboro Road	Coombs, Bruce C & Eileen F	1.3
28	8.01	Route 45	Ryan, Michael & Tara	1.0
Subtotal Excluded Parcels				
132.7				

5.2.3 U.S. Route 40 East Project Area Profile

Total area. The revised US Route 40 East Project Area encompasses 2,040± acres or 3.2± square miles.

Objective. Piles Grove Township is seeking to preserve through easement acquisition this entire Project Area with the exception of 120± acres of excluded parcels of less than 10 acres in size or otherwise determined to be ineligible. The area that is slated for easement acquisition is 680± acres of which all acres would be acquired under the municipal PIG.

Preserved lands. A total of 1,239± acres or 60.7% of the Project Area has been preserved. *Table 26* indicates the preserved land with shading.

Tillable Acres. *Table 25* indicates the breakdown of farmland usage on the target farms based on the 2012 tax assessment applications. Based on this data, 64% of the target farms in this Project Area are devoted to harvested cropland and about 33% is permanent pasture.

Table 25
U.S. Route 40 East Project Area
Breakdown of Target Farms

Category	Acreage	Percentage
Cropland harvested	513.9	74.9%
Cropland pastured	12.4	1.8%
Permanent Pasture	141.3	20.6%
Woodland	12.1	1.8%
Total Devoted to Agriculture	679.8	98.1%
Land Not Actively Devoted	6.0	0.9%
Total Farmland Acreage	685.8	100.0%

Source: Farmland Assessment Applications (2012)

Targeted Farms. *Table 26* contains an inventory of the target farms in this Project Area. Piles Grove Township is targeting all or portions of ten (10) farms of common ownership encompassing about 680± acres of land.

Soil Characteristics. Over 98% of the soils in this Project Area are classified as Prime Soils or Soils of Statewide Importance.

Easement Cost. Based on a projected average easement value of \$9,800 per acre for this Project Area over the study period, the total easement acquisition cost for the municipal PIG would be \$6.67 million. If this level of funding could be provided, the Township would anticipate a breakdown of \$4.0 million (60%) from the SADC and \$2.67 million (40%) from local sources. The Township will pursue arrangements that will maximize the leverage of local funds including the use of non-profit contributions, county matching funds, and Federal Ranchland Program (FRPP) funding. The County share would be in the form of an Installment Purchase Agreement (IPA).

Inventory of Target Farms

Block	Lot	Use	Zone	Sub	Location	Owner (N/E)	Target Farm Map ID	Parcel Area	Target Farm Area	Cropland Harvested	Cropland Pastured	Pasture	Woodland	Farmhouse Exclusions	Application Total
81	4	3B	AR	2	Rentor Road	Eachus, Milton D + Margery M	42	206.7		154.4	0.0	26.6	24.7	1.0	206.7
81	6,7	3B	AR	2	U.S. Route 40	Eachus, Milton D + Margery M	42	111.9		106.6	0.0	0.0	5.0	0.0	111.6
43	15	3B	AR	2	Glassboro Road	Eachus, Milton D + Margery M	42	25.4		25.4	0.0	0.0	0.0	0.0	25.4
44	1,2	3B	AR	2	U.S. Route 40	Eachus, Milton D + Margery M	42	30.0	374.0	12.3	0.0	16.7	0.0	1.0	30.0
81	10,11	3B	AR	2	Avis Mill Road	Mosley, Donald + Barbara	43	18.3		16.9	0.0	2.4	0.0	0.0	19.2
81	12	3B	AR	2	Avis Mill Road	Mosley, Donald + Barbara	43	92.4	110.7	66.1	0.0	25.0	0.0	0.0	91.1
81	3,01	3B	AR	2	Rentor Road	Ware, Irvin C + Jill D	44	27.4	25.4	24.4	0.0	0.0	0.0	1.0	25.4
43	9	3B	AR	2	U.S. Route 40	Myers, Harrison	45	73.8		35.0	0.0	37.8	0.0	1.0	73.8
81	1,3	3B	AR	2	U.S. Route 40	Myers Family Irrevocable Family Trust	45	48.1	121.9	30.5	0.0	16.0	0.5	0.0	47.0
81	5	3B	AR	2	U.S. Route 40	Wentzell, J Everett & Emily L	46	82.2	82.2	65.0	0.0	17.2	0.0	1.0	83.2
43	7,8	3B	AR	2	Avis Mill Road	Waddington, Mildred G	47	203.7		160.0	0.0	26.6	15.0	1.0	202.6
43	6	3B	AR	2	Avis Mill Road	Waddington, Robert G & Beth M	47	34.9	238.6	35.9	0.0	0.0	0.0	1.0	36.8
43	3	3B	AR	2	Whig Lane Road	Pierson, Richard E	48	154.6		99.0	0.0	55.6	0.0	1.0	155.6
43	5	3B	AR	2	Whig Lane Road Rear	Moffett, James E & Patricia M	48	2.4	157.0	2.4	0.0	0.0	0.0	0.0	2.4
43	2	3B	AR	2	Whig Lane Road	Lippincott, Charlotte	49	152.4	152.4	90.0	0.0	40.0	21.4	1.0	152.4
43	1	3B	AR	2	Whig Lane & Avis Mill Rd.	Fox, Theodore J + Penelope S	50	135.3	135.3	125.0	0.0	0.0	10.3	0.0	135.3
81	8	3B	AR	2	U.S. Route 40 rear	Sickler, Raymond M + Sara Jane	51	15.3		0.0	10.0	0.0	5.0	0.0	15.0
43	16	3B	AR	2	U.S. Route 40 rear	Sickler, Raymond M + Sara Jane	51	6.4	21.7	5.2	0.0	0.0	0.0	0.0	5.2
40	14	3B	AR	2	25 Stewart Road	Theodore Miller	64	25.8		22.0		1.8		2.0	25.8
41	1	3B	AR	2	25 Stewart Road	Theodore Miller	64	88.7		64.0		24.0	0.7		88.7
41	4	3B	AR	2	25 Stewart Road	Theodore Miller	64	85.3	199.8	65.3		20.0			85.3
41	3,02	3B	AR	2	Harrisonville Lake Road	Robert & Lise Clark	65	22.3	22.3	10.1	9.6	0.0		1.0	20.7
41	5	3B	AR	2	10 Stewart Road	Wayne & Marlene Wentzel	66	32.9	32.9	32.9					32.9
42	3	3B	AR	2	Avis Mill Road	Penelope Fox	67	95.5	95.5	76.0		18.5		1.0	95.5
80	2	3B	AR	2	Fox Road	Theodore Fox Jr.	75	44.7	44.7	25.0		18.1		1.0	44.1
80	10,10,03,10,04	3B	AR	2	Avis Mill & Route 40	Lisa Perozzi	76	88.3	88.3	60.0	12.4	15.2		1.0	88.6
80	11	3B	AR	2	Avis Mill Road	James & Sandy Cannon	77	15.2	15.2	16.4			1.9		18.2
Farmland Subtotal															
Preserved/Approved Farmland															
Target Farmland															
Excluded Parcels (see below)															
Total Project Area (AD4)															
Farmland Assessment Categories (Target Farms)															
Project Area Density (Preserved land/Aggregate Area)															
														61%	
										74.9%	1.8%	20.6%	1.8%	0.9%	100.0%

5.2.4 Commissioners Pike Project Area Profile

Total area. The Commissioners Pike Project Area encompasses approximately 1,098± acres or 1.72± square miles.

Objective. Piles Grove Township is seeking to preserve this entire Project Area through easement acquisition with the exception of about 68± acres of excluded parcels less than 10 acres in size. The area that is slated for easement acquisition is 240± acres.

Preserved lands. Approximately 789 acres or 72% of this Project Area has been preserved. *Table 28* indicates the preserved land with shading.

Tillable Acres. *Table 27* indicates the breakdown of farmland usage on the target farms based on the 2012 tax assessment applications. Based on this data, 80% of the target farmlands are devoted to harvested and pastured cropland and about 15% is permanent pasture.

Table 27
Commissioners Pike Project Area
Breakdown of Target Farmland

Category	Acreage	Percentage
Cropland harvested	199.8	82.8%
Cropland pastured	27.8	11.5%
Permanent Pasture	2.0	0.8%
Woodland	8.6	3.5%
Total Devoted to Agriculture	238.1	98.8%
Farmhouse Exclusions	3.0	1.2%
Total Farmland Acreage	241.1	100.0%

Source: Farmland Assessment Applications (2012)

Targeted Farms. *Table 28* contains an inventory of the target farms in this Project Area. Piles Grove Township is targeting all or portions of five (5) farms of common ownership encompassing 240± acres of land.

Soil Characteristics. Over 97% of the soils on the Targeted Farms in this Project Area are classified as Prime Soils or Soils of Statewide Importance.

Easement Cost. Based on a projected average easement value of \$9,350 for this Project Area over the ten-year study period, the total easement acquisition cost would be \$2.24 million. If this level of funding could be provided, the Township would anticipate a breakdown of \$1.35 million (60%) from the SADC and \$0.89 million (40%) local share contribution. The Township will pursue arrangements that will maximize the leverage of local funds including the use of non-profit contributions, county matching funds, and Federal Ranchland Program (FRPP) funding. The County share would be in the form of an Installment Purchase Agreement (IPA).

Table 28

**Pilesgrove Township Farmland Preservation Plan
Commissioners Pike Project Area
Inventory of Target Farms**

Block	Lots	Use	Zone	Sub	Location	Owner	Target Farm Map ID	Target Farm Area	Cropland Harvested	Cropland Pastured	Pasture	Woodland	Farmhouse Exclusions	Total Area
88	1,2,3	3B	AR	3	Commissioners Pike	Hitchner, Gary B + Shirley A	52	274.8	258.8	16.0	0.0	0.0	0.0	274.8
87	2&3	3B	AR	3	Woodstown-Daretown RD	Myers, Harrison M	53	106.0	106.0	0.0	0.0	0.0	0.0	106.0
87	1	3B	AR	3	Davis Road	Williams, George B & Evelyn K	54	30.1	30.1	0.0	0.0	0.0	0.0	30.1
87	4	3B	AR	3	Davis Road	George B. Williams	54	45.8	45.7	0.0	0.0	0.0	0.0	45.7
92	1	3B	AR	3	Alloway-Daretown RD	Williams, Lee	55	39.9	20.0	0.0	19.9	0.0	0.0	39.9
92	2	3B	AR	3	Commissioners Pike	Williams, Allen G	56	92.4	68.4	0.0	0.0	24.0	0.0	92.4
91	19,01	3B	AR	3	Commissioners Pike	Conn, William J + Ruth A Peters	57	39.0	39.0	0.0	0.0	0.0	0.0	39.0
91	19	3B	AR	3	Commissioners Pike	Fitton, Thomas O & Gary J	58	50.6	40.0	0.0	2.0	8.6	0.0	50.6
90	13	3B	AR	3	Commissioners Pike	Doris Prickett Family LP	82	54.1	33.8	0.0	18.0	1.7	3.5	56.9
91	18	3B	AR	3	Commissioners Pike	Ihor Steven Hryciowian	83	91.4	70.0	0.0	20.9	0.0	1.0	91.9
91	22	3B	AR	3	Commissioners Pike	Hitchner, Gary B + Shirley A	84	104.3	106.5	0.0	0.0	0.0	0.0	106.5
91	24	3B	AR	3	Commissioners Pike	George B. Williams	85	76.1	75.1	0.0	0.0	0.0	1.0	76.1
87	5	3B	AR	3	Commissioners Pike	Melvin & Verna Beiler	86	27.9	0.0	27.8	0.0	0.0	0.0	27.8
Farmland Subtotal														
Preserved/Approved Farmland														
Target Farmland														
Excluded Parcels														
Total Project Area														
									82.8%	11.5%	0.8%	3.5%	1.2%	100.0%
Farmland Assessment Breakdown (Target Farms)														
Project Area Density (Preserved land/aggregate area)														
72.1%														
72.2%														

Block	Lot	Code	Zone	Address	Owner	Acreage
87	6	2	AR	3 Robbins Road		7.8
87	6,01	2	AR	3 Robbins Road	Howard, James & Cynthia	1.5
87	6,02	2	AR	3 Robbins Road	Simmons, Mitchell	1.9
87	7	3B	AR	3 Commissioners Pike	Robinson, John & Cheryl	25.3
87	7,01	2	AR	3 Commissioners Pike	Dare, Gene	1.0
87	7,02	2	AR	3 Commissioners Pike	Robinson, John & Cheryl	2.0
88	4	2	AR	3 Alloway-Daretown RD	Kaithern, Hannah	1.5
88	5	2	AR	3 Commissioners Pike	Siekler, David & Helen	5.4
91	19,02	3B	AR	3 Yorktowne Road	Prickett, Isaac Et. al.	2.0
91	20	3B	AR	3 Yorktowne Road	Menarde, Darlene + David et.al.	2.1
92	4	3B	AR	3 Alloway-Daretown RD	Williams, George B	8.3
92	5	3B	AR	3 Commissioners Pike rear	Siekler, Kurt L. et.al.	2.4
90	13,02	3B	AR	3	Thomas Fitton	2.0
90	13,03	3B	AR	3	Doris Prickett Family LP	0.5
90	14	3B	AR	3	Joseph Yoerger	3.9
Total						67.6

5.2.5 Woodstown-Daretown Road Project Area Profile

Total area. The Woodstown-Daretown Road Project Area encompasses about 706± acres or 1.1± square miles.

Objective. Piles Grove Township is seeking to preserve this entire Project Area through easement acquisition with the exception of about 77± acres of excluded parcels that are less than 10 acres in size. The area that is slated for easement acquisition under the municipal PIG program is 380± acres.

Preserved lands. Approximately 247 acres or 35% of this Project Area has been preserved. *Table 30* indicates the preserved land with shading.

Tillable Acres. *Table 29* indicates the breakdown of farmland usage on the target farms based on the 2012 tax assessment applications. Based on this data, 86.4% of the target farmlands are devoted to harvested and pastured cropland and about 15% is permanent pasture.

Table 29
Woodstown-Daretown Road Project Area
Breakdown of Target Farmland

Category	Acreage	Percentage
Cropland harvested	313.4	81.7%
Cropland pastured	17.9	4.7%
Permanent Pasture	38.5	10.0%
Woodland	10.0	2.6%
<i>Total Devoted to Agriculture</i>	<i>379.8</i>	<i>99.0%</i>
Farmhouse Exclusions	4.0	1.0%
Total Farmland Acreage	383.8	100.0%

Source: Farmland Assessment Applications (2012)

Targeted Farms. *Table 30* contains an inventory of the target farms in this Project Area. Piles Grove Township is targeting all or portions of nine (9) farms of common ownership encompassing 381± acres of land.

Soil Characteristics. Over 98% of the soils on the Targeted Farms in this Project Area are classified as Prime Soils or Soils of Statewide Importance.

Easement Cost. Based on a projected average easement value of \$8,400 for this Project Area over the ten-year study period, the total easement acquisition cost would be \$3.19 million. If this level of funding could be provided, the Township would anticipate a breakdown of \$1.92 million (60%) from the SADC and a \$1.27 million (40%) local share contribution. The Township will pursue arrangements that will maximize the leverage of local funds including the use of non-profit contributions, county matching funds, and Federal Ranchland Program (FRPP) funding. The County share would be in the form of an Installment Purchase Agreement (IPA).

5.3 MUNICIPAL AND COUNTY MINIMUM ELIGIBILITY CRITERIA COORDINATION

Piles Grove Township intends to rely on the following SADC minimum eligibility criteria outlined in NJAC N.J.A.C. 2:76-6.20(a)2 for its Planning Incentive Grant application:

5.3.1 Eligibility Criteria for lands less than ten acres

The land must meet **all** of the following criteria or in the alternative, the land must be eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law:

- i. The land produces agricultural or horticultural products of at least \$2,500 annually;
- ii. At least 75% of the land or a minimum of five acres (whichever is less) is tillable;
- iii. At least 75% of the land or a minimum of five acres (whichever is less) consists of soils that are capable of supporting agricultural or horticultural production;
- iv. The land must exhibit development potential based on the following standards:
 - a. The municipal zoning ordinance must allow at least one additional residential site beyond that which exist on the premises;
 - b. The land shall not contain more than 80% soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps;
 - c. The land shall not contain more than 80% soils with slopes in excess of 15%;

5.3.2 Eligibility Criteria for lands greater than ten acres

The land must meet **all** of the following criteria or in the alternative, the land must be eligible for allocation of development credits pursuant to a transfer of development potential program authorized and duly adopted by law:

- i. At least 50% of the land, or a minimum of 25 acres, whichever is less, is tillable;
- ii. At least 50% of the land or a minimum of 25 acres, whichever is less, consists of soils that are capable of supporting agricultural or horticultural production;
- iii. The land must exhibit development potential based on the following standards:
 - a. The municipal zoning ordinance must allow additional development, and in the case of residential zoning, at least one additional residential site beyond that which exist on the premises;
 - b. 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 must be verified. If access is only available pursuant to an easement, the easement must specify that further subdivision of the land is feasible.
 - c. Land that is less than 25 acres shall not contain more than 80% soils classified as freshwater or modified agricultural wetlands according to the NJDEP wetlands maps;
 - d. Land that is less than 25 acres shall not contain more than 80% soils with slopes in excess of 15%;

Based on these criteria, certain potential Target Farms were eliminated due insufficient size or their inability to satisfy the tillable acres criterion. The revised list of target farms was forwarded to Salem County. Based on discussions with the consultant County Planning Director, it is our understanding that the Target Farms for the municipal PIG were accepted by the County.

Piles Grove Township also reviewed a list of Target Farms issued by Salem County for its Planning Incentive Grant application. The Township expressed concerns about four parcels within the Township and outlined these concerns in a letter dated November 15, 2007. This correspondence is contained in *Appendix E*. It is not clear if the County is relying on the SADC eligibility criteria or has established its own eligibility criteria. While the County has not circulated a complete comprehensive Farmland Preservation Plan pursuant to the SADC regulations for the Township's review, the latest version of the County Plan indicates that all but one of the target farms for which eligibility concerns were raised have been eliminated.

5.4 MUNICIPAL AND COUNTY RANKING CRITERIA

5.4.1 Municipal Ranking Criteria

Piles Grove Township has reviewed its ranking criteria to prioritize farms for farmland preservation funding. The Agricultural Advisory Committee prepared ranking criteria in 2005 which were reviewed based on the factors listed in NJAC 2:7-6.16. The updated ranking system that has been approved by the Agricultural Advisory Committee and has been revised in response to comments from Salem County (see *Appendix E*) is as follows:

Table 31
Piles Grove Township Farmland Preservation Plan
Ranking Criteria

Criterion	Weight
Soil Quality	20
Tillable Acres	20
Boundaries and Buffers	20
Size and Density	20
Imminence of Change	10
Easement Price	20
Proposed Exceptions/Details	10
Total	120

The objective of these criteria and the factors that will be considered in the evaluation are described below:

- **Soil Quality Criterion.** Priority will be given to target farms that exhibit superior quality, require minimal maintenance and have a greater potential for long-term viability for a variety of agricultural purposes. The factors that will be considered in this evaluation will be the percent of Prime agricultural soils and Soils of Statewide Importance on the target farm. Other soils that are specifically suited for the production of specialty crops will also be considered.
- **Tillable Acres Criterion.** Priority will be given to the proportion of the target farm that is deemed tillable. The factors that will be considered in this evaluation will be the acres reported to be cropland harvested, cropland pastured, and permanent pasture as reported in the most recent farmland assessment report. Target farms that have a significant amount of untillable soils, unmodified wetlands, or woodlands will be given lesser priority.

- Boundaries and buffers criterion. The objective of the PIG grant program is to create contiguous agricultural districts. In this regard, priority will be given to farms that are contiguous to previously protected lands or which contribute to the creation of an agricultural district. Factors, which will be considered, are the adjacency of previously preserved farmland, deed restricted lands, or compatible protected lands. Residential intrusion will be a negative factor unless it is located in a manner that does not detract from the agricultural activities. Target farms that are located in a manner that will contribute to the creation of a contiguous agricultural district will be given priority.
- Size and density criterion. Priority will be given to target farm applications with the largest size and density of preserved lands. Factors to be considered will be the size of the preserved lands and the mass of the contiguous preserved farmland that will result from the application.
- Imminence of Change Criterion. Priority will be given to farms that have the highest potential to be converted to non-agricultural purposes due to location and the negative impact that conversion would have on the Township's Farmland Preservation Plan.
- Easement Price Criterion. Priority will be given to applications that will enter into option agreements for an easement value that is within the range of prior appraisals in the Project Area. The Township is only interested in using public funds for appraisals and other preliminary work for projects in which it is anticipated that the certified value will be within the range specified within the option agreement.
- Proposed Exceptions/Details. Priority will be given to farms that demonstrate the highest funding flexibility and farmland preservation potential. Factors that will be considered in this final criterion are exceptions that may detract from the farmland preservation objective and the willingness of the applicant to accept the conditions of FRPP funding (i.e. impervious cover limitation). Other factors that improve the attractiveness of the application (donation of conservation easement) will be considered under this criterion.

5.4.2 County Ranking Criteria

It is not clear how the County will prioritize the Township Planning Incentive Grant applications with those from other municipalities with Planning Incentive Grants as well as the County's Planning Incentive Grant applications.

5.5 MUNICIPAL AND COUNTY POLICIES RELATED TO FARMLAND PRESERVATION APPLICATIONS

5.5.1 Township Application Process

The Township has prepared this Farmland Preservation Plan Update and intends to adopt this Plan Update after the required public hearing in accordance with NJS 40:55D-13. Among other things, the Plan establishes the Project Areas, the target farms, the minimum eligibility criteria, and the ranking criteria that will be used to implement the easement acquisition portion of the farmland Preservation Plan.

The Township's practice has been to solicit applications from the target farm landowners by direct mailing. Once the applications are received, meetings are held with the interested landowners to fully understand the application. Applicants are asked to indicate the option price or range that they would want in any option agreement.

Option agreements are then prepared for the applicants and the Township to execute. During the preparation of the option agreement, issues relating to exceptions, RDSOs, proposed subdivisions, and the easement language will be discussed with the applicant. It will also be determined if the applicant is willing to accept restrictions that would make it eligible for other sources of funds such as FRPP funding.

Once the option agreements are executed by both parties, the applications will be ranked by the Agricultural Advisory Committee and by the Planning Board. The Township Committee will then determine based on anticipated funding how many of the highest ranked applications to pursue. Those applications will be forwarded to the CADB and the SADC for their review and analysis.

5.5.2. Preserved Lands Policies

The Township has not prepared policies to distinguish preserved lands from other lands in the Township. The Township Planning Board has recently approved variances on preserved lands necessary to allow the replacement of pre-existing dwellings and to allow the continued use of agricultural labor housing on a case-by-case basis.

5.5.3 County Policies

It is anticipated that the Salem CADB will further outline its funding policies in the County Comprehensive Farmland Preservation Plan.

With regard to County cost sharing on municipal Planning Incentive Grants, the County adopted a policy in July of 2007 limiting its contribution to any one municipal PIG grant to \$500,000 per year. This limit has been used in the preparation of the funding plan for this Plan update. However, recent correspondence from the County has indicated that limited County funding may result in further limitations on the County's participation in the municipal Planning Incentive Grant applications. The funding issue will be the subject of further discussions between the County and the Township. Pilesgrove Township's position is that municipal Planning Incentive Grant applications are worthy of the County's support since the local cost share is reduced by 50% of that incurred under the County applications.

5.6 PILESGROVE TOWNSHIP FARMLAND PRESERVATION FUNDING PLAN

5.6.1 Assumptions

Pilesgrove Township initiated its municipal Farmland Preservation Program in 2004 with the adoption of a Farmland Preservation Plan element of its master plan and the successful pursuit of a Planning Incentive Grant from the SADC. These actions were founded on the approval of a dedicated tax by the electorate in November 2003.

While the municipal farmland preservation program remains in its infancy, it has been very successful in preserving land in a cost-effective manner to local taxpayers. In particular, the Township's unique relationship with the New Jersey Conservation Foundation (NJCF) has resulted

in the use of Federal Farm and Ranch Land Protection Program (FRPP) funds, wherever possible, to further extend the use of State Planning Incentive Grant funds.

The current program has been referred to as the Phase I and Phase II program to differentiate it from the financial plan for the next ten years which will be referred to as the Phase III Farmland Preservation Financial Plan and will conform to the revised SADC regulations.

Pilesgrove Township has prepared a preliminary funding plan for its Phase III farmland preservation program based on the following key assumptions:

- Easement Acquisition Cost. The average cost per acre for the acquisition of development easements will be \$10,000; no escalation is assumed; and will escalate at the rate of 4% per annum:
- Assessed Valuation. The total assessed valuation in the Township is \$497,550,000 (based on the recent reassessment) and will increase at an average rate of 1% per annum to 2014 and 3% per annum thereafter.
- Dedicated Tax Revenue. The Township's dedicated tax for open space and farmland preservation will remain at the current 3¢ per \$100 of assessed value through 2014 and will be fully committed to farmland preservation. The tax rate may be adjusted thereafter to achieve the Township land preservation goals.
- Bond Financing. The annual revenue from the dedicated tax will be used to support a bond issue that will provide the funds for easement acquisition. A 30 year bond issue with an interest rate of 3% is assumed.
- Leveraging. The Township will continue to pursue funding relationship with the New Jersey Conservation Foundation and other non-profits to further leverage local funding. Even though these mutually beneficial funding arrangements will be pursued, the Phase II Financial plan will not be dependent upon these alternative sources of funding.
- FRPP Funding. The Township will continue to actively pursue Federal FRPP funding to match SADC funding.

5.6.2 Financial Plan

The objective of the farmland preservation financial plan is to outline the local funding necessary to achieve these acreage goals. The financial plan assumes that the cost-sharing parameters of the Planning Incentive Grant program will remain the same and that the other program participants (State & County) will have sufficient funding to implement their programs and to contribute the assumed cost share of the Township Planning Incentive Grant.

5.6.2.1 Background: Phase I and II Program

As shown in *Table 22*, Pilesgrove Township has expended or encumbered \$0.9 million to date for the purchase of development easements.

The Township does not expect to expand any Township funds for the Phase II Program.

Table 38 indicates that the carryover amount to the Phase III program is expected to be \$904,575.00.

5.6.2.2 Phase III Funding Plan

Piles Grove Township has prepared a Phase III Farmland Preservation Financial Plan to leverage its annual dedicated tax revenue to meet its program objectives.

Table 38 indicates the funding plan needed to meet the financial needs of the Township and County Planning Incentive Grant program outlined in Tables 32 to 34. The funding plan provides for the carryover from the Phase I and II program followed by an average annual bond fund drawdown of \$555,000 for the next 10 years. The result of the funding program is the provision of \$5.55 million in funding for the Phase III program. The total indebtedness of the Township at the end of the Phase III program would be \$6.5 million.

Table 39 projects the annual revenue needed to cover the debt service for this level of indebtedness. As shown in the Table, it is anticipated that the dedicated tax will be inadequate to cover the projected indebtedness beyond 2017. *Table 40* indicates a modified financial plan in which the dedicated tax is increased to \$0.05 in five years (2017) and to \$0.06 in five more years (2022). Based on these assumptions, the annual revenue from the dedicated tax will cover the debt service on the bonds. It should be noted that the Township will seek to avoid or delay an increase in the dedicated tax by continuing and expanding its relationship with alternate funding sources and by utilizing federal FRPP finds, where appropriate but the funding plan shown in *Table 40* is not dependent on the continued availability of these funds.

As shown in *Table 31*, it is assumed that the Township will contribute 2% of the cost of easement acquisition for County Planning Incentive Grant applications in the Township provided that this funding plan is approved in its entirety including a local cost-share contribution from the county equal to 20% of the cost of easement acquisition for Township Planning Incentive Grant applications up to \$500,000 of County funding per year.

Piles Grove Township and Salem County will be full and equal partners (50/50) on individual farmland preservation applications that have been approved by both parties under the Township Planning Incentive grant program. Any funding from non-profit organizations or other third parties that can be used to reduce the local share obligation will be deducted from the local share before it is split evenly. Any reimbursement of funding will be handled in the same manner. For example, if the local share obligation is \$100,000 but the parties are able to obtain a reimbursable commitment of \$80,000 in federal funds, the Township and County will each pay \$50,000 at closing and will each receive \$40,000 of the federal reimbursement (regardless of which party receives the reimbursement).

In the event that the Township does not have sufficient funds to proceed with a farmland preservation application due to various factors including higher than anticipated easement values, the Township's inability to increase the dedicated tax, more applications than assumed, or lower than anticipated revenue from the dedicated tax, the Township will not approve the resolution granting preliminary or final approval of a farmland preservation application.

Piles Grove Township is not obligated to proceed with any farmland preservation application if there are insufficient funds to proceed at any particular time. The Township intends to modify its funding plan as necessary to avoid this type of situation but wants to clarify that the detailed funding

assessment for each specific farmland preservation application will be conducted prior to the adoption of the final approval resolution.

5.6.3 Installment Purchase Agreements

Salem County has indicated that all future uses of its funds will be under Installment Purchase Agreements (IPAs). It is the Township's understanding that Salem County's use of IPAs will extend to the County's cost sharing commitments for PIG grant applications. In this regard, the applicant would need to agree to the use of an IPA for the County's portion of the easement acquisition. The implications of the County's decision to use IPAs will be carefully evaluated during the approval process for the first affected application.

Pilesgrove Township will continue to consider this approach but is not yet convinced that the use of IPAs is the most appropriate means of leveraging local funds. The IPA is an alternative to the use of bond financing to leverage local funding. The use of bond revenue in conjunction with IPAs could result in an over commitment of financial resources. Nevertheless, the Township will evaluate the use of IPAs particularly if local bond financing limitations become a concern.

Table 30
Pilesgrove Township Planning Incentive Grant Program (2012-2021)
Farmland Preservation Funding Plan

Year	SADC	Salem County	Pilesgrove Township	Total Local Share	Total	Easement Value	Acres	Average Farm
2012	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2013	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2014	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2015	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2016	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2017	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2018	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2019	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2020	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
2021	\$1,500,000	\$500,000	\$500,000	\$1,000,000	\$2,500,000	\$10,000	250.0	125.0
Total	\$15,000,000	\$5,000,000	\$5,000,000	\$10,000,000	\$25,000,000	\$10,000	2,500.0	125.0

Note: This table assumes that the County will agree to a 50/50 local cost share arrangement with a limit of \$500,000 per year.
Note: Salem County may use Installment Purchase Agreements to finance its portion of the easement acquisition.

Table 31
Salem County Planning Incentive Grant Program (2012-2021)
Assumed Farmland Preservation Funding Plan for Pilesgrove Township

Year	SADC	Salem County	Municipal Share	Total Local Share	Total	Easement Value	Acres	Average Farm
2012	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2013	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2014	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2015	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2016	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2017	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2018	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2019	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2020	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
2021	\$150,000	\$95,000	\$5,000	\$100,000	\$250,000	\$10,000	25.0	12.5
Total	\$1,500,000	\$950,000	\$50,000	\$1,000,000	\$2,500,000	\$10,000	250.0	12.5

Note: Salem County uses Installment Purchase Agreements to acquire farms under its program;
Note: Pilesgrove Township will provide 2% of local share of farms preserved in Township;

Table 32
SADC Direct Easement Purchase Program (2012-2021)
Assumed Farmland Preservation Funding Plan for Pilesgrove Township

Year	SADC	Salem County	Pilesgrove Township	Total Local Share	Total	Easement Value	Acres	Average Farm
2012	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2013	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2014	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2015	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2016	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2017	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2018	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2019	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2020	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
2021	\$2,250,000	\$0	\$0	\$0	\$2,250,000	\$12,500	180.0	180.0
Total	\$22,500,000	\$0	\$0	\$0	\$22,500,000	\$12,500	1,800.0	180.0

Note: Any involvement by Pilesgrove Township in the direct easement purchase program will be on a case-by-case basis.

Table 35
Pilesgrove Township Farmland Preservation Plan
Acreage Goals/Assumptions by Program for Pilesgrove Township

Program	1 Year	5 Years	10 Years
SADC Direct Easement	180.0	900.0	1,800.0
County Planning Incentive Grant	25.0	125.0	250.0
Township Planning Incentive Grant	250.0	1250.0	2,500.0
NJCF Planning Incentive Grant	0.0	0.0	0.0
Totals	455.0	2,275.0	4,550.0

Table 36
Pilesgrove Township Farmland Preservation Plan
Acreage Goals/Assumptions by Project Area for Pilesgrove Township

Project Area	Township	SADC	County	NJCF	Cluster	Totals
Northern Pilesgrove	1,200.0	1,200.0	0.0	0.0	230.0	2,630.0
U.S. Route 40	680.0	0.0	0.0	0.0	0.0	680.0
Commissioners Pike	240.0	0.0	0.0	0.0	0.0	240.0
Woodstown-Daretown Road	380.0	0.0	0.0	0.0	0.0	380.0
Township Target Farms	2,500.0	1,200.0	0.0	0.0	230.0	3,930.0
Outside of Township ADAs	0.0	600.0	250.0	0.0	0.0	850.0
Easement Acquisition Program Totals	2,500.0	1,800.0	250.0	0.0	0.0	4,550.0
Pilesgrove Township Totals	2,500.0	1,800.0	250.0	0.0	230.0	4,780.0

Table 37
Pilesgrove Township Farmland Preservation Plan
Anticipated Financial Commitments by Program for Pilesgrove Township

Program	1 Year	5 Years	10 Years
SADC Direct Easement Purchase Program			
SADC	\$2,250,000	\$11,250,000	\$22,500,000
County Planning Incentive Grant (Township Portion)			
SADC	\$75,000	\$375,000	\$750,000
Salem County	\$47,500	\$237,500	\$475,000
Pilesgrove Township	\$2,500	\$12,500	\$25,000
Township Planning Incentive Grant			
SADC	\$1,500,000	\$7,500,000	\$15,000,000
Salem County	\$500,000	\$2,500,000	\$5,000,000
Pilesgrove Township	\$500,000	\$2,500,000	\$5,000,000
Summary-All Programs			
SADC	\$3,825,000	\$19,125,000	\$38,250,000
Salem County	\$547,500	\$2,737,500	\$5,475,000
Pilesgrove Township	\$502,500	\$2,512,500	\$5,025,000
Totals	\$4,875,000	\$24,375,000	\$48,750,000

Note: Salem County utilizes Installment Purchase Agreements that extend but do not change the commitment.

Table 38
Pilesgrove Township
Farmland Preservation Financial Plan -Phase III

	Year	Cumulative Bond Funds	Bond Drawdown	Balance	Program Net Cost	Program Land Acquisition	Remaining Balance
	2012	\$1,000,000	\$0	\$904,575			\$904,575
1	2013	\$1,000,000	\$0	\$904,575	\$0	\$0	\$904,575
2	2014	\$1,000,000	\$555,000	\$1,459,575	\$0	\$0	\$1,459,575
3	2015	\$1,555,000	\$555,000	\$2,014,575	\$0	\$0	\$2,014,575
4	2016	\$2,110,000	\$555,000	\$2,569,575	\$0	\$0	\$2,569,575
5	2017	\$2,665,000	\$555,000	\$3,124,575	\$0	\$0	\$3,124,575
6	2018	\$3,220,000	\$555,000	\$3,679,575	\$0	\$0	\$3,679,575
7	2019	\$3,775,000	\$555,000	\$4,234,575	\$0	\$0	\$4,234,575
8	2020	\$4,330,000	\$555,000	\$4,789,575	\$0	\$0	\$4,789,575
9	2021	\$4,885,000	\$555,000	\$5,344,575	\$0	\$0	\$5,344,575
10	2022	\$5,440,000	\$555,000	\$5,899,575	\$0	\$0	\$5,899,575
11	2023	\$5,995,000	\$555,000	\$6,454,575	\$0	\$0	\$6,454,575
12	2024	\$6,550,000	\$0	\$6,454,575	\$0	\$0	\$6,454,575
			\$5,550,000.00		\$0.00	\$0.00	

Table 39
Pilesgrove Township
Farmland Preservation Financial Plan -Phase III

Year	Dedicated Tax Rate	Assessed Valuation	Annual Revenue	Starting Fund Balance	Annual Debt Service	Ending Fund Balance
2012	0.0003	497,549,633	\$149,265			\$35,000
2013	0.0003	502,525,129	\$150,758	\$185,758	\$51,561	\$134,197
2014	0.0003	507,550,381	\$152,265	\$286,462	\$83,196	\$203,266
2015	0.0003	522,776,892	\$156,833	\$360,099	\$114,831	\$245,268
2016	0.0003	538,460,199	\$161,538	\$406,806	\$146,466	\$260,341
2017	0.0003	554,614,005	\$166,384	\$426,725	\$178,101	\$248,624
2018	0.0003	571,252,425	\$171,376	\$420,000	\$209,736	\$210,264
2019	0.0003	588,389,998	\$176,517	\$386,781	\$241,371	\$145,410
2020	0.0003	606,041,698	\$181,813	\$327,223	\$273,006	\$54,217
2021	0.0003	624,222,949	\$187,267	\$241,484	\$304,641	-\$63,157
2022	0.0003	642,949,637	\$192,885	\$129,728	\$336,276	-\$206,548
2023	0.0003	662,238,126	\$198,671	-\$7,876	\$367,911	-\$375,787
2024	0.0003	682,105,270	\$204,632	-\$171,156	\$367,911	-\$539,066

Note: Bold type indicates actual assessed valuations.
Assumed increase is 1% per annum for 2012-2014; 3% thereafter

Table 40
Pilesgrove Township
Modified Farmland Preservation Financial Plan -Phase III

Year	Dedicated Tax Rate	Assessed Valuation	Annual Revenue	Starting Fund Balance	Annual Debt Service	Ending Fund Balance
2012	0.0003	497,549,633	\$149,265			\$35,000
2013	0.0003	502,525,129	\$150,758	\$185,758	\$51,561	\$134,197
2014	0.0003	507,550,381	\$152,265	\$286,462	\$83,196	\$203,266
2015	0.0003	522,776,892	\$156,833	\$360,099	\$114,831	\$245,268
2016	0.0003	538,460,199	\$161,538	\$406,806	\$146,466	\$260,341
2017	0.0005	554,614,005	\$277,307	\$537,648	\$178,101	\$359,547
2018	0.0005	571,252,425	\$285,626	\$645,173	\$209,736	\$435,437
2019	0.0005	588,389,998	\$294,195	\$729,632	\$241,371	\$488,262
2020	0.0005	606,041,698	\$303,021	\$791,282	\$273,006	\$518,277
2021	0.0005	624,222,949	\$312,111	\$830,388	\$304,641	\$525,747
2022	0.0006	642,949,637	\$385,770	\$911,517	\$336,276	\$575,241
2023	0.0006	662,238,126	\$397,343	\$972,584	\$367,911	\$604,673
2024	0.0006	682,105,270	\$409,263	\$1,013,937	\$367,911	\$646,026

Note: Bold type indicates actual assessed valuations.
Assumed increase is 1% per annum for 2012-2014; 3% thereafter

5.7 FARMLAND PRESERVATION PROGRAM ADMINISTRATION

5.7.1 Professional Planning Resources

The Township's farmland preservation program policies will be coordinated and administered by the Township's Professional Planner under the direction of the Township Planning Board. These activities will include the preparation and revision of the FPP, the implementation of key policies of the FPP, the reviewing and ranking of applications, the preparation of policy recommendations. All policy actions of the Planning Board will have the prior input of the Agricultural Advisory Committee. The lead contact during the application process will be the Board's Professional Planner.

5.7.2 Administrative Staff

The Township Clerk/Administrator will oversee the day-to-day administration of the program. The administrative responsibilities of the Township will include disseminating and receiving applications, tracking the status of applications, and compiling the survey, appraisal and title information required before an application proceeds to closing. All funding determinations will be made by the Township Committee with the prior input of the Planning Board and Township Administrator.

5.7.3 Township Planning Board

The key function of the Township Planning board is to provide for the preparation and periodic reexamination and revision of the Farmland Preservation Plan Element as an element of the Township Master Plan. As the planning agency for the Township, the Planning Board needs to ensure that policies in the Farmland Preservation Plan are fully compatible and consistent with other Master plan elements.

The Planning Board also periodically recommends and/or conducts consistency reviews of proposed amendments to the Township land development ordinances. In this regard, the Planning Board needs to ensure that ordinances are consistent with the Master Plan including the policies of the Farmland Preservation Plan element.

The Planning Board also implements key policies of the Farmland Preservation Plan during the review of land development applications. In particular, the Planning Board will require the submission of Agricultural Impact Assessments and require the provision of agricultural buffers.

The Planning Board will also review, rank, and recommend applications to the Township Committee for funding under the Township Planning Incentive Grant program.

5.7.4 Agricultural Advisory Committee

Piles Grove Township established an Agricultural Advisory Committee in June of 2004. The Township Committee originally established the Committee by resolution but is now formalizing the designation by Ordinance.

The Committee meets on a monthly basis to review the status of the Township's farmland preservation program.

The Pilesgrove Township Agricultural Advisory Committee is unique in the sense that all of the farmers have been involved in different types of agricultural production and all have been previously involved in the farmland preservation program. None of the farmers have active applications under the Township, County, or State programs.

The Advisory Committee's responsibilities are broad and include reviewing the farmland preservation plan, commenting on policies that impact the farmer in the community, and supervising the implementation of the Township's planning incentive grant program. The specific duties of the Agricultural Advisory Committee are as follows:

- (1) Participating in the identification of Project Areas and/or Target Farms in the Township suitable for farmland preservation;
- (2) Advising Township officials and residents on the different types of farmland preservation programs available to landowners;
- (3) Advising the Planning Board on the ranking criteria to be used in the review and selection of farmland preservation applications;
- (4) Advising the Township Committee and Planning Board on matters related to agriculture and farmland preservation;
- (5) Advising the Township Committee and Planning Board of the potential impact of land use policies and/or development activity on agricultural operations and the mediation of these impacts; and
- (6) Participating in the preparation of, and/or the review of a Township-wide farmland preservation plan element to be adopted by the Planning Board as an element of the Township Master Plan.

5.7.5 Legal Support

The Township Solicitor, or other legal counsel designated by the Township Committee, will provide legal support for the farmland preservation program. This support will include but not be limited to, the preparation of option agreements and legal opinions on farmland policies.

5.7.6 Database Development

The Township Planner will be responsible for developing and maintaining the database needed to successfully implement the Farmland Preservation Plan. The database will include, but not be limited to, data on land ownership, land development patterns or trends, and the data compiled for the preparation of the Farmland Preservation Plan Update and the information needed to implement all aspects of the program.

5.7.7 GIS Capacity and Staff resources

The Planning Board Planner will maintain and update the maps that are contained in this Farmland Preservation Plan Update and will coordinate the GIS database with that used for various other planning purposes. The parcel mapping and the linked MOD IV tax data were originally prepared by a consultant to the County and need to be updated. If the County does not update this information, it is anticipated that the Township will contract with a firm to undertake the necessary revisions.

5.8 FACTORS LIMITING FARMLAND PRESERVATION IMPLEMENTATION

5.8.1 Funding Resources.

5.8.1.1 State Bond

The primary limitation of the farmland preservation program outlined herein will be state and county funding commitments. The Township has outlined a funding program that will require \$87.5 million over the next ten years to fully implement. The Township intends to provide for the share of this commitment that is outlined in the funding plan.

The long-term funding commitment of the State of New Jersey has not been established. Although the electorate has recently approved a limited authorization to continue the farmland preservation program, long-term funding resources are unclear at the time of the preparation of this plan. The State's asset monetization proposals are very controversial and may not be successful.

5.8.1.2 County Funding.

Salem County has not established a clear long-term strategy for supporting the communities that are successful in obtaining municipal planning incentive grants. The County Planner has expressed concerns that the current 2¢/\$100 dedicated tax is insufficient to fund a county planning incentive grant program as well as provide support to local planning incentive grants (*Appendix E*). Pilesgrove Township has maintained that the County should support the municipal planning incentive grant programs since the County's share is by definition less than it would be without the municipal involvement. Nevertheless, there is a need for a definitive County funding policy especially in light of the recent state bond issue approval.

The Township funding plan has relied on the policies adopted by the CADB and the Board of Freeholders, which indicates a maximum commitment of \$500,000 per year to communities with Planning Incentive Grants (see CADB Memo in *Appendix E*). However, recent correspondence has indicated that the County has not yet developed a definitive financial plan.

If the county does not choose to participate in a particular project, the Township will seek to use FRPP funds or other funding sources to make up the difference but it must be recognized that the uncertainty with regard to the availability of adequate county funding is a potential limiting factor for Pilesgrove Township's Farmland Preservation plan.

5.8.2 Projected Costs

As discussed in the funding plan, the projected cost of the Pilesgrove Township Farmland Preservation Plan coupled with other farmland preservation programs could be on the order of \$87.5 million over the next ten years. This level is based on past practices and is achievable with adequate funding resources. However, one key assumption is that the easement acquisition cost will increase at an average rate of 4% per annum.

Land values in the Township appear to have flattened as a result of the current housing slump. The only reason that land values have not declined has been the wait-and-see approach of landowners and the absence of land sales.

While it is anticipated that land values will remain flat for at least the next three years due to the severity of the housing slump and the inventory of homes available for sale, it is possible that the housing market could vigorously respond once the housing financing problems are resolved resulting in another steep increase in land values. If this were to occur, it would undermine a key assumption of the funding plan that land values will increase at an average rate of 4% per annum. Therefore, even if the financial resources outlined in the funding plan were realized, the success of the program would be limited by another steep increase in land values similar to that experienced from 2003 to 2006.

5.8.3 Land Supply

Land supply is not a limiting factor. Pilesgrove Township has approximately 16,000 acres of qualified farmland of which about 4,200 acres will be preserved under the existing programs by early next year. The Township's goal is to acquire easements for an additional 5,205 acres from all four farmland preservation programs and to preserve about 1,310 acres through other means. Even if these ambitious goals are achieved, approximately 5,200 acres will not have been preserved at the end of the Phase II planning period. Therefore, land supply is not a limiting factor in Pilesgrove Township.

5.8.4 Administrative Resources

The cost of providing the professional support needed to implement the farmland preservation program is significant. Although some of these costs can be recouped, the program does involve a substantial outlay of resources for "soft costs". The funding plan anticipates that these costs will stabilize as the program matures and that these costs will be covered by the dedicated funding. It is anticipated that the administrative costs will not exceed 5% of the easement acquisition cost in any one year.

5.8.5 Landowner interest

It is not anticipated that landowner interest will be a limiting factor. At the outset of the Township's farmland preservation program, local landowners were cautious about the Township's program. The concern was that the program would not acquire easements in the developing part of the Township at the level that was comparable to land market sales. Landowners were well aware of the changes that occurred in local land values in the last ten years and noted that the easement values acquired by the County were historically well below the market values in the northern part of the Township. However, the certified values of the Township Planning incentive grant program as well as those of the SADC and the NJCF and the County's EP program recent actions have demonstrated

that the Planning Incentive Grant program as well as the other programs offer a viable alternative to the option agreements being offered by land speculators. Based on this recent success, program interest is strong and consistent.

5.8.6 Inter-local Cooperation

As noted previously, the Township does not believe that there will be sufficient public resources to acquire the easements on all of the targeted farms. The financial plan continued herein is realistic yet ambitious in terms of the public financing that is required to implement the program. Therefore, the use of innovative planning techniques to cluster or transfer development rights in the Township is essential to this farmland preservation plan and will require the extension of planned infrastructure into the Township.

While discussions with Woodstown Borough and the Woodstown Sewerage Authority are ongoing, the ultimate success of this comprehensive Farmland Preservation Plan is the implementation of an inter-local agreement between the Borough and the Township that will result in effective and substantive land preservation. Therefore, inter-local cooperation and coordination could be a limiting factor in the success of the farmland preservation program.

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VI. ECONOMIC DEVELOPMENT

6.1 CONSISTENCY WITH NJ DEPARTMENT OF AGRICULTURE ECONOMIC DEVELOPMENT STRATEGIES

The Pilesgrove Township Agricultural Advisory Committee (AAC) has reviewed the New Jersey Department of Agriculture's Economic Development Strategies Report and has determined that Pilesgrove Township should support the economic development strategies of the relevant agricultural industries in the Township. The key agricultural sectors in the Township are the dairy industry, the livestock industry, the field crop industry, the horticultural (sod) industry, the wine industry, and agri-tourism. The Township also has an emerging equine industry.

There are a number of initiatives being undertaken by the Department of Agriculture and Rutgers University to improve the State's agricultural economy. These are outlined in the SCCFPP and need not be recited here but include the following:

- The development of the Food Innovation Center in Bridgeton that is expected to result in the opening of new markets through product refinement;
- The SADC's Farm Link Program that is a resource and referral center for new farmers as well as farmers seeking access to farming opportunities.
- The Rutgers Agriculture Experiment Station (RAES) that provides a full range of research and technical publications;
- The Rutgers Cooperative Extension Service (RCRE) that provides a variety of programs to improve natural resource conservation and management and the institution of best management practices;
- The initiatives of the Department of Agriculture in increasing the demand for local products through marketing programs and economic strategies.

The County does have community farmers markets in Salem City and at Cowtown in Pilesgrove that are very successful.

It is recognized that the economic development strategies outlined by the NJDA and the work of the various state agencies can have a major impact on the regional agricultural industry, if fully implemented. However, one of the limitations of these efforts is the need to develop better relationships with the farming community to modify traditional farming practices.

Nevertheless, there are concerns about the level of competition in the wholesale markets for certain agricultural products. There appears to be a need for more direct contracts from food processors and brokers as well as direct marketing of local products. The region should also pursue the development of specialty products especially since the pricing for the products historically grown in the region are often below what is needed for a profitable industry.

6.2 AGRICULTURAL INDUSTRY RETENTION, EXPANSION & RECRUITMENT STRATEGIES

6.2.1 Institutional

The primary institutional concern expressed by local farmers is the need for improvement in all forms of primary and secondary marketing. While farmers are supportive of the Jersey Fresh promotion, the program has not fundamentally changed the level of competition for local products. More attention needs to be focused on the marketing issues that impact the profitability of the local farming community.

6.2.2 Businesses

The agricultural industry in Pilesgrove Township has adequate suppliers and services but insufficient product distributors and processors. There is a need to conduct an analysis of the reasons that several food processors left the area to determine the feasibility of attracting new food processors. Pilesgrove Township has designated a planned industrial area for food processor development that will be near transportation facilities as well agricultural production areas.

The approval of development within the Planned Light Industrial (PLI) overlay zoning district is contingent upon the submission and approval of a General Development Plan (GDP). In order to provide water and sewer to this area, the State Plan will need to be amended to create an Agriculture/Industry node. While the Township cannot require the development of a food processor, the intention is to create the conditions that are suited for a major node of agricultural development. The conditions of Plan Endorsement for this area may also be contingent upon the establishment of a strong agricultural link.

The location and character of the PLI district are unique. The district has excellent access on the fringe of the County's expansive agricultural development area. Furthermore, the existing sod farm is devoid of substantive environmental constraints that have affected similar major industrial parks in the Salem County river corridor.

6.2.3 Anticipated Agricultural Trends

Pilesgrove Township has retained certain segments of the agricultural industry that have almost disappeared in other parts of the State. These segments include a cattle and livestock industry, dairy farms, and until recently, a major egg farm. The Township recognizes that the factors that affected these and other industries in other parts of the state are also impacting the local farms but the Township supports the retention of these and other important segments of the agricultural industry.

It is recognized that other trends are occurring in the region that will impact the future use of land in the Township. As noted in Chapter 1, the local nursery industry was virtually non-existent twenty years ago but recent expansions have occurred in the sod industry and are expected in the future, in the horticultural industry. While the Township believes in promoting high yield food production farms, it is recognized that non-food production uses are increasing in all parts of the state in response to the demand for horticultural and related products. The wine industry is also expanding in various parts of the State.

It is expected that different forms of agricultural production will continue to evolve in the future. Nevertheless, the use and proper management of the agricultural soils will continue to be of

primary importance in the Township. While the preservation of a farm does not mean that the current use will be maintained, the asset monetization process should assist interested farmers with capitalization of their resources. Proper financial advice for the use of the onetime capital return that results from easement acquisition will be as important as agricultural expertise.

Product development and demand will require more attention in the future. The region either needs to support additional food processors, improved wholesale brokerages, or must develop specialty products that can be direct marketed.

6.2.4 Agricultural Support Needs/Implementation

In order to focus on the issues that impact the sustainability of the agricultural industry in Piles Grove Township, it is recommended that the Township Committee sponsor an agricultural sustainability conference in 2008. The issues addressed at the conference should be all encompassing but should focus on the concerns of the local farmers. State and County officials should be asked to attend to address the key issues that impact farm profitability in this region.

This Plan Update recommends that a non-contiguous clustering program be implemented in Piles Grove Township to supplement the easement acquisition program. It is recommended that this program be aggressively pursued in 2008 to provide another opportunity for land preservation.

6.2.5 Energy Conservation

The conservation of energy on the farm will become an increasingly important objective over the planning period. Oil prices are currently increasing at an unprecedented rate and are seriously impacting the cost of food production and transportation.

In that regard, the use of solar, wind, and geothermal energy to improve the economics of agriculture is strongly encouraged provided that these alternative sources of energy are implemented in manner that does not impact the farming operation, the rural landscape, or the agricultural character of the area. In particular, the use of solar panels on the roofs of existing agricultural buildings is encouraged. The use of windmills is also supported if it is related to agricultural activities and if the height of the windmill does not exceed a reasonable height limit. The use of geothermal energy is also encouraged since it can be an efficient means of heating and cooling agricultural buildings.

It should be noted that the use of food to produce ethanol and/or biodiesel may require further analysis. Recent reports have indicated that the farm policies that have been developed to encourage the use of corn for ethanol and similar green technologies has resulted in unprecedented diversions of corn and the resulting reduction in other crops needed for food and livestock production. Therefore, a thorough analysis of the impact of energy policies that are implemented to produce alternate fuels from crops is needed on food production.

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VII. NATURAL RESOURCE CONSERVATION

7.1 NATURAL RESOURCE PROTECTION COORDINATION

7.1.1 Township Resource Protection Program

The adopted Pilesgrove Township Master Plan contains with information on the Township's natural resources including an agricultural soil resource map prepared in conjunction with the Township's farming community. The most productive agricultural soils tend to be located along the Township's western, northern, and eastern fringes. To the extent possible, Pilesgrove Township should focus farmland preservation efforts in areas with the most suitable soil conditions.

Pilesgrove Township also had a Natural Resource Inventory prepared by the Delaware Valley Regional Planning Commission (DVRPC) that presents available data about the importance of the Township's natural resources using geographic information system (GIS) maps. The recent issuance of the soil survey in electronic format provision by the NRCS has permitted the preparation of site-specific environmental opportunities and constraints analyses that consider local soil characteristics.

The Pilesgrove Township Planning Board coordinates with the Soil Conservation District on development applications to ensure that provisions are in place to prevent soil erosion and control sediment. There is a need for further coordination and communication between the NRCS, the soil conservation district and the Township Planning Board on resource protection issues.

7.1.2 Natural Resource Conservation Service (NRCS)

The Natural Resources Conservation Service (NRCS) assists farmers in a variety of manners to conserve their soil, water, and other natural resources. The NRCS provides technical assistance based on proven practices and suited to the farmer's specific needs. The NRCS provides financial assistance for many conservation activities but participation in all of the NRCS programs on a voluntary basis.

The Conservation Technical Assistance (CTA) program provides voluntary conservation technical assistance to land-users, communities, units of state and local government, and other Federal agencies in planning and implementing conservation systems. These natural resource conservation programs provide environmental, societal, financial, and technical benefits. The NRCS science and technology activities provide technical expertise in such areas as animal husbandry and clean water, ecological sciences, engineering, resource economics, and social sciences. It is recommended that the Township increase its awareness of the current and potential activities of the NRCS in resource protection measures.

7.2 NATURAL RESOURCE PROTECTION PROGRAMS

There are a variety of federal and state resource protection programs available to the farming community. Some of the important programs are summarized here. The Township Planning board should be aware of when and where these programs are utilized in the municipality and may propose the use of appropriate programs in key resource protection situations.

7.2.1 Federal Conservation Programs

7.2.1.1 Farm and Ranch Lands Protection (FRPP) Program

The Farm and Ranch Lands Protection Program (FRPP) is a voluntary program that helps farmers and ranchers keep their land in agriculture. The program provides matching funds to both government and non-governmental organizations with existing farm and ranch land protection programs to purchase conservation easements. The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) manages the program. Through 2003, more than 300,000 acres have been protected in 42 states under this program.

The FRPP works with State and local governments and non-governmental organizations to acquire conservation easements from landowners. Participating landowners agree not to convert their land to non-agricultural uses and to develop and implement a conservation plan for any highly erodible land. The advantage of this program is that the funds can be matched with State and local funds up to a maximum of 50% of the easement cost.

To qualify for FRPP, the land offered must be all or part of a farm or ranch and must: contain prime, unique, or other productive soil or historical or archaeological resources; be included in a pending offer from another farmland protection program; be privately owned; be covered by a conservation plan for any highly erodible land; be large enough to sustain agricultural production; be accessible to markets for what the land produces; be surrounded by parcels of land that can support long-term agricultural production.

The FRPP is funded through the Commodity Credit Corporation. The FRPP share of the easement cost must not exceed 50 percent of the appraised fair market value of the conservation easement. As part of its share of the cost of purchasing a conservation easement, state or local government or nongovernmental organization may include a charitable donation by the landowner of up to 25 percent of the appraised fair market value of the conservation easement. At a minimum, a cooperating entity must provide funding for 25 percent of the appraised fair market value or 50 percent of the purchase price of the conservation easement.

7.2.1.2 Conservation Reserve Enhancement Program (CREP)

The Conservation Reserve Enhancement Program (CREP) is a voluntary land retirement program that helps agricultural producers protect environmentally sensitive land, decrease erosion, restore wildlife habitat, and safeguard ground and surface water. The program is primarily a partnership among producers; government, and, in some cases, private groups. CREP is an offshoot of the country's largest private-lands environmental improvement program - the Conservation Reserve Program (CRP). CREP is administered by Farm Service Agency (FSA) of the USDA. By combining CRP resources with state, tribal, and private programs, CREP provides farmers and ranchers with a sound financial package for conserving and enhancing the natural resources of farms.

CREP addresses high-priority conservation issues of both local and national significance, such as impacts to water supplies, loss of critical habitat for threatened and endangered wildlife species, soil erosion, and reduced habitat for fish populations. CREP is a community-based, results-oriented effort centered on local participation and leadership.

A specific CREP project begins when a government or local non-government entity identifies an agriculture-related environmental issue of state or national significance. These parties and the

FSA then develop a project proposal to address particular environmental issues and goals. Enrollment in a state is limited to specific geographic areas and practices.

CREP contracts require a 10- to 15-year commitment to keep lands out of agricultural production. CREP provides payments to participants who offer eligible land. A federal annual rental rate, including an FSA state committee-determined maintenance incentive payment, is offered, plus cost-share of up to 50 percent of the eligible costs to install the practice. Further, the program generally offers a sign-up incentive for participants to install specific practices. FSA uses CRP funding to pay a percentage of the program's cost, while state governments or other non-federal sources provide the balance of the funds. States and private groups involved in the effort may also provide technical support and other in-kind services.

For the landowner, CREP is not just a cost-effective way to address rural environmental problems and meet regulatory requirements; it can provide a viable option to supplement farm income as well. CREP supports increased conservation practices such as filter strips and forested buffers. These conservation practices help protect streams, lakes, and rivers from sedimentation and agricultural runoff. CREP also helps landowners develop and restore wetlands through the planting of appropriate groundcover. By maintaining clear goals and requiring annual monitoring, CREP helps participants measure progress and ensure success.

7.2.1.3 Environmental Quality Incentives Program (EQIP)

The Environmental Quality Incentives Program (EQIP) is a voluntary conservation program for farmers and ranchers that promotes agricultural production and environmental quality as compatible national goals. EQIP offers financial and technical help to assist eligible participants install or implement structural and management practices on eligible agricultural land.

EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practices and a maximum term of ten years. These contracts provide incentive payments and cost-shares to implement conservation practices. Persons who are engaged in livestock or agricultural production on eligible land may participate in the EQIP program. EQIP activities are carried out according to an environmental quality incentives program plan of operations developed in conjunction with the producer that identifies the appropriate conservation practice or practices to address the resource concerns. The practices are subject to NRCS technical standards adapted for local conditions.

EQIP may cost-share up to 75 percent of the costs of certain conservation practices. Incentive payments may be provided for up to three years to encourage producers to carry out management practices they may not otherwise use without the incentive. However, limited resource producers and beginning farmers and ranchers may be eligible for cost-shares up to 90 percent. Farmers and ranchers may elect to use a certified third-party provider for technical assistance. An individual or entity may not receive, directly or indirectly, cost-share or incentive payments that, in the aggregate, exceed \$450,000 for all EQIP contracts entered during the term of the Farm Bill.

7.2.1.4 Wildlife Habitat Incentives Program (WHIP)

The Wildlife Habitat Incentives Program (WHIP) is a voluntary program that encourages creation of high quality wildlife habitats that support wildlife populations of National, State, Tribal, and local significance. Through WHIP, the Natural Resources Conservation Service (NRCS) provides technical and financial assistance to private landowners and operators to develop upland, wetland, riparian, and aquatic habitat areas on their property.

Since its inception in 1998, nearly 14,700 participants have enrolled more than 2.3 million acres into WHIP. Most efforts have concentrated on improving upland wildlife habitat, such as native prairie, but there is an increasing emphasis on improving riparian and aquatic areas. Species that have benefited from WHIP activities include the grasshopper sparrow, bobwhite quail, swift fox, short-eared owl, Karner-blue butterfly, gopher tortoise, Louisiana black bear, Eastern collared lizard, Bachman's sparrow, ovenbird, acorn woodpecker, greater sage grouse, and salmon.

The basis of the program is a State WHIP plan prepared by the NRCS with the support of the State Conservationist that serves as a guide for the development of the State WHIP ranking criteria. Persons interested in entering into a cost-share agreement voluntarily limit future use of the land for a period of time, but retain private ownership. The NRCS works with the participant to develop a wildlife habitat development plan. This plan becomes the basis of the cost-share agreement between NRCS and the participant. NRCS provides cost-share payments to landowners under these agreements that are usually 5 to 10 years in duration, depending upon the practices to be installed.

There are shorter-term agreements to install practices that are needed to meet wildlife emergencies, as approved by the NRCS State Conservationist. NRCS also provides greater cost-share assistance to landowners who enter into agreements of 15 years or more for practices on essential plant and animal habitat. NRCS can use up to 15 percent of its available WHIP funds for this purpose.

NRCS welcomes projects that provide valuable wildlife habitat and does not want to discourage any landowner who desires to implement practices that will improve habitat conditions for declining species. NRCS continues to provide assistance to landowners after completion of habitat development activities. This assistance may be in the form of monitoring habitat practices, reviewing management guidelines, or providing basic biological and engineering advice on how to achieve optimum results for targeted species.

Eligible lands under the program are primarily privately owned land. If land is determined eligible, NRCS places emphasis on enrolling habitat areas for wildlife species experiencing declining or significantly reduced populations; practices beneficial to fish and wildlife that may not otherwise be funded; and wildlife and fishery habitats identified by local and State partners in each State.

7.2.2 State Conservation Programs

7.2.2.1 Soil & Water Conservation Grants

The State Agriculture Development Committee (SADC) provides grants to eligible landowners to fund up to 50 percent of the costs of approved soil and water conservation projects. Landowners apply to local Soil Conservation Districts, which assist in developing farm conservation plans and ensure projects are necessary and feasible. Applications are forwarded to the N.J. State Soil Conservation Committee, which recommends projects to the SADC for funding approvals.

In order to qualify for funding, farms must be permanently preserved or enrolled in an eight-year preservation program. Permanently preserved farms receive first priority for grant funding.

The soil and water conservation projects funded under this program include projects designed to control and prevent soil erosion and sediment damages; control pollution on farmland; impound, store, and manage water for agricultural purposes; or improve management of land and soils to achieve maximum agricultural productivity. Examples of eligible projects include: terrace systems; diversions; stream protection; water impoundment reservoirs; irrigation systems; sediment retention, erosion or water control systems; drainage systems; animal waste control facilities; agri-chemical handling facilities; and land shaping or grading.

7.2.2.2 Landowner Incentive Program (NJDEP)

The New Jersey Landowner Incentive Program (LIP) is a partnership program that can provide private landowners interested in conserving threatened and endangered species on their property with financial and technical assistance. It is the goal of LIP to work with private landowners to protect important habitats so our children and great grandchildren can witness our enormous conservation efforts. The purpose of the program is to help protect the critical habitats on private lands that support over 70 endangered and threatened wildlife species in New Jersey.

State biologists work with private landowners to enhance and protect important habitats across New Jersey. The N.J. Division of Fish and Wildlife's Endangered and Nongame Species Program (ENSP), within the Department of Environmental Protection diligently works to protect the habitats of such rare wildlife as the bald eagle, peregrine falcon, bog turtle, bobcat, tiger salamander, Northern pine snake, and other animals that struggle for survival every day in the most densely populated state in the nation.

To be eligible, the property must provide potentially suitable habitat for the targeted species and the proposed project must contribute to the enhancement of its habitat in a significant way. The results of the project must be measurable. Owners must agree to allow biologists onto your property for both a pre-agreement survey and annual progress checks. A project agreement and management plan that is unique to each landowner's needs and objectives is executed with the Division of Fish & Wildlife. While there is no minimum acreage requirement, most projects will require larger acreage (greater than 6 acres) to achieve the desired management objectives.

The project duration must have a duration of at least five (5) years. A 25% cost share provided by the landowner is required (typically this cost share is labor and materials).

The Landowner Incentive Program (LIP) encourages creative, innovative and cost-effective projects for conserving rare species. The types of projects that might qualify for the Landowner Incentive Program are as varied and diverse as the many rare species and the habitats that they depend upon. Some examples of potential projects that could benefit rare New Jersey species include

- Habitat Improvements: Native vegetation restoration; Vernal pool restoration; Invasive species control;
- Habitat Management: Changing haying or grazing regimes; Prescribed burns; implementing sustainable forestry practices;
- Habitat Protection: Constructing enclosure/exclosure fences; Gating caves; Fencing off streams

For the foreseeable future, LIP is focusing its efforts on Grassland within regional priority areas; protecting critical migratory bird stopover areas; and projects adjacent to state Wildlife Management Areas and other permanently protected areas.

7.3 WATER RESOURCES

The availability of water for irrigation is a critical concern in Pilesgrove Township. High productivity can only be achieved for the vegetable and sod farms with reliable water sources. The Township is dependent on both surface water along important drainage corridors and groundwater resources in other areas for irrigation. While many farms have irrigation ponds, these facilities have limited capacity and are more difficult to maintain.

As noted earlier, water diversions have been approved for the irrigation of over 4,000 acres in Pilesgrove Township and the diversion of over 500 million gallons per month. Farmers have generally reported that there are no obstacles in securing these agricultural certifications. However, the sod industry has expressed concerns about the availability of water to expand its industry in this area without depleting resources.

There is a need for an overall water management policy for agriculture. The policy should define the need for improved supply sources and for the interconnection of ground and surface water resources. Currently, individual farmers respond to their own needs without concern for an overall water management policy.

The Township also contains important aquifer outcrop areas, which tend to coincide with the most suitable surficial soils. Land preservation should be focused in the outcrop and recharge areas of the most important aquifers.

7.4 WASTE MANAGEMENT PLANNING

The management of animal waste is gaining increasing attention due to the potential environmental impacts of improper waste management practices. The NRCS provides assistance to farmers for proper waste management activities. Concentrated Animal Feeding Operations (CAFOs) are farms with major livestock populations and Animal Feeding Operations (AFOs) are farms with substantive livestock populations. Since both CAFOs and AFOs have the potential of discharging

pollutants to the waterways and since there is increasing attention on the reduction of non-point pollution in the State, there is a need for regulation of major livestock operations.

The New Jersey Department of Agriculture has proposed new rules to assist farmers in the development and implementation of an animal waste management program for AFOs and self-certification plans. When these rules are adopted, the administration and enforcement of the rules will be the responsibility of the NJDA. Both the NJDEP and NJDA will require development and implementation of comprehensive management plans utilizing animal waste standards. The plans are intended to emphasize the use of cost-effective voluntary measures limiting the need for permits under the Water Pollution Control Act. It should be noted that the proposed rules would extend management standards to a broad range of livestock operations. The Township should assist the farming community in understanding the obligations under the new rules and in the preparation of the required waste management plans. In particular, this assistance should be focused on the smaller livestock operations that have not previously had to address this issue.

At certain times of the year, major quantities of solid waste are generated by the farming community in the form of waste plastic. The Salem County Utilities Authority has addressed this problem by placing roll-off containers at the County landfill site for the recycling of this material by local farmers.

7.5 ENERGY CONSERVATION PLANNING

More attention is needed to examine the potential for alternative sources of energy on the farm including the use of wind, solar, and bio-fuels. While the County or Township have not implemented energy conservation policies, there is a need to explore the use of energy alternatives in the farming community. One farm in Salem County reportedly relies solely on solar power for energy production. The use of wind power needs to be reexamined and geothermal energy may also have realistic potential for the heating of agricultural buildings.

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VIII. AGRICULTURAL INDUSTRY SUSTAINABILITY, RETENTION AND PROMOTION

8.1 SUSTAINABILITY

Pilesgrove Township envisions that the implementation of the farmland preservation program will help enable a sustainable agricultural industry in the Township and region. The farmland preservation program allows the farmer to turn the family's primary long-term asset (land) into working capital. By doing so, the farmer can reduce the need for agricultural loans and can invest the proceeds into the purchase of additional land or equipment to improve the efficiency of the farming operation. The sale of easements not only compensates the current owner but also increases the ability of other farmers interested in expanding their operations to acquire the deed-restricted land at the farm value cost.

Farmland preservation does not, by definition, preserve an industry nor does it ensure that the current type of agricultural production activities will continue into the future. It was noted in Section 2.2 of this Plan Update that Pilesgrove Township continues to have a diverse and viable agricultural industry. However, there are numerous factors other than asset monetization that impact the sustainability of the industry. These factors include but are not limited to, the continued presence of working farmers, agricultural support industries, markets for local products, and viable working conditions.

The age of farmers in Salem County is advanced. There is considerable uncertainty about the continued presence of farmers that make all or a major portion of their income from farming. While there is a strong young generation of farmers, it is founded on descendents of current farming families. The Township has limited ability to impact the interest of local persons in farming other than to ensure that the local educational system supports this endeavor and to recognize the young farmers that pursue farming as a career

The presence of agricultural support industries and markets is a function of the size, yield, and nature of the local agricultural economy. Several major food processors have left the region in the last twenty years. The need for improved markets needs to be addressed at the regional level. The Township and its Agricultural Advisory Committee should be cognizant of the farming community's needs and concerns in this regard. The Township is considering the development of a planned industrial park in the southwestern corner of the municipality. The intent of the proposed agriculture/industry node is to, among other things, attract industries that would help support and sustain the agricultural industry.

The viability of the working conditions is an area where state government can have an impact. The regulatory environment in New Jersey is considered stringent for farming and there is increasing attention to control of non-point source pollution that may be related to the agricultural industry. It is imperative that State government review its regulations and procedures on a continuing basis to determine the long-term impact on agricultural operations. Pilesgrove Township intends to undertake a review of its own regulations and procedures to determine if there are areas where it can improve the relationship with the farming community. One concern is that it is difficult to change ordinances or regulations without creating a loophole for development interests.

8.2 EXISTING AGRICULTURAL INDUSTRY SUPPORT

8.2.1 Right-to-farm/ Agricultural Mediation Programs

Right-to-Farm

Pilesgrove Township was the first municipality in Salem County to adopt a right-to-farm ordinance. The ordinance requires that specific language indicating that the right-to-farm cannot be infringed be placed on all subdivision plats, recorded deeds, and in all marketing materials. A copy of the Ordinance is contained in *Appendix D*.

There is a need to review the current Ordinance and compare it with the model Ordinance prepared by the SADC with particular attention to mediation procedures. The Township had one mediation issue in 2007 relating to the expansion of an equine operation. While the CADB and SADC did become involved, it was evident that communication with the landowner and between the various government entities needed improvement.

8.2.2 Farmland Assessment

New Jersey enacted the Farmland Assessment Act in 1964. The Act recognized that the extensive land holdings required for agricultural production should not be assessed in the same manner as other lands. In a sense, it was the state's first agricultural preservation legislation.

The New Jersey Farmland Assessment Act states that *"for general property tax purposes, the value of land, not less than five acres in area, which is actively devoted to agricultural or horticultural use and which has been so devoted for at least two successive years immediately preceding the tax year in issue, shall, on application of the owner, and approval thereof as hereinafter provided, be that value which such land holds for agricultural or horticultural use"*.

The key components of this Act are as follows:

- **Eligibility:** Five acres of land actively devoted to agricultural or horticultural production is the minimum area needed to qualify. Land related to the farmhouse does not count toward the five-acre requirement.
- **Gross sales.** The amount of gross sales of agricultural or horticultural products must average at least \$500 for the first five acres and \$5.00 per acre for each additional acre of farmland and \$0.50 per acre for any additional acres of woodland and wetland during the two year period preceding the tax year at issue.
- **Assessment Values.** The Farmland Evaluation Advisory Committee is a statewide committee, which establishes ranges of fair value for use by assessors in assessing qualified farmland in accordance with its agricultural or horticultural use. The productivity values are reported by the use of the land and the soil group for each county.
- **Land use changes.** The Farmland Assessment Act provides for levy of a rollback tax in the event that the use of the land changes in order to recapture some of the taxes, which would have been paid, had the land been taxed on the same basis as other property. Any land, which changes from eligible agricultural or horticultural use under the Farmland...

Assessment Act to a non-farm use, is subject to the rollback taxes for the year in which the change takes place as well as the two preceding years.

Prior to the Farmland Assessment Act, local property taxes in New Jersey were a strong disincentive to own farmland. The Act has basically eliminated taxes as a serious land conversion influence. However, the Act has also limited the ability of farm communities to raise the funds needed for permanent land preservation mechanisms. Therefore, most of the funding for farmland preservation is from county or state resources in rural communities or from dedicated taxes. The Act has also allowed land speculators to hold land for extended periods at lower cost in anticipation of future development. A total of 15,516 acres of land in Pilesgrove Township or 70% of the municipality is qualified farmland under the Farmland Assessment Act for the 2008 tax year (see *Appendix C*).

8.3 OTHER STRATEGIES

8.3.1 Permit streamlining

Pilesgrove Township does not currently have a policy on permit streamlining for the agricultural industry. While the Township Planning Board is very supportive of the agricultural industry in its decision-making, the submission of variance applications represents a major undertaking on the part of the farmer. The concern with any permit streamlining process is that it could become a loophole in the established land development review process. Provisions that would apply solely to preserved land will be given careful consideration as an added inducement for the sale of easements.

8.3.2 Agricultural Vehicles movement/routes

There are no restrictions on agricultural vehicles movements or routes. Farmers are permitted to use existing roads, as they deem necessary to carry out their farming activities.

8.3.3 Agricultural Labor Housing

Agricultural labor housing is not a permitted use in the Township zoning ordinance. Any such existing housing may be non-conforming if it has been in continuous use. The Township Planning Board has granted use variances for agricultural labor housing appropriate conditions. The Township may wish to allow agricultural labor housing provided that any such ordinance is structured to assist legitimate farmers and is not subject to misinterpretation or misuse.

8.3.4 Wildlife Management Strategies

Farmers should be encouraged to manage the wildlife within their land holdings. The leasing of land for hunting can be a significant source of revenue for farmers. In this regard, farmers should be encouraged to protect and enhance forested and emergent wetlands on their property. The use of conservation easements to define the lands that require careful management should be encouraged and should not impact easement purchase values. Township farmers should also be aware of wildlife enhancement programs to protect rare and endangered species.

8.3.5 Agricultural Education and Promotion

The Township has limited ability to impact the education of farmers. In this regard, the Township should function as a clearinghouse for information about education and management programs and should sponsor related seminars for local farmers when appropriate. The Township should also educate the farmers about issues affecting the municipality that may impact the farming community to advance responsible and profitable farming interests. The Township should also ensure that the local educational system satisfies the educational needs of future farmers.

The Township should support regional promotional efforts to increase awareness of local agricultural enterprises and the farmland preservation program. Currently, there are a very limited number of agricultural entities that are interested in attracting the public on a recurring basis. One example is a new vineyard (Auburn Road vineyards) that has a tasting room. The Township is interested in promoting any agricultural industry that wants to encourage agricultural tourism provided that the site is designed for public assembly. With regard to the vineyard, site plan approval was gained for limited tours with special events subject to approval on a case-by-case basis if adequate provisions are made for the anticipated traffic.

8.4 VISION STATEMENT

Over the next ten years, Pilesgrove Township intends to aggressively pursue the preservation of the important agricultural land base in the Township through a variety of methods. The Township intends to leverage its own limited financial resources with matching grant funds from a variety of participants (Federal, State, County, non-profits). In addition, the Township will pursue planning mechanisms that result in the preservation of land as part of the land development process.

The preservation of agricultural land needs to be coupled with a progressive agricultural development program to ensure that the industry that will use the land remains viable. While farmers are by definition, independent entrepreneurs, there needs to be a better understanding of the needs of the farmer at the local level.

The vision for agriculture for Pilesgrove Township is to improve the viability of the industry in Pilesgrove Township through a comprehensive and diverse effort. The Township Committee, the Township Planning Board and the Agricultural Advisory Committee will need to be the facilitators of this effort. Municipalities in New Jersey are accustomed to be reactive bodies. There is a need for a proactive approach to understand the issues that impact agricultural viability and sustainability. Most importantly, there is a need to better coordinate the farmers and the various agencies that can impact the agricultural economy through the implementation of targeted strategies. Land preservation and the monetization of the farmland asset that results from that easement acquisition process is an integral element of that vision.

*Piles Grove Township Master Plan
Farmland Preservation Plan Update
November 19, 2012*

IX. FARMLAND PRESERVATION PLAN RECOMMENDATIONS

The recommendations of the 2004 Farmland Preservation Plan are itemized below along with updated comments.

9.1 FARMLAND PRESERVATION PROGRAM

- *The Township should urge maximum participation in the farmland preservation program by Township farm landowners. The Township Planning Board should enter into a dialogue with the farming community to understand any landowner reservations and to determine whether the program can be structured to address these concerns. **The Township does solicit applications with personal letters to the landowners of the target farms. The Agricultural Advisory Committee also serves as a conduit to the farming community. The Township will continue to consider ways of improving communication with the target farm landowners.***
- *The Township should initiate a local farmland preservation program based on the recently adopted dedicated open space/farmland trust fund tax to supplement county and state programs. The local farmland preservation program would be based on the financial plan described above. **The Township did initiate a local farmland preservation program after the adoption of the Farmland Preservation Plan in March 2004 and the subsequent approval of the initial Planning Incentive Grant. The program has been highly successful in its formative years since it will result directly or indirectly in the preservation of about 800 acres at the end of the current funding round.***

9.2 ZONING

- *A second Agricultural Retention District (AR-2) should be established within the Rural Residential planning district to distinguish between lands within this district which have agricultural value from those zoned for environmental reasons. The difference between the AR districts would be soil suitability for agricultural and development purposes. **A second Agricultural Retention (AR-2) district was established as a result of an amendment to the Township Land Development Ordinance. The Township farmland preservation program has not yet been extended to this area but it is an appropriate area for the County to target farms.***
- *Innovative techniques should be considered around any designated Centers to allow an increase in intensity within the Center if the remaining lands are deed restricted. **The Township has not yet been successful in increasing the density around designated Centers but continues to pursue consideration of this approach through wastewater management planning and Plan Endorsement proceedings to achieve the land preservation through planned development alternatives.***

- *The Township should consider ways of focusing residential development in the established residential planning districts rather than the AR district. The Township has discussed various ways of focusing residential development in the residential districts rather than the AR district. However, these efforts have not been successful since developers continue to be interested developing lands within the AR district. For this reason, the differential in the regulations between the residential and the agricultural retention districts needs to be increased.*
- *The Township should institute more restrictive zoning regulations in the future if the farmland preservation program is not effective in controlling land conversion pressures. The Township retains various future options, including more restrictive zoning regulations, if the farmland preservation program is determined to be ineffective or unsuccessful but the objective is to do everything within the Township's ability to make this farmland preservation program successful.*
- *The Township should modify the Environmental Impact Statement requirements to include an assessment of the impact of proposed land development in the ADAs on the agricultural industry and on this Farmland Preservation Plan. The Township Environmental Impact Statement requirement was modified to require an Agricultural Impact Assessment. The Agricultural Advisory Committee and the Township Planning Board need to focus more attention on these statements and the mitigation measures proposed.*
- *Township affordable housing obligations should be met without impacting the Farmland Preservation Plan. The Township has adopted a Housing Plan element that provides for the development of a municipally sponsored affordable housing project that will have no impact on farmland preservation in the Township.*

9.3 AGRICULTURAL BUFFERS

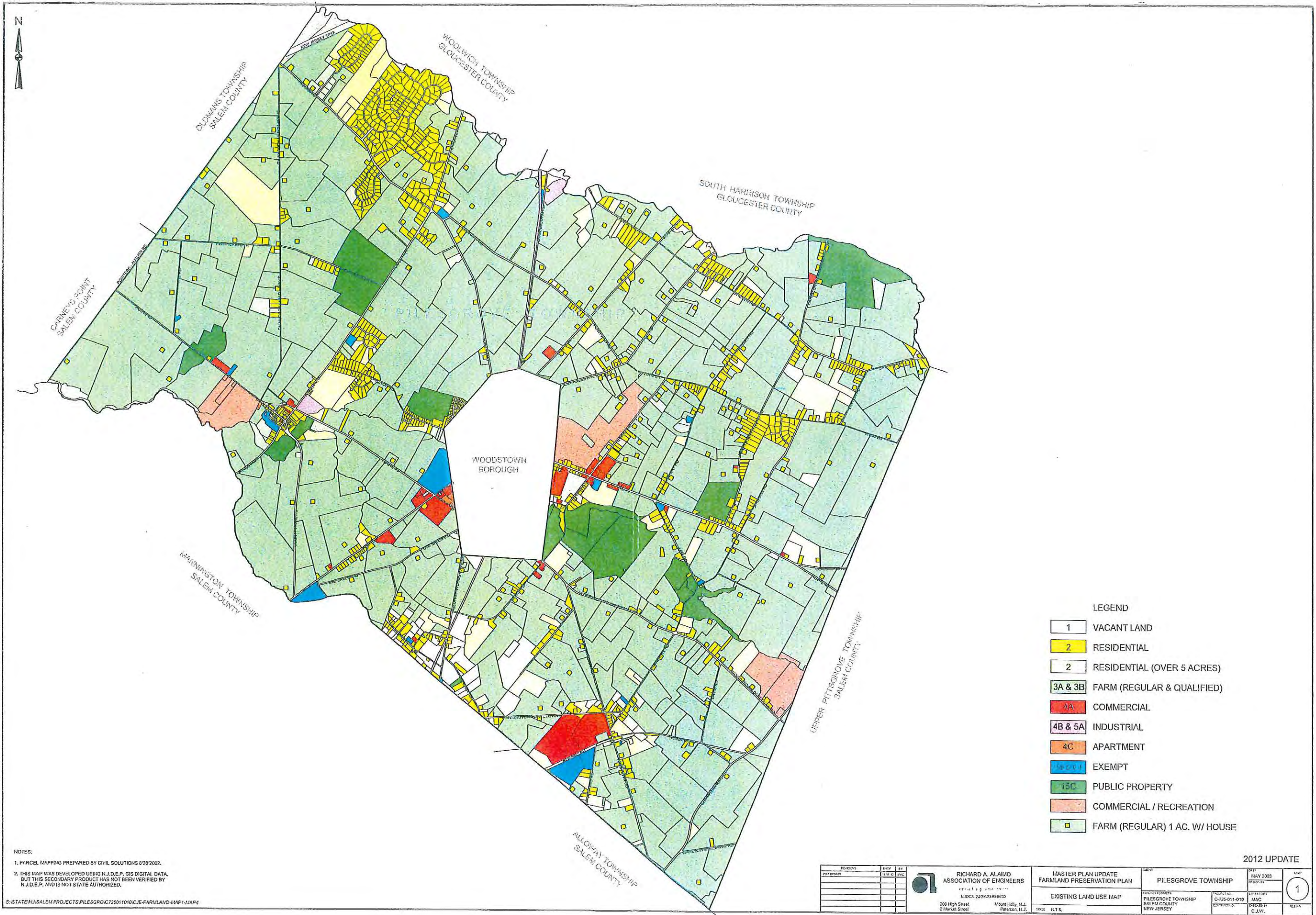
- *Agricultural buffers should be established at agricultural zoning district boundaries to create an effective separation between residential and agricultural districts. The Land Development Ordinance has been amended to require agricultural buffers at zoning district boundaries.*
- *Agricultural buffers, consisting of an intensively planted landscaped berm, should also be required around the perimeter of all major subdivisions within the AR districts. The Land Development Ordinance has been amended to require agricultural buffers around the perimeter of all major subdivisions within the AR districts. The buffer is to be 150 feet in depth but can be reduced to 75 feet if an intensively planted landscaped berm is provided.*

9.4 RIGHT TO FARM

- *The Township has a long-standing policy of requiring that residential landowners recognize the right to farm. Right-to-farm provisions are required on all subdivision plans and are included on all deeds. This policy needs to be reinforced with enforcement mechanisms to address trespassing, pilfering, and related nuisance complaints. The Township has not made any amendments to the right-to-farm ordinance or related nuisance issues. These issues warrant attention. These issues warrant further attention by the Agricultural Advisory Committee and the Township Planning Board to make recommendations for ordinance changes to the Township Committee.*

9.5 AGRICULTURAL INDUSTRY PRESERVATION

- *The preservation of farmland is only one aspect of preserving an agricultural industry. In many cases, the preserved lands are not used for their prior agricultural use. The Township should develop a program that examines all aspects of this economic industry including regulatory constraints, the availability of farm supply and processing industries, and the effective management of natural resources. There continues to be a need for comprehensive attention to the agricultural industry to address the issues that impact its economic viability. This examination needs to be conducted on a continuous basis at the regional level. The Township and its Planning Board and Agricultural Advisory Committee should be actively involved in any such discussions. While Township government has traditionally avoided direct involvement in the agricultural industry, it is recommended that the Township sponsor an agricultural sustainability conference in 2008 to address the key issues affecting the viability of the industry in this region. It is further recommended that the Township function as a clearinghouse for information for local farmers on land preservation and financial assistance programs.*

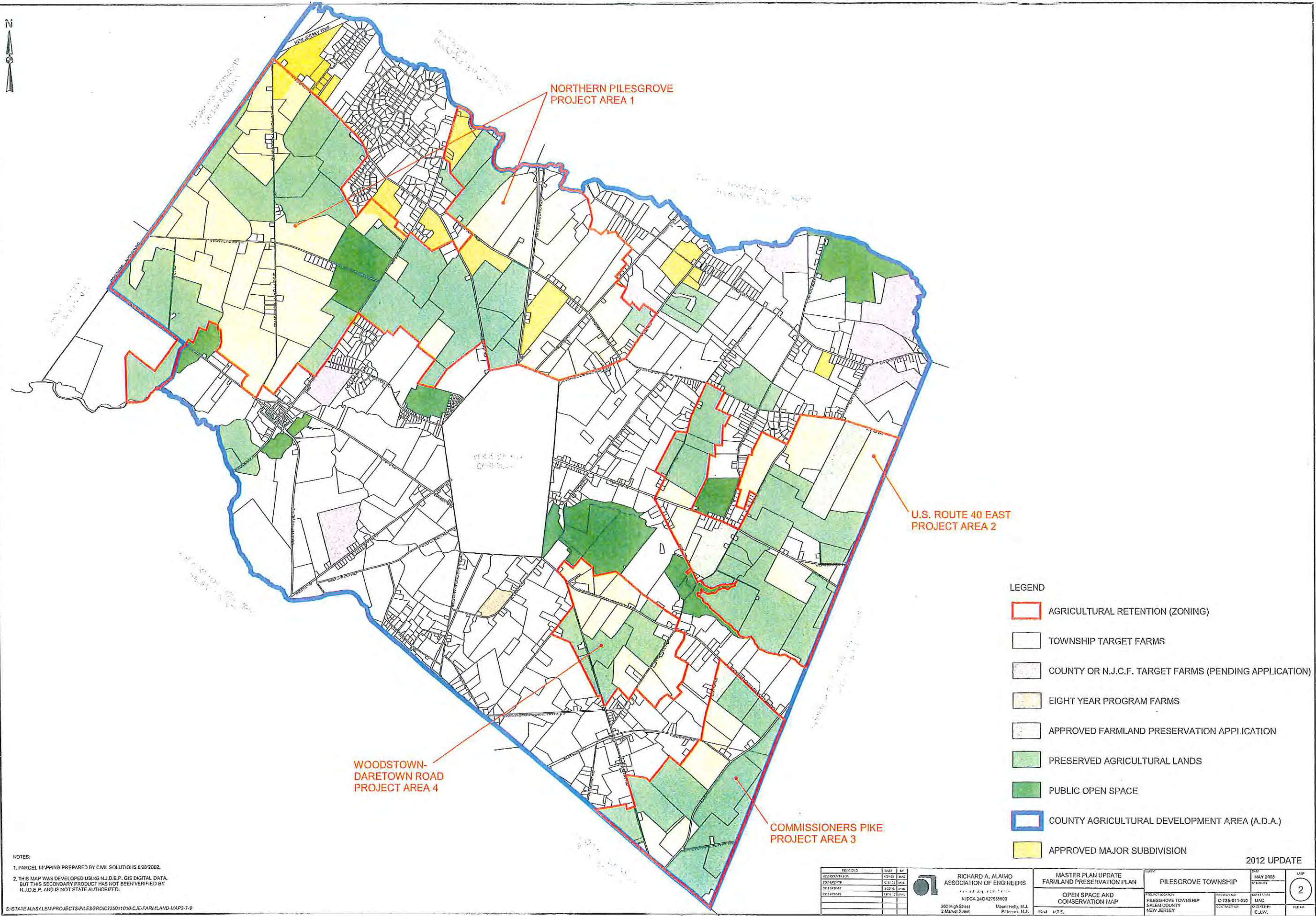


LEGEND

- 1 VACANT LAND
- 2 RESIDENTIAL
- 2 RESIDENTIAL (OVER 5 ACRES)
- 3A & 3B FARM (REGULAR & QUALIFIED)
- 3A COMMERCIAL
- 4B & 5A INDUSTRIAL
- 4C APARTMENT
- EXEMPT
- 15C PUBLIC PROPERTY
- COMMERCIAL / RECREATION
- FARM (REGULAR) 1 AC. W/ HOUSE

NOTES:
1. PARCEL MAPPING PREPARED BY CIVIL SOLUTIONS 8/28/2002.
2. THIS MAP WAS DEVELOPED USING N.J.D.E.P. GIS DIGITAL DATA, BUT THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY N.J.D.E.P. AND IS NOT STATE AUTHORIZED.
S:\STATE\NJ\SALEM\PROJECTS\PILESGROVE\725011010\CJE-FARMLAND-MAP1-MAP4

REVISIONS		DATE	BY
2012 UPDATE		10/10/12	AMC
PROJECT INFORMATION		PROJECT NAME: MASTER PLAN UPDATE FARMLAND PRESERVATION PLAN	
PROJECT LOCATION		PROJECT LOCATION: PILESGROVE TOWNSHIP, SALEM COUNTY, NEW JERSEY	
PROJECT NUMBER		PROJECT NUMBER: C-725-011-010	
PROJECT DATE		PROJECT DATE: MAY 2008	
PROJECT STATUS		PROJECT STATUS: AMAC	
PROJECT DRAWN BY		PROJECT DRAWN BY: C.J.W.	
PROJECT CHECKED BY		PROJECT CHECKED BY: K.T.S.	
PROJECT APPROVED BY		PROJECT APPROVED BY: [Signature]	
PROJECT SCALE		PROJECT SCALE: 1"=100'	
PROJECT SHEET		PROJECT SHEET: 1	



NOTES:
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- LEGEND
- AGRICULTURAL RETENTION (ZONING)
 - TOWNSHIP TARGET FARMS
 - COUNTY OR N.J.C.F. TARGET FARMS (PENDING APPLICATION)
 - EIGHT YEAR PROGRAM FARMS
 - APPROVED FARMLAND PRESERVATION APPLICATION
 - PRESERVED AGRICULTURAL LANDS
 - PUBLIC OPEN SPACE
 - COUNTY AGRICULTURAL DEVELOPMENT AREA (A.D.A.)
 - APPROVED MAJOR SUBDIVISION

REVISIONS	DATE	BY
ADD/DELETE	4/14/08	MAC
REVISION	7/21/08	MAC
REVISION	1/22/09	MAC
DISCUSS	1/22/09	MAC

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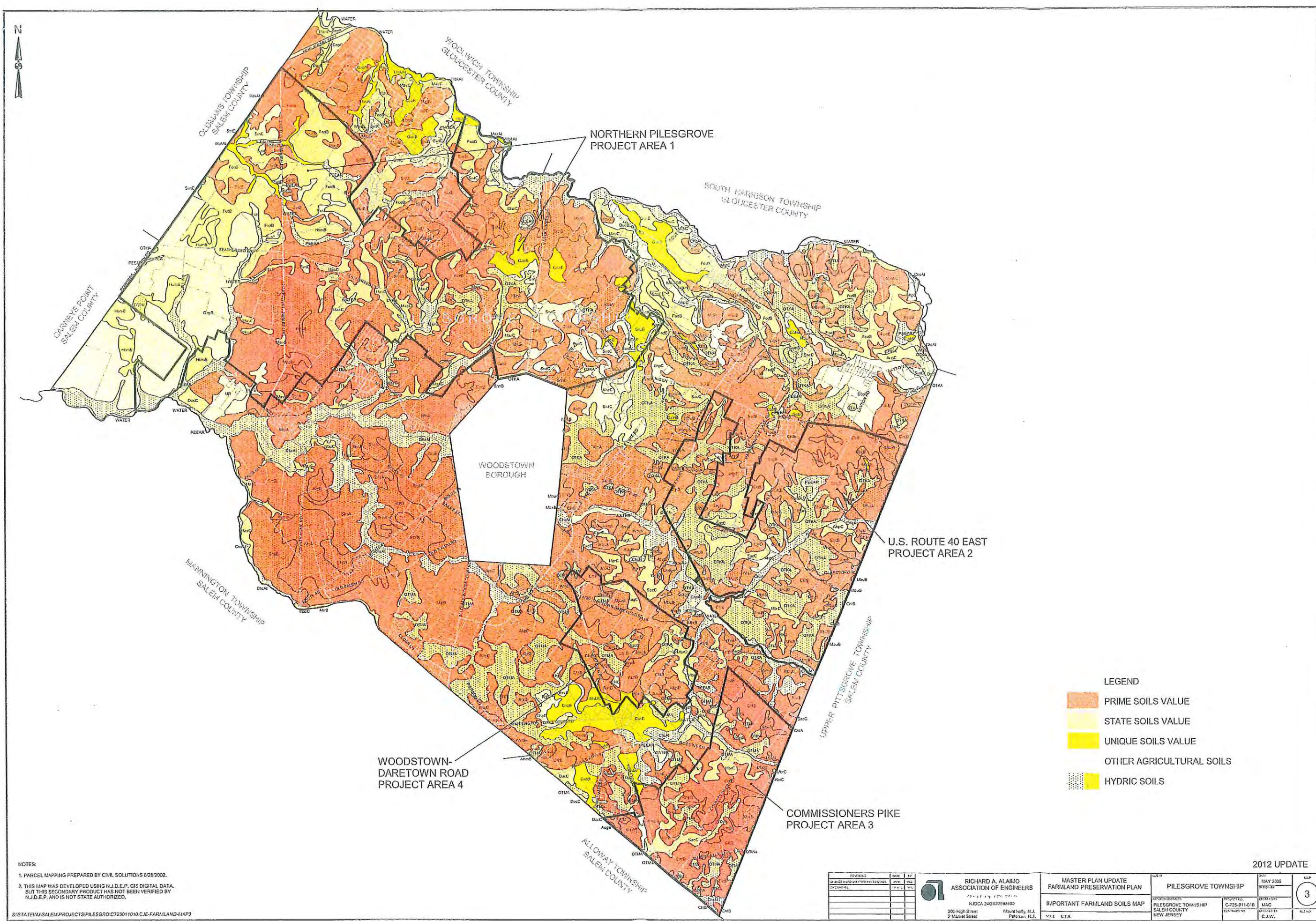
MASTER PLAN UPDATE
FARMLAND PRESERVATION PLAN
OPEN SPACE AND
CONSERVATION MAP

PROJECT NO.	PROJECT NAME	DATE
C-725-011-010	MAC	MAY 2008

PILESGROVE TOWNSHIP
SALEM COUNTY
NEW JERSEY

2012 UPDATE

2



- LEGEND
- PRIME SOILS VALUE
 - STATE SOILS VALUE
 - UNIQUE SOILS VALUE
 - OTHER AGRICULTURAL SOILS
 - HYDRIC SOILS

NOTES:

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REVISION	DATE	BY
1	05/01/08	MAC
2	05/01/08	MAC
3	05/01/08	MAC
4	05/01/08	MAC
5	05/01/08	MAC
6	05/01/08	MAC
7	05/01/08	MAC
8	05/01/08	MAC
9	05/01/08	MAC
10	05/01/08	MAC

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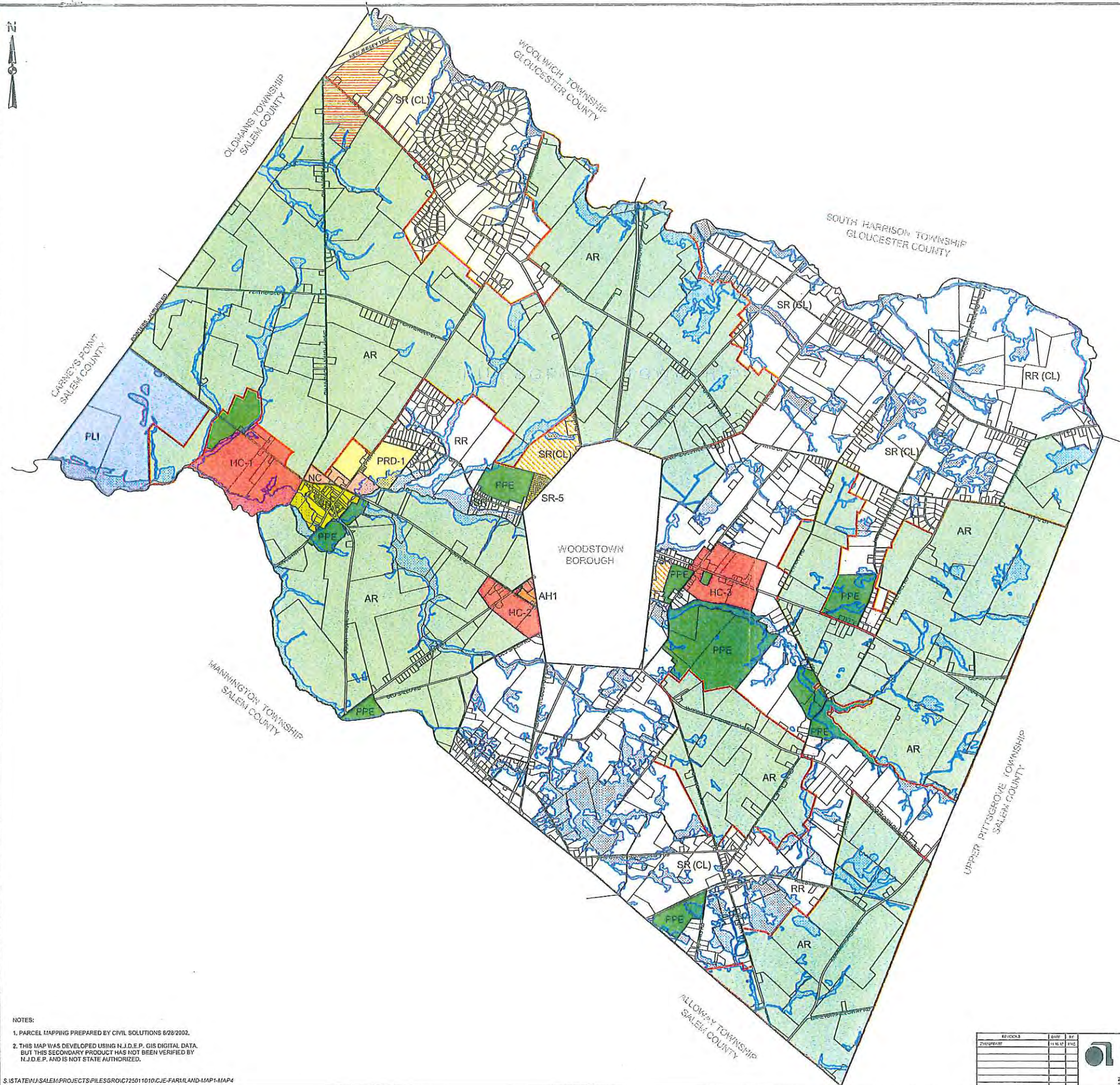
MASTER PLAN UPDATE
FARMLAND PRESERVATION PLAN
IMPORTANT FARMLAND SOILS MAP

PILESGROVE TOWNSHIP
SALEM COUNTY
NEW JERSEY

2012 UPDATE

DATE	BY	CHKD
MAY 2008	MAC	C.J.W.

3



- ZONING DISTRICT LEGEND:
- AR AGRICULTURAL RETENTION
 - RR RESTRICTED RESIDENTIAL
 - SR SINGLE FAMILY RESIDENTIAL
 - SR-5 SINGLE FAMILY RESIDENTIAL (5 UNITS / ACRE)
 - VN VILLAGE NEIGHBORHOOD
 - PRD PLANNED RESIDENTIAL DEVELOPMENT
 - NC NEIGHBORHOOD COMMERCIAL
 - HC HIGHWAY COMMERCIAL DISTRICTS
 - PLI PLANNED LIGHT INDUSTRIAL
 - FPE PUBLIC, PARKS, EDUCATION
 - AH-1 AFFORDABLE HOUSING
 - AGE RESTRICTED RESIDENTIAL CLUSTER OPTION
 - JUDICIALLY COURT ORDERED AFFORDABLE HOUSING
 - CONSERVATION DISTRICT
 - FARMLAND PRESERVATION PROJECT AREA
 - (CL) CLUSTER OPTION

NOTES:
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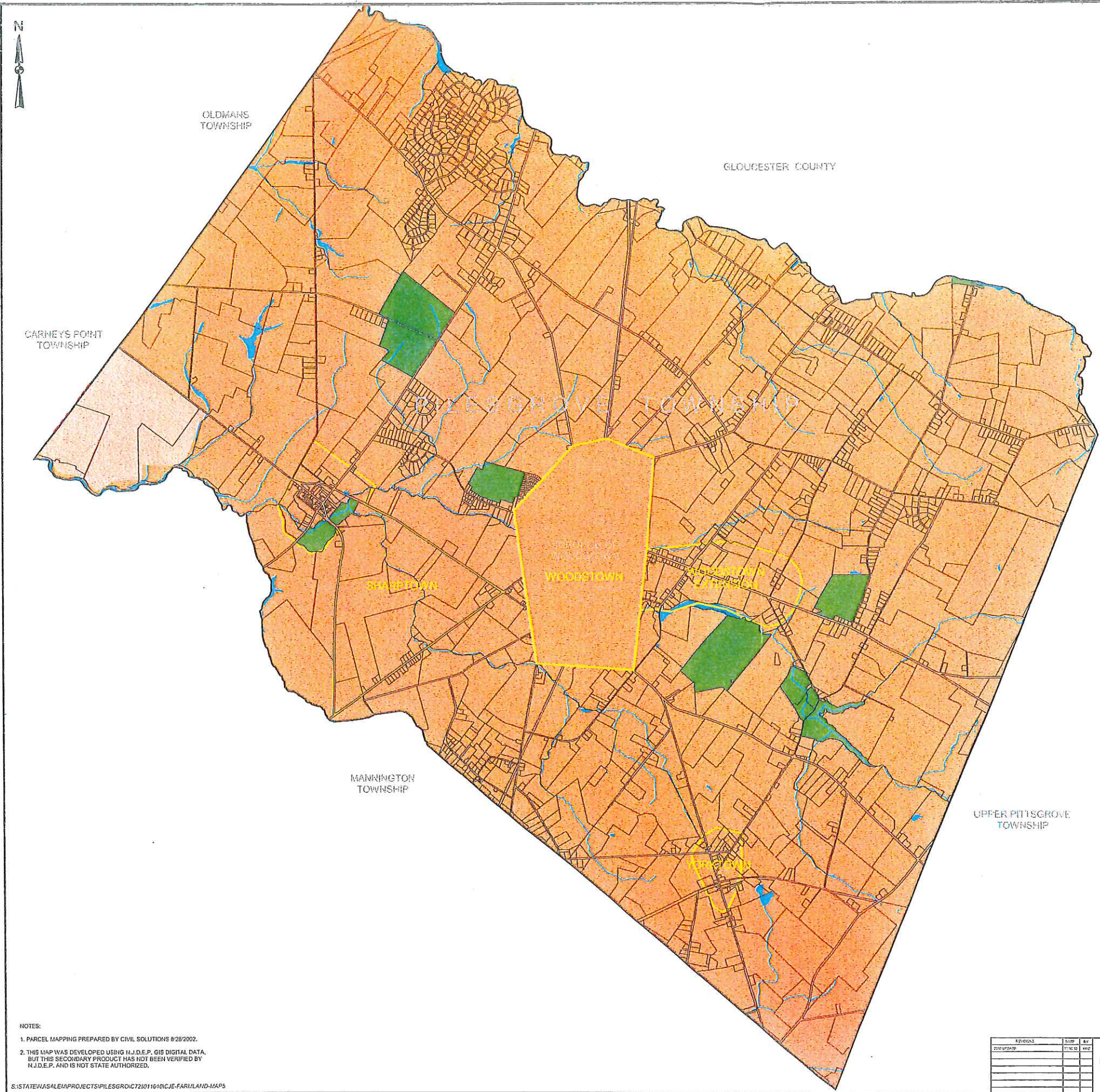
REVISIONS		DATE	BY	APPROVED





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MASTER PLAN UPDATE FARMLAND PRESERVATION PLAN		PILES GROVE TOWNSHIP	
ZONING MAP		PILES GROVE TOWNSHIP SALEM COUNTY NEW JERSEY	
SCALE: N.T.S.		PROJECT NO.: C-725-011-010 DATE: MAY 2005 DRAWN BY: C.J.W.	

2012 UPDATE

4



- LEGEND:
-  RURAL PLANNING AREA
 -  FRINGE PLANNING AREA
 -  ENDORSED PLANS
 -  PARKS AND NATURAL AREAS


NOTES:

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REVISIONS		DATE	BY	PROJECT	
1	11/10/10	AWC		PILESGROVE TOWNSHIP	



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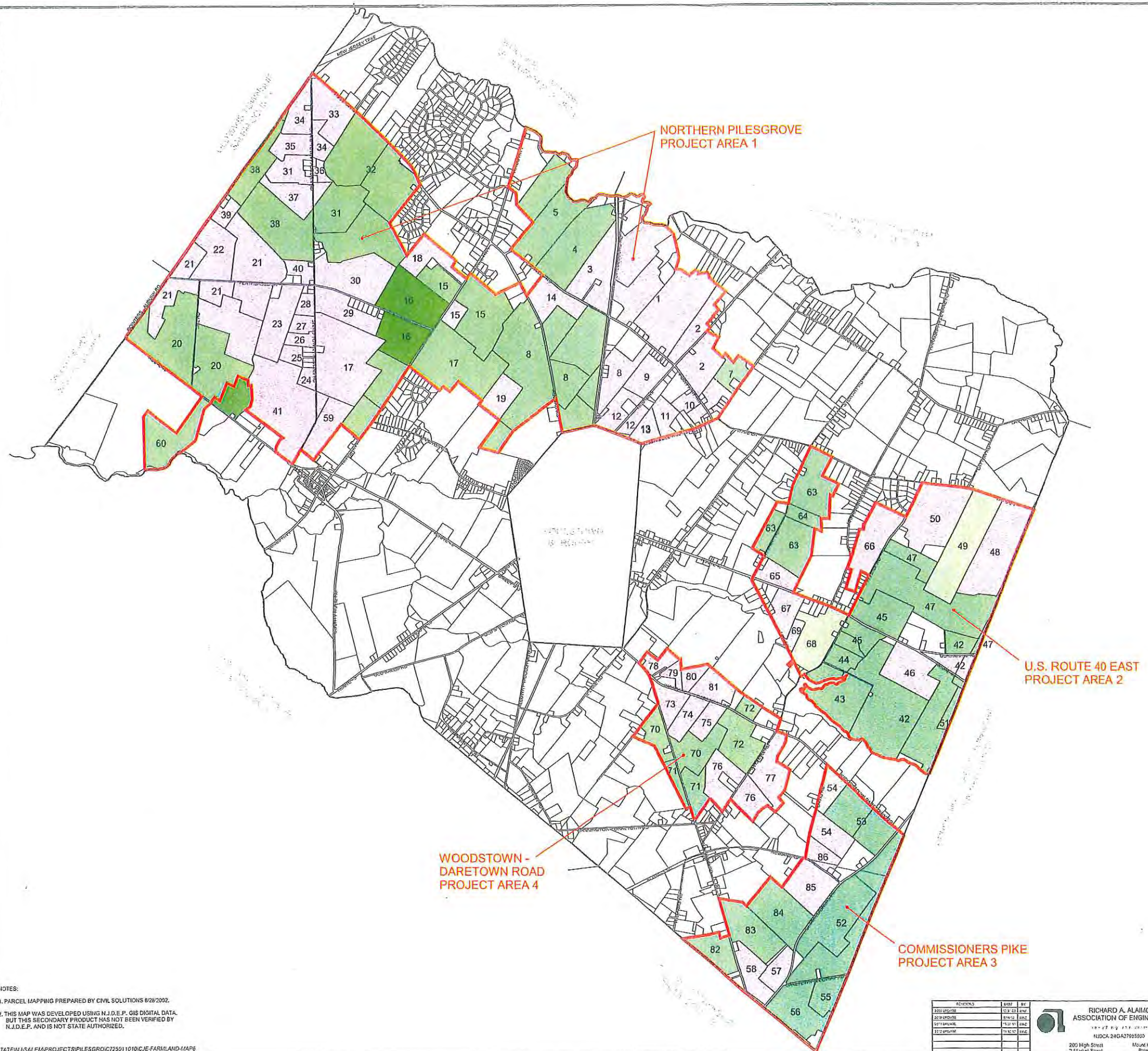
MASTER PLAN UPDATE FARMLAND PRESERVATION PLAN		PILESGROVE TOWNSHIP	
STATE DEVELOPMENT AND REDEVELOPMENT MAP		NEW JERSEY	

DATE	11/10/10
SCALE	N.T.S.

DATE	MAY 2008
PROJECT	PILESGROVE TOWNSHIP
PROJECT NO.	C-125-011-010
PROJECT	SALEM COUNTY
PROJECT	NEW JERSEY
PROJECT	C.J.W.

MAP	5
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2012 UPDATE



REF. #	OWNER	PROJECT AREA
1	PATTEN, PHILLIP F & MARIE E	1
2	SORBELLO, BENNY A	1
3	SORBELLO, THOMAS & FRANK	1
4	KELLY, WILLIAM F & ELIZABETH F	1
5	TOMARCHIO, J & J CASTELLINI, TRUSTEE	1
6	RESERVED	1
7	MULLIGAN, THOMAS & ANOREA	1
8	CLOVERDALE DAIRY FARMS	1
9	POLISKI, ROSEMARY ET. AL.	1
10	DOBLE, ETHEL M	1
11	FOSTER FARMS INC	1
12	COOMBS, BRUCE C & EILEEN F	1
13	JAMES, STEPHEN P & SUSAN S	1
14	LEONE, JOSEPH A & NANCY E	1
15	OSTRUM, J GORDON JR & SHARON E	1
16	NEW JERSEY DEPT ENV PROTECTION	1
17	HARRIS, HOWARD GRANT	1
18	MORDA, MARY LOU	1
19	SMITH, THOMAS EST CO MARY QUIRK	1
20	SASSO, VINCENT & DELEA, RICHARD	1
21	KELLY BROTHERS ET AL	1
22	KELLY, MARTIN J & JACQUELINE Y	1
23	KELLY, EDWARD M JR	1
24	CASSADY, WILLIAM J & SUSAN I	1
25	ESGRO, GREGORY	1
26	AUBURN ROAD PROPERTIES	1
27	YEH, JEFFERY H	1
28	STOIS, WILLIAM K TRUSTEE	1
29	BROWN, MAXINE L	1
30	KELLY BROTHERS ET ALS	1
31	BYRNES, EDWARD I	1
32	CATALANO, SAL & ANNA	1
33	VIZZONI GROUP INC	1
34	MACCARONE, JOSEPH V & ANGELINE	1
35	ATANASIO, PHILIP R	1
36	HIDDEN DEER FARMS LLC	1
37	BURNE, COLIN J & LUCY	1
38	DU BOIS, HARRY ET AL & MAURICE JES	1
39	OLLEK, FRANK M III & DOLORES C	1
40	HARRIS, HOWARD GRANT	1
41	HARRIS SALES CORP	1
42	EACHUS, MILTON D & MARGERY M	1
43	MOSLEY, DONALD & BARBARA	1
44	WARE, IRVIN C & JILL D	1
45	MYERS, HARRISON	1
46	WENTZELL, J EVERETT & EMILY L	1
47	WADSWORTH, MILDRED, ROBERT & BETH	1
48	PIERSON, RICHARD E & JACQUETTE, JAMES	1
49	LIPPINCOTT, CHARLOTTE	1
50	FOX, THEODORE J & PENELOPE S	1
51	SICKLER, RAYMOND M & SARA JANIE	1
52	MYERS, HARRISON M	1
53	WILLIAMS, GEORGE B	1
54	WILLIAMS, GEORGE B	1
55	WILLIAMS, LEE	1
56	WILLIAMS, ALLEN G	1
57	CONN, WILLIAM J & RUTH A PETERS	1
58	FITTON, THOMAS O & GARY J	1
59	HARRIS SALES CORP	1
60	DIGREGORIO, ROBERT S & MICHELE C	1
61	RESERVED	1
62	RESERVED	1
63	MILLER, THEODORE C	1
64	MILLER, THEODORE C	1
65	MILLER, THEODORE C	1
66	CLARK, ROBERT K & LISA A	1
67	WENTZELL, WAYNE K & MARLENE	1
68	FOX, PENELOPE S	1
69	FOX, THEODORE J JR	1
70	HARKER, LINDA	1
71	BARNETT, HAZEL	1
72	GOFORTH, ALBERT D JR & JEAN N	1
73	GOFORTH, ALBERT D JR	1
74	SEAYRS, PAUL	1
75	SEAYRS, PAUL	1
76	SICKLER, RALPH FRANK JOHN	1
77	SICKLER, RALPH FRANK JOHN	1
78	GEORGE, SOPHIA C & GREGORY HOTEL	1
79	DOLBOW, FRANCIS H JR & MARTHA S	1
80	RICHMAN, PRISCILLA MRS	1
81	SICKLER, RALPH ET AL	1
82	SICKLER, RALPH ET AL	1
83	ROBBINS, BASSETT B JR ET AL	1
84	HITCHNER, BRUCE J & ANN V	1
85	FEIKO, KAREN H & MICHAEL J	1
86	CHANUDET, MICHAEL L	1
87	RICHMAN, WARREN E & CONSTANCE C	1
88	FRICKETT, DORIS	1
89	HARKER, RONALD C SR & CHARLENE M	1
90	HITCHNER, GARY B & SHIRLEY A	1
91	WILLIAMS, GEORGE B	1
92	WILLIAMS, GEORGE B	1

LEGEND

- TOWNSHIP PROJECT AREA
- TARGET FARMS
- APPROVED FARMLAND PRESERVATION APPLICATION
- PRESERVED AGRICULTURAL LANDS
- PUBLIC OPEN SPACE (WITHIN PROJECT AREAS)

NOTES:
1. PARCEL MAPPING PREPARED BY CIVIL SOLUTIONS 8/28/2002.
2. THIS MAP WAS DEVELOPED USING N.J.D.E.P. GIS DIGITAL DATA, BUT THIS SECONDARY PRODUCT HAS NOT BEEN VERIFIED BY N.J.D.E.P. AND IS NOT STATE AUTHORIZED.

S:\STATEUJ\SALEMAPROJECTS\PILESGROVE\1010\CJE-FARMLAND-MAP8

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	05/01/08	CJA	INITIAL
2	05/01/08	CJA	INITIAL
3	05/01/08	CJA	INITIAL
4	05/01/08	CJA	INITIAL

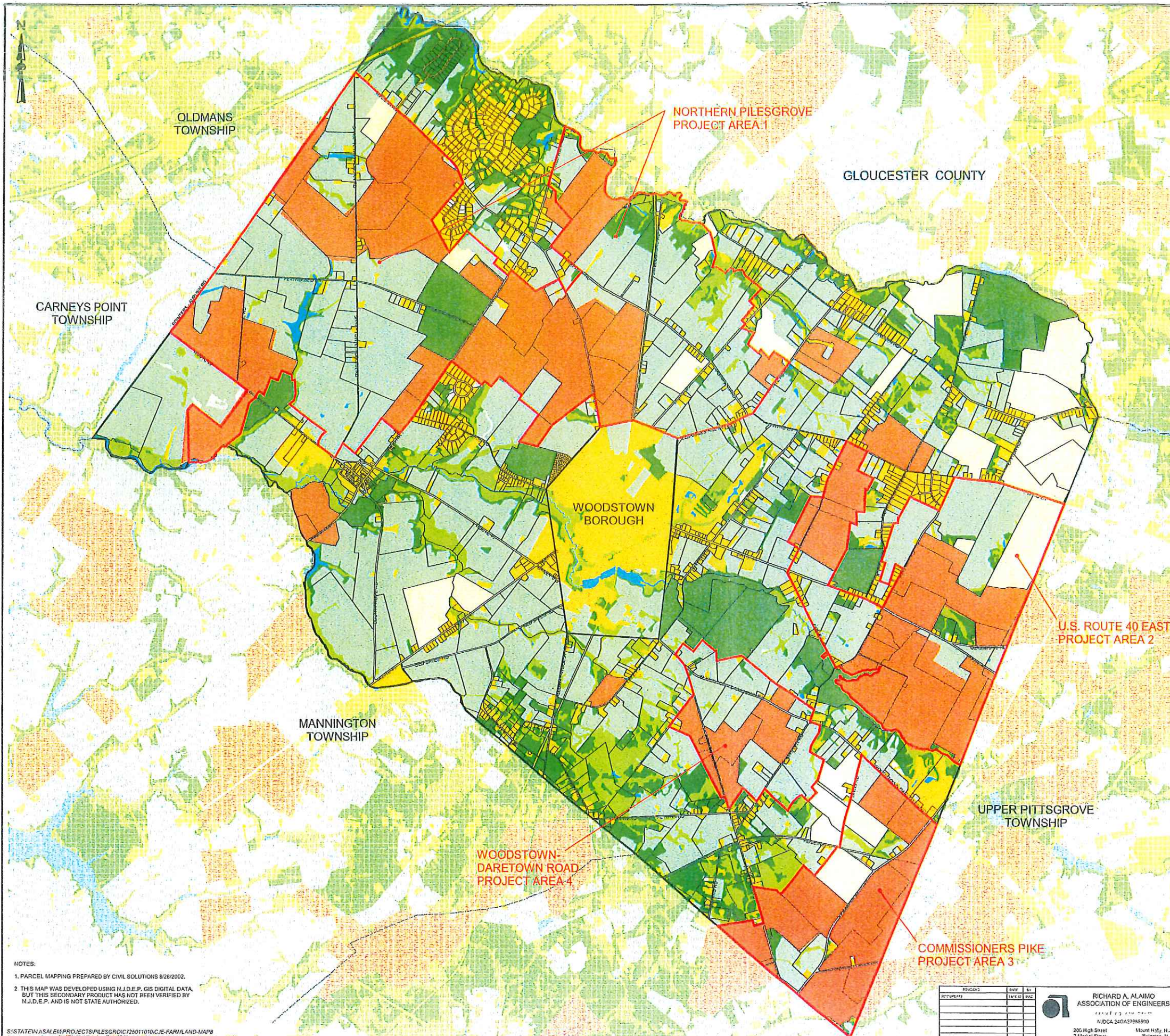
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MASTER PLAN UPDATE
FARMLAND PRESERVATION PLAN
PROJECT AREA
ACQUISITION PLAN

PILESGROVE TOWNSHIP
SALISBURY COUNTY
NEW JERSEY

DATE: MAY 2008
PROJECT NO: C-725-011-010
DRAWN BY: CJA
CHECKED BY: CJA

6



LEGEND

- PROJECT AREA
 - CURRENT APPLICATIONS
 - PRESERVED AGRICULTURAL LANDS
 - PUBLIC OPEN SPACE
- LAND USE / LAND COVER (2002)
- AGRICULTURE
 - BARREN LANDS
 - FOREST
 - URBAN
 - WATER
 - WETLANDS

2012 UPDATE

NOTES:
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REVISION	DATE	BY	APP

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 200 High Street
 Mount Holly, N.J.
 08060

MASTER PLAN UPDATE
 FARMLAND PRESERVATION PLAN
 REGIONAL FARMLAND
 PRESERVATION PROGRAM MAP

PROJECT	PILESGROVE TOWNSHIP	DATE	MAY 2008
PROJECT NO.	C-725-011-010	DATE	AT&C
PROJECT NO.	C-725-011-010	DATE	C.J.W.
PROJECT NO.	C-725-011-010	DATE	C.J.W.

*Pilesgrove Township Master Plan
Farmland Preservation Plan Update
November 19, 2012*

**APPENDIX A
PILESGROVE TOWNSHIP AGRICULTURAL DEVELOPMENT AREAS
PROJECT AREA SUMMARIES**

Table C-1
Pilesgrove Township Farmland Assessment Data (2012)

Target Farm Name	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appur. Wood/wetland	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Acreage
MMV-Gen-3 LLC et al.	2.08	2	80.00	SR	49.00	9.00			22.00		80.00			0.00	80.00
Rodriguez, Grace	2	8.04	13.66	SR	13.66						13.66		1.00	1.00	14.66
Biernan, Edward & Webb, David	2	8.05	9.42	SR	4.20			5.22			9.42	3.44		3.44	12.86
Huskey, Johnnie & Muriel	2	9	75.89	SR	48.00				27.89		75.89	1.00		1.00	76.89
Cavallaro, John	3.06	15	24.98	SR				24.98			24.98	1.00		1.00	25.98
Miller, Kenneth & William	3.06	15.02	21.11	SR				21.11			21.11			0.00	21.11
Hankooing, Kyu & Jin-Pill	6	22.03	12.00	SR	12.00						12.00			0.00	12.00
Fields, Joseph & Huber, Ellen	6	22.04	22.30	SR	16.24		2.00		4.06		22.30			0.00	22.30
Johnson, Stephen & Dodge, Tracey	6	22.05	5.00	SR	4.30		0.70				5.00	1.00	10.61	11.61	16.61
Doble, Robert & Sandra	7	1	16.02	SR	10.00		6.02				16.02			0.00	16.02
Tomarechio, I. & Castellini, J., Trustee	8	5	70.40	AR-1	39.90			30.50			70.40	1.00		1.00	71.40
Kitchen, Harry	8	6.07	5.36	SR			5.36				5.36			0.00	5.36
Romarelio, I. & Castellini, J., Trustee	8	7	129.28	AR-1	87.50				41.78		129.28			0.00	129.28
Kelly, Elizabeth F.	4	8	133.97	AR-1	87.80				46.17		133.97	1.00		1.00	134.97
Sorbello, Thomas & Frank	3	8	15.01	AR-1	86.92				7.00		93.92			0.00	93.92
Norris, James W. III & Ruthie E.	9	2	7.15	SR	7.15						7.15	1.00		1.00	8.15
Bianchi, John	9	2.04	6.20	SR	6.20						6.20	1.00		1.00	7.20
Leciardello, Sebastiano & Catherine	9	3	68.91	SR	60.91				8.00		68.91			0.00	68.91
Russell, Elwood L. & Anne H.	9	3.01	6.73	SR	6.73						6.73	1.00		1.00	7.73
Leciardello, Sebastiano & Catherine	10	1	24.20	SR	20.00				4.20		24.20			0.00	24.20
Lincoln Road LLC	10	6	22.23	SR	22.23						22.23			0.00	22.23
Patten, Phillip F.	11	3	87.18	AR-1	51.10				33.08		84.18	3.00		3.00	87.18
Patten, Sebastian J. & Virginia	11	5	73.83	AR-1	73.83						73.83			0.00	73.83
Patten, Sebastian J. & Virginia	11	5.03	6.17	AR-1	6.17						6.17			0.00	6.17
Patten, Phillip F. & Marie E.	11	5.04	5.30	AR-1					5.30		5.30			0.00	5.30
Constantine, RM & SM Sasser	11	7.01	32.70	SR	27.00				5.70		32.70	1.00		1.00	33.70
Patten, Joseph P. & Janice L.	11	8	162.22	AR-1	104.50				58.72		163.22			0.00	163.22
Leciardello, Sebastiano & Catherine	11	9	18.34	SR	16.00				2.34		18.34			0.00	18.34
Sorbello, Benny A. Family LLC	2	11	52.91	AR-1	52.91						52.91			0.00	52.91
Leciardello, Sebastiano & Catherine	12	1	25.80	SR	24.00				1.80		25.80			0.00	25.80
Lincoln Road LLC	12	2	35.46	SR	30.77				4.69		35.46			0.00	35.46
Gregory, Ronald	12	3.01	43.27	SR	23.00				20.27		43.27			0.00	43.27
Lanza, Noreen	12	3.02	36.11	SR	25.00				11.11		36.11			0.00	36.11
Sorbello, Benny A. Family LLC	2	12	66.33	AR-1	66.33						66.33			0.00	66.33
Lanza, Noreen	12	7.01	5.00	SR	5.00						5.00	1.00		1.00	6.00
Stumm, William A. & Gloria A.	12	7.02	8.45	SR	7.00				1.45		8.45	1.00		1.00	9.45
Mulligan, Edward J. & Andrea S.	7	12	33.71	AR-1	33.71						33.71			0.00	33.71
Sorbello, Benny A. Family LLC	2	12	21.72	AR-1	21.72						21.72			0.00	21.72
Sorbello, Benny A. Family LLC	2	12	2.02	AR-1	2.02						2.02			0.00	2.02
Doble, Ethel M.	10	13	16.62	AR-1			16.62				16.62			0.00	16.62
Doble, Ethel M.	10	13	9.00	AR-1			9.00				9.00			0.00	9.00
Brown, Daniel Jr.	13	11	5.60	AR-1	5.60						5.60			0.00	5.60
James, Stephen P. & Susan S.	13	13	26.00	AR-1	22.00		4.00				26.00			0.00	26.00
Foster, Steven & Susan Sickler	11	13	30.71	AR-1	30.71						30.71			0.00	30.71
Coombs, Bruce C. & Eileen F.	12	13	14.00	AR-1	14.00						14.00			0.00	14.00
Clendinning, John & Joanne	14	1.02	6.05	SR		5.50			0.55		6.05			0.00	6.05
Weaver, Wayne C. & Maureen M.	14	2	15.62	SR	9.00			6.62			15.62	1.00		1.00	16.62
Genberling, Dorothy M. & Joseph R. Jr.	14	3	57.72	SR	57.72						57.72			0.00	57.72
Kurtz, Norma M.	14	4	31.64	SR	25.50				6.14		31.64			0.00	31.64

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Piles Grove Township Farmland Assessment Data (2012)

Target Farm Name	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appt. Wood/wetland	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Acreage
Jemberling, Dorothy M. & Joseph R., Jr.	14	5	13.03	SR	13.03						13.03			0.00	13.03
Bianco, Ronald A.	14	6	34.53	SR	10.00		24.53				34.53	1.00		1.00	35.53
Altalbano, Mario R. & Catherine	14	6.01	63.71	SR	44.00	9.00	10.71				63.71			0.00	63.71
Leauton-Mills, Emily May	14	6.02	7.60	SR	0.20	5.00			2.40		7.60	0.90	0.20	1.10	8.70
Altalbano, Mario R. & Catherine	14	6.03	22.13	SR	22.13						22.13			0.00	22.13
Dobbs, Jeffrey L. & Julia A.	14	6.04	27.35	SR	20.35				7.00		27.35			0.00	27.35
Bianco, James & Mary Jane	14	6.06	70.99	SR	53.25		7.25		10.49		70.99	1.00		1.00	71.99
Pedrick, Christopher L. & Ann Vashay	14	6.07	10.97	SR	3.00		6.97			1.00	10.97	1.00		1.00	11.97
Jemberling, Dorothy M. & Joseph R., Jr.	14	9	69.68	SR	69.68						69.68			0.00	69.68
Culp, William G. & Patricia A.	14	10	18.33	SR	16.33		2.00				18.33			0.00	18.33
Culp, Michael H. & Susan E.	14	10.01	5.93	SR	3.93		2.00				5.93	1.00		1.00	6.93
Kurtz, Norma M.	15	1	40.08	SR	12.50		8.25		19.33		40.08	1.50		1.50	41.58
Finchall, George D. & Nancy R.	15	2	80.34	SR	65.94					14.40	80.34	1.00		1.00	81.34
Finchall, George D. & Nancy R.	15	2.03	6.02	SR	6.02						6.02			0.00	6.02
Landwick, Brad & Fawn	15	2.04	12.24				6.12		6.12		12.24			0.00	12.24
Kurtz, Norma	15	5	3.9		1.65		2.33				3.98			0.00	3.98
Culp, William G. & Patricia A.	15	6.02	3.09	SR	3.09						3.09	1.00		1.00	4.09
Musumeci, Samuel	15	10	81.02	SR	81.00				0.67		81.67	1.00		1.00	82.67
Nicolaisen, Gary N.	16	1.01	6.00	RR	6.00						6.00			0.00	6.00
Petrongolo, Anthony A. & Edith A.	16	2	37.79	RR	5.10	4.50			28.19		37.79	1.00		1.00	38.79
Altalbano, Mario R. & Catherine	16	2.01	17.88	SR	17.88						17.88			0.00	17.88
Altalbano, Mario R.	16	2.02	4.02	SR	2.01		2.01				4.02			0.00	4.02
String, Alvin W., Jr.	16	3	89.29	RR	64.90		21.00		3.39		89.29			0.00	89.29
Larabee, Sally Beth	16	7	33.81	SR			32.31		1.50		33.81	1.00		1.00	34.81
Jemberling, Joseph Jr.	16	8	66.08				66.08				66.08			0.00	66.08
Adams, Nathan	16	9	2.28	RR					2.28		2.28			0.00	2.28
Lockett, Raymond W. Jr. & Debra G.	16	12	18.78	RR	18.78						18.78			0.00	18.78
Adams, Nathan	17	5	36.89	RR	36.89						36.89			0.00	36.89
Pappas, Peter C. & Aneeline M.	17	6	40.76	RR	38.76				2.00		40.76	1.00		1.00	41.76
Pappas, Peter C. & Aneeline M.	17	8	16.00	RR	16.00						16.00			0.00	16.00
Persson, Richard E.	17	10	144.37	RR	85.00				59.37		144.37			0.00	144.37
Pappas, Peter C. & Aneeline M.	18	1	24.06	RR			24.06				24.06			0.00	24.06
Adams, Nathan	18	2	9.92	RR	9.92						9.92			0.00	9.92
Persson, Richard E.	18	3.01	102.60	RR	88.60			14.00			102.60			0.00	102.60
Pappas, Peter C. & Aneeline M.	18	4	36.22	RR	9.00		27.22				36.22			0.00	36.22
Jenelsbeck, Kenneth R. & Cathy T.	18	5.01	8.62	RR			8.62				8.62	1.00		1.00	9.62
Danner, Herbert A., Sr.	18	5.02	11.26	RR	9.00						11.26			0.00	11.26
Pappas, Peter C. & Aneeline M.	19	1.02	16.48	SR	12.60				2.26		16.48	2.00		2.00	18.48
Ott, Douglas & Linda	19	1.03	17.45	SR	17.45				3.88		17.45	1.00		1.00	18.45
Ott, Douglas & Linda	19	1.14	1.29	SR	1.29						1.29			0.00	1.29
Ott, Douglas & Linda	19	1.15	1.29	SR	1.29						1.29			0.00	1.29
Coehler, Gary S. & Margo O.	19	2.01	16.58	SR	12.58		4.00				16.58	1.00		1.00	17.58
Jangluff, Raymond N.	19	2.04	8.76	SR			3.47		3.26		6.73	1.00		1.00	7.73
Coehler, Gary S. & Margo O.	19	2.15	1.25	SR	1.25						1.25			0.00	1.25
Jangluff, Raymond	19	2.18	1.00				1				1.00			0.00	1.00
Jangluff, Raymond	19	2.19	1.03				1.03				1.03			0.00	1.03
Onesti, Anthony V., Jr.	19	3	18.23	SR	15.00				3.23		18.23			0.00	18.23
Musumeci, Samuel	19	5	20.96	SR	18.96				2.00		20.96			0.00	20.96
Onesti, William M., Jr. & Ginger L.	19	6	1.00	SR			1.00				1.00			0.00	1.00

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Pilesgrove Township Farmland Assessment Data (2012)

Name	Target Farm	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appurt. Wood/wetland	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Average
Jones, William M. Jr. & Ginger L.		19	7	6.18	SR			6.18				6.18			0.00	6.18
Jones, William M. Jr. & Ginger L.		19	8	17.77	SR		17.77					17.77			0.00	17.77
Peterson, Richard E.		20	1	80.93	AR-2	71.93		9.00				80.93	1.00		1.00	81.93
ates, James P. & Sharon M.		20	2.04	5.17	RR			5.17				5.17	1.00		1.00	6.17
Langano, Jacqueline M.		20	2.05	6.24	RR	5.00		1.24				6.24	1.00		1.00	7.24
isker, Bradley & Vivian J. Martz		20	2.08	5.50	RR			5.55		0.15		5.50	1.00		1.00	6.50
oller, Joseph & Maxine		20	5	56.61	AR-2	42.61		14.00				56.61	1.00		1.00	57.61
erson, Richard E.		20	6	73.85	AR-2	20.00		53.85				73.85			0.00	73.85
erson, Richard E.		20	8	0.75	AR-2	0.75						0.75			0.00	0.75
MV Gen-3, LLC, et al	33	21	2	73.31	AR-1	68.00				5.31		73.31			0.00	73.31
atalano, Salvatore J. & Anna F.	32	21	3	124.70	AR-1	106.20				18.50		124.70	1.00		1.00	125.70
atalano, Salvatore J. & Anna F.	32	21	4	111.46	AR-1	84.00				27.46		111.46			0.00	111.46
Leiken, Donald L. & Susan E.		21	5	7.69	SR			7.69				7.69	1.00		1.00	8.69
ordia, Mary Lou	18	21	6	88.47	SR	88.47						88.47			0.00	88.47
ustrum, J. Gordon Jr. & Sharon E.	15	21	6.02	42.18	AR-1	42.18						42.18			0.00	42.18
accarogie, Joseph V. & Angeline	34	21	7	25.00	AR-1	21.00				4.00		25.00			0.00	25.00
ynes, Edward L.	31	21	8	8.90	AR-1	8.90						8.90			0.00	8.90
idden Deer Farms, LLC	36	21	8.01	9.27	AR-1			7.00		2.27		9.27	1.00		1.00	10.27
ynnes, Edward L. & Barbara L.	31	21	9	90.12	AR-1	88.12				2.00		90.12	1.00		1.00	91.12
ynnes, Edward L. & Barbara L.	31	21	10	127.85	AR-1	122.40				5.45		127.85	1.00		1.00	128.85
elly Brothers, et als	30	21	11	121.37	AR-1	121.37						121.37	1.00		1.00	122.37
accarone, Angelina G.	34	22	1	43.77	AR-1	43.77						43.77			0.00	43.77
ynnes, Edward L.	31	22	2	47.68	AR-1	37.68				10.00		47.68			0.00	47.68
turke, Colin J. & Lucy	37	22	2.02	51.01	AR-1	42.01				9.00		51.01	1.00		1.00	52.01
tanasio, Philip B.	35	22	2.03	38.27	AR-1			36.27		2.00		38.27	1.00		1.00	39.27
Harris, Howard Grant		22	4	21.86		20.00				1.86		21.86			0.00	21.86
ynans, Kathryn & Jon		22	6	2.02		2.02						2.02			0.00	2.02
uBois, Harty R. et al	38	22	7	61.82	AR-1	61.82						61.82			0.00	61.82
illek, Frank M. III & Dolores C.	39	22	9	18.07	AR-1	18.07						18.07	1.00	0.50	1.50	19.57
elly, Jacqueline T.	22	22	10	81.68	AR-1	79.80				1.88		81.68	1.00		1.00	82.68
elly Brothers, et al	21	22	11	27.26	AR-1	25.35				1.91		27.26	1.00		1.00	28.2

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Name	Target Farm	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appurt. Wood/wetland	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Acreage
Harris Sales Corp.		25	6	8.18	AR-1			8.18				8.18			0.00	8.18
Harris, Howard Grant		25	7	59.16	AR-1			59.16				59.16			0.00	59.16
Harris, Howard Grant	17	25	8	38.02	AR-1			38.02				38.02			0.00	38.02
Harris, Howard Grant		25	10	32.59	PRD	32.59						32.59			0.00	32.59
Richman Ice Cream Co.		25	11	7.00	NC	7.00						7.00			0.00	7.00
Strum, Gordon J. Jr. & Sharon E.	15	26	1	98.84	AR-1	60.00		25.00		13.84		98.84			0.00	98.84
Strum, Gordon J. Jr. & Sharon E.	15	26	1.01	33.64	AR-1	23.00		5.00		5.64		33.64	1.00		1.00	34.64
Desiato, Mark A.		26	1.02	6.12	AR-1			6.12				6.12			0.00	6.12
Desiato, Mark A.		26	1.03	7.02	AR-1			7.02				7.02			0.00	7.02
Harris, Howard Grant	17	26	2	178.88	AR-1	20.00		108.88		50.00		178.88			0.00	178.88
Westwood Knolls Associates, Inc.		26	2.09	46.67	SR	46.67						46.67			0.00	46.67
Clovervale Dairy Farms, Inc.	8	26	3	195.68	AR-1	140.60		48.08		6.00		194.68	1.00		1.00	195.68
Landry, William D.		26	4.03	5.00	SR	5.00						5.00			1.00	6.00
Pettit, Elnor S.	8	26	6	23.80	AR-1	16.22				7.67		23.89			0.00	23.89
Ober, John & Thomas & Darlene		27	1	9.50	SR	9.50						9.50			0.00	9.50
Ober, Thomas C. & Darlene		27	1.04	6.05	SR	6.05						6.05			0.00	6.05
Ober, John R.		27	1.05	6.52	SR	6.52						6.52			0.00	6.52
Leone, Joseph A. & Nancy E.	14	27	2	58.44	AR-1	58.44						58.44			0.00	58.44
Clovervale Dairy Farms, Inc.	8	27	3	38.13	AR-1	38.13						38.13			0.00	38.13
Clovervale Dairy Farms, Inc.	8	27	4	95.74	AR-1	81.00		14.74				95.74	1.00		1.00	96.74
Clovervale Dairy Farms, Inc.	8	27	5	49.64	AR-1	33.64		13.00		3.00		49.64			0.00	49.64
Clovervale Dairy Farms, Inc.	8	27	6	19.49	AR-1	19.49						19.49			0.00	19.49
Brooks, Michael	8	27	7	36.66	AR-1	36.66						36.66			0.00	36.66
Pilesgrove Partners LLC	8	28	2	43.88	AR-1	43.88						43.88			0.00	43.88
Babbington, Robert & Lisa		28	2.03	5.00	AR-1	5.00						5.00			0.00	5.00
Alliegro, Joseph A. & Allison J.		28	2.07	5.40	AR-1	6.00						6.00			0.00	6.00
Williams, John & Cally		28	2.07	5.40	AR-1	6.00						6.00			0.00	6.00
Sorbell, Bernie		28	3.07	45.06	AR-1	41.00		5.40		4.06		5.40	1.00		1.00	6.40
Combs, Bruce C. & Eileen F.		28	6	1.34	AR-1	1.34						1.34			0.00	1.34
Combs, Bruce C. & Eileen F.	12	28	8	30.96	AR-1	30.96						30.96			0.00	30.96
Kyan, Michael & Tara		28	8.01	5.00	AR-1	5.00						5.00			0.00	5.00
Combs, Bruce & Eileen		28	8.04	2.14		2.14						2.14			0.00	2.14
Combs, Bruce & Eileen		28	8.05	2.27		2.27						2.27			0.00	2.27
Valente, Mark L. & Cheryl C.		29	9	6.00	RR	6.00						6.00	5.00		5.00	11.00
Smith, Thomas Est. & Mary Quirk		29	11	44.74	RR	14.00				30.74		44.74			0.00	44.74
Miller, Stephen D. & Hannelore H.	30	10.01	4.10	4.10	RR	2.63				1.47		4.10			0.00	4.10
Miller, Stephen D. & Hannelore H.	30	10.02	4.48	4.48	RR	2.87				1.61		4.48			0.00	4.48
Laaf, Thomas P. & Therese J.	30	11	92.77	RR	78.00					14.77		92.77	1.00		1.00	93.77
Smith, Thomas Est. & Mary Quirk	19	30	12	114.27	RR	94.00		13.03		6.24		113.27	1.00		1.00	114.27
ones, Samuel		38	2.04	15.36	HC	12.00				3.36		15.36			0.00	15.36
erson Properties, LLC		39	1	0.76	AR-2	0.76						0.76			0.00	0.76
erson Properties, LLC		39	2	112.41	AR-2	92.41		20.00		1.00		112.41	1.00		1.00	113.41
Jorkis, Jerome T.		39	3	6.50	RR			3.00				6.50			0.00	6.50
Reimel, Joseph Jr. & Annie E.		39	10.01	9.65	RR	9.65						9.65			0.00	9.65
Arpenter, John J. & Rowena S.		39	12	7.20	RR	7.20						7.20		1.67	1.67	8.87
Arpenter, John J. & Rowena S.		39	12.01	9.46	RR			9.46				9.46			0.00	9.46
Arpenter, John J. & Rowena S.		39	13	6.86	RR			6.86				6.86			0.00	6.86
ianco, Ronald A. & Joyce M.		39	15	22.59	RR	22.59						22.59			0.00	22.59
litcraft, Clarence L.		39	21.01	6.11	RR			6.11				6.11			0.00	6.11

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Target Farm Name	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Applur. Wood/wetlan	(6) Acres Equine	(7) Total Agr.-Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Acreage
Workman, Leslie	39	22	19.52	RR	12.52		7.00				19.52	2.00	3.00	5.00	24.52
Bickford, Ernest A.	40	1	8.18	RR			8.18				8.18	1.00		1.00	9.18
Pantarelli, Dominic Jr.	40	6	21.04	RR	21.04						21.04	1.00		1.00	22.04
Stout, David & Marie	40	6.03	13.50	RR	5.50		8.00				13.50	1.00		1.00	14.50
Pantarelli, Dominic Jr.	40	6.05	3.31	RR	3.31						3.31			0.00	3.31
Melle, Michael T. & Brenda L.	40	6.06	5.19	RR	5.19						5.19	1.00		1.00	6.19
Pantarelli, Vincent & Susan	40	6.07	18.32	RR	10.32	7.00			1.00		18.32			0.00	18.32
Workman, Leslie E.	40	7	19.56	RR	19.56						19.56			0.00	19.56
Haven, Donald R. & Earlen E.	40	7.02	22.25	RR			15.90		3.348	3.00	22.25	1.00		1.00	23.25
Mansor, Daniel T. & Jill E. Dorsey	40	7.03	8.44	RR			7.00		1.00	0.44	8.44	1.00		1.00	9.44
Beal, Stephanie J.	40	7.04	6.25	RR	6.00				0.25		6.25	1.00		1.00	7.25
Miller, Theodore C.	40	9	11.25	RR				11.25			11.25			0.00	11.25
Donelson, Dwayne D. & Nicole L.	40	12	6.00	HC	6.00						6.00	1.00		1.00	7.00
Caldwell, William J. & Lee E.	40	12.08	12.20	RR			7.20		5.00		12.20	1.00		1.00	13.20
McHugh, James J.	40	12.09	13.12	RR			7.72		5.40		13.12	1.00		1.00	14.12
Smigel, Daniel M. & Kathleen	40	12.10	11.67	RR		11.03				0.64	11.67			0.00	11.67
Flitcraft, Edward C. & Clarence L.	40	12.11	26.36	HC	26.33						26.33		0.33	0.33	26.66
Seibert, Horace C.	40	13	55.25	RR	30.00			25.25			55.25			0.00	55.25
Miller, Theodore C.	40	14	23.75	AR-2	22.00		1.75				23.75	2.00		2.00	25.75
Wentzell, Kenneth S. & Joan	40	20	21.51	RR	13.51		8.00				21.51	1.00		1.00	22.51
Miller, Theodore C.	41	1	88.70	AR-2	64.00		24.00	0.70			88.70			0.00	88.70
Stampa, John F.	41	2.02	5.56	RR	5.56						5.56	1.00		1.00	6.56
Munyon, Richard A. & Susan L.	41	2.03	5.25	RR	5.25						5.25	1.00		1.00	6.25
DiBella, Joseph M. & Mary C.	41	2.04	5.07	RR	5.07						5.07	1.00		1.00	6.07
Paruszewski, Patricia & Jeffrey	41	2.05	5.70	RR	5.70						5.70	1.00		1.00	6.70
Bucciari, Anthony P. & Mary L.	41	2.13	7.13	RR	4.00		1.13		2.00		7.13	1.00		1.00	8.13
Weaver, Kevin M. & Bernice C.	41	3	14.83	RR	14.83						14.83			0.00	14.83
Weaver, Kevin M. & Bernice C.	41	3.01	13.05	RR	5.00				8.05		13.05	1.00		1.00	14.05
Clark, Robert K. & Lise A.	41	3.02	21.02	RR	10.08	9.64			1.49		21.21	1.00		1.00	22.21
Miller, Theodore C.	41	4	85.32	AR-2	65.32		20.00				85.32			0.00	85.32
Wentzell, Wayne K. & Marlene	41	5	32.90	AR-2	32.90						32.90			0.00	32.90
Vanold, Paul M. & Nancy M.	41	6.01	36.74	RR	20.00	16.74					36.74	1.00		1.00	37.74
Shriver, James J. & Mary M.	42	2	6.46	RR	6.46						6.46	1.00		1.00	7.46
Fox, Penelope S.	42	3	94.50	AR-2	76.00		18.50				94.50	1.00		1.00	95.50
Waddington, Mildred	42	17	8.00	RR	8.00						8.00			0.00	8.00
Fox, Theodore J. & Penelope S.	50	43	1	135.28	AR-1	125.00			10.28		135.28			0.00	135.28
Lippincott, Charlotte & Hurff, Charles	49	43	2	152.38	AR-1	90.00	40.00			21.38	151.38	1.00		1.00	152.38
Pierson, Richard E.	48	43	3	154.64	AR-1	99.00	55.64				154.64	1.00		1.00	155.64
Moffett, James E. & Patricia M.	48	43	5	2.37	AR-1	2.37					2.37			0.00	2.37
Waddington, Robert G. & Beth M.	47	43	6	35.85	AR-1	35.85					35.85			0.00	35.85
Breisch, Robert E. & Eileen M.	47	43	6.01	7.50	AR-1	7.50					7.50	1.00		1.00	8.50
Waddington, Mildred G.	47	43	7	201.58	AR-1	160.00	26.58		15.00		201.58	1.00		1.00	202.58
Myers, Harrison	45	43	9	72.83	AR-1	35.00	37.83				72.83	1.00		1.00	73.83
Eachus, Milton D. & Margery M.	42	43	15	25.38	AR-1	25.38					25.38			0.00	25.38
Stekler, Raymond M. & Sara Jane	51	43	16	5.22	AR-1	5.22					5.22			0.00	5.22
Eachus, Milton D. & Margery M.	42	44	1	16.70	AR-1		16.70				16.70	1.00		1.00	17.70
Eachus, Milton D. & Margery M.	42	44	2	12.27	AR-1	12.27					12.27			0.00	12.27
NJ Sod Realty, LLC	45	1	349.17	PLI	349.17						349.17			0.00	349.17
String, Donald C. & Jane C.	45	2	112.10	AR-2	77.10		3.00		32.00		112.10	1.00		1.00	113.10

	Target Farm	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appur. Wood/Wetland	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Average
Anna Taffel & Alice Mayer		45	4	87.97	HC			78.97		9.00		87.97			0.00	87.97
	Harris, Howard Grant		45	5	75.00	HC		35.00		40.00		75.00		7.84	7.84	82.84
Digregorio, John S.		45	6	74.70	AR-2	34.60	9.00			31.10		74.70			0.00	74.70
Digregorio, John S., & Cheryl A.		45	6.01	13.11	AR-2	6.00		3.00		4.11		13.11	1.50		1.50	14.61
NI Sod Realty, LLC		45	7	104.66	PLI	104.66						104.66			0.00	104.66
Cowtown Auctioneers Corp.		45	9	10.00	HC			10.00				10.00		18.80	18.80	28.80
1 & 1 Harris Company, LLC		46	1	11.18	NC	11.18						11.18		0.50	0.50	11.68
Harris, Howard Grant		49	1	1.10	VN			1.10				1.10	0.60		0.60	1.70
Harris, Howard Grant		52	4	9.92	VN					9.92		9.92			0.00	9.92
Delea Pierson Properties, LLC		60	3	91.23	AR-2	91.23						91.23	1.00		1.00	92.23
Delea Pierson Properties, LLC		60	4	170.00	AR-2	170.00						170.00			0.00	170.00
Delea Pierson Properties, LLC		60	4.01	16.50	AR-2	16.50						16.50	1.00		1.00	17.50
Kaab, Samuel H.		60	5	99.93	AR-2	87.93				12.00		99.93	1.00		1.00	100.93
Delea Pierson Properties, LLC		60	8	38.51	AR-2	38.51						38.51			0.00	38.51
Pierson Properties, LLC		60	9	25.18	AR-2	25.18						25.18			0.00	25.18
Digregorio, John S.		61	2	15.76	AR-2	11.76	1.00			3.00		15.76			0.00	15.76
Kelly, Jacqueline		61	3	108.00	AR-2	77.00				31.00		108.00			0.00	108.00
Delea Pierson Properties, LLC		61	4	98.44	AR-2	98.44						98.44			0.00	98.44
Pierson Properties, LLC		61	5	176.90	AR-2	176.90						176.90			0.00	176.90
Pierson, Michael		61	5.01	12.70		6.00				2.00		8.00	2.00	2.70	4.70	12.70
Harr, Elaine G.		61	7	3.25	AR-2					3.25		3.25			0.00	3.25
Bonacorda, John		61	8	4.00	AR-2					4.00		4.00			0.00	4.00
Gemberling Family Partnership		62	3	19.69	AR-2	19.00				0.69		19.69			0.00	19.69
Allen, Jay H.		62	5	136.04	AR-2	126.00				10.04		136.04	1.00		1.00	137.04
amp, Letitia D. & Suzanne & John		62	6	2.64	AR-2		38.64			2.64		2.64			0.00	2.64
amp, Letitia D. & Suzanne & John		62	7	50.64	AR-2	2.00				10.00		50.64	1.00		1.00	51.64
Lawsuite Cemetery Assn.		62	8	20.00	AR-2	20.00									0.00	
Atkinson, Robert & Jane		64	1	12.80	AR-2			10.00		2.80		12.80	1.00	32.91	32.91	52.91
Gemberling Family Partnership		64	2	64.16	AR-2			60.00		4.16		64.16			0.00	64.16
Allen, Jay H.		64	3	11.00	AR-2	10.00			1.00			11.00			0.00	11.00
Gemberling, Charles & Gemberling FP		64	4	78.16	AR-2	75.00				3.16		78.16			0.00	78.16
Rosenstock, Walter Trustee		64	5.01	40.75	HC	38.75				2.00		40.75			0.00	40.75
Oklenar, Janet F.		64	8	27.79	AR-2	25.79		2.00				27.79	1.00		1.00	28.79
Mulford, Rhoda		65	6	17.47	HC	17.47						17.47			0.00	17.47
Rosenstock, Walter Trustee		65	7	6.05	AR-2	6.05						6.05			0.00	6.05
Mar Properties, LLC		65	7.01	11.01	AR-2	11.01						11.01			0.00	11.01
New Beginnings 2007, LLC		65	7.02	10.48	AR-2	5.48				5.00		10.48	1.00		1.00	11.48
Coles, Edwin C. Jr.		65	8	64.44	AR-2	51.00		11.44		2.00		64.44	1.00		1.00	65.44
Chinnp, Edmund H. Jr.		66	6	12.79	RR	12.79						12.79			0.00	12.79
Jackett, James R.		66	7	7.00	RR	5.00						5.00	2.00		2.00	7.00
Jackett, James & Deborah		66	7.01	2.07		2.07						2.07			0.00	2.07
Jackett-Slinnu, Todd R. & Jennifer D.		66	7.02	5.00	RR	5.00						5.00			0.00	5.00
Kuwala, Kenneth S. & Julie D.		66	7.03	5.15	RR	5.15						5.15	2.00		2.00	7.15
Chinnp, Cinton N.		68	1	30.87	AR-2	29.87				1.00		30.87			0.00	30.87
Coles Brothers Properties LLC.		68	11.01	48.48	AR-2	34.48		14.00				48.48	1.00		1.00	49.48
Coles, Edwin Jr. & Shirley-Trustees		69	1	52.07	AR-2	52.07						52.07	1.00		1.00	53.07
Coles Brothers Properties LLC.		69	2	71.73	AR-2	71.73						71.73			0.00	71.73
am Services, LLC		69	3	3.67	AR-2	3.67						3.67			0.00	3.67
Coles Brothers Properties LLC.		70	1	14.53	RR	14.53						14.53			0.00	14.53

Table C-1
Pilesgrove Township Farmland Assessment Data (2012)

Target Farm Name	Block	Lot	Acreage	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appurtenant Wood/Wetland	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Acreage
Shimp, Edmund H. Jr.	70	2	70.18	RR	36.18		25.00		9.00		70.18	1.00		1.00	71.18
Jackett, James R. & Robert A.	70	3	77.37	RR	45.37		25.00		7.00		77.37	1.00		1.00	78.37
Shimp, Edmund H. Jr.	70	4	528	RR	528						528			0.00	528
Gray, Louis F.	70	5	18.15	RR	18.15						18.15	1.00		1.00	19.15
Johnson, Mabel & Marianne Kelum	70	6	11.41	RR	10.41				1.00		11.41	1.00		0.00	11.41
Lowett, Robert	70	7.02	9.00	RR	8.00				1.00		9.00	1.00		1.00	10.00
Shimp, Edmund H. Jr.	70	13	1.00	RR					1.00		1.00			0.00	1.00
Shimp, Edmund H. Jr.	70	18	8.48	RR					8.48		8.48			0.00	8.48
Fisher, Marvin & Kathryn	70	28	12.32	RR	12.32						12.32	1.00		1.00	13.32
Gray, Desi & Louis F. & Regina	70	31	5.00	RR	5.00						5.00	1.00		1.00	6.00
Lam Services, LLC	73	1	30.13	RR	30.13						30.13			0.00	30.13
Jackett, Arthur Ralph	73	1.02	1.03	RR					1.03		1.03			0.00	1.03
Lam Services, LLC	73	3	62.24	RR	62.24						62.24			0.00	62.24
Gemberling Family Partnership	73	4	36.03	RR	34.00				2.03		36.03			0.00	36.03
Gemberling Family Partnership	73	6	1.90	RR	1.90						1.90			0.00	1.90
Kirby, William	73	7	11.75	RR	11.75						11.75			0.00	11.75
Van Valkenburg, Wayne G. & Edythe M.	73	8	15.20	RR	12.00				3.20		15.20	1.00		1.00	16.20
Hardman, Bruce	73	11	27.21	RR	21.21				6.00		27.21	1.00		1.00	28.21
Williams, Ruth Ann, Trustee	73	11.01	6.04	RR			5.04	1.00			6.04	1.00		1.00	7.04
RJS Holdings, Inc.	74	2	19.33	RR	19.33						19.33			0.00	19.33
Hitchner, Bruce J. & Ann V.	74	3	21.06	RR	21.06						21.06	1.00		1.00	22.06
Beal, Betty M.	74	5	88.67	RR	55.67		23.00		10.00		88.67	1.00		1.00	89.67
Brooks, Raymond R. & Lois	74	5.02	5.90	RR			4.90		1.00		5.90	1.00		1.00	6.90
Jattuso, Dan C. & Kyle M.	74	5.03	6.87	RR			6.87				6.87			0.00	6.87
Armstrong, Linda J.	74	5.04	5.05	RR			5.05				5.05			0.00	5.05
Kirby, Santa	74	7.03	70.74	RR	40.74				30.00		70.74			0.00	70.74
Armstrong, Linda J.	74	7.04	20.00	RR	20.00						20.00			0.00	20.00
Salem County Beagle Club	74	10	94.44	RR	7.00			87.44			94.44	1.00		1.00	95.44
Harvey, Robert & Denise	74	11	23.00	RR			23.00				23.00	1.00	36.48	37.48	60.48
Goforth, Albert D. Jr. & Jean N.	76	1	36.91	AR-2	26.91		10.00				36.91			0.00	36.91
Goforth, Albert D. Jr. & Jean N.	76	2	1.71	AR-2	1.71						1.71	0.29		0.29	2.00
Seay, Paul	76	3	17.86	AR-2	17.86						17.86			0.00	17.86
Vinciguerra, John & Sheri	76	4	125.21	RR	65.21				60.00		125.21	1.00		1.00	126.21
Prus, Nelson W. & Barbara D.	76	4.01	7.42	RR	7.42						7.42	1.00		1.00	8.42
Maul, John	76	5	12.24	RR	3.50			8.74			12.24	1.00		1.00	13.24
Ordycy, Kelly & Darryl	76	14.02	0.83	RR					0.83		0.83			0.00	0.83
Ordycy, Kelly & Darryl	76	15	13.35	RR	13.35						13.35			0.00	13.35
Szymanski, Stephen & Carol	76	16.01	27.65	SR	27.65						27.65	1.00		1.00	28.65
Williams, Jeffrey & Michelle S.	76	16.02	32.89	SR		24.00			8.89		32.89	2.00		2.00	34.89
Harvey, Myron Jr. & Eleanor E.	77	3.01	5.01	SR	5.01						5.01	1.00		1.00	6.01
Loa, Wunite & Denise Hayman-Loa	77	7	32.79	SR	12.79		2.00			18.00	32.79			0.00	32.79
Serglund, George O & Anna M.	77	8	10.00	RR	10.00						10.00			0.00	10.00
Serglund, George O & Anna M.	77	10	0.59	RR	0.59						0.59			0.00	0.59
Williams, Michael A. & Kimberly J.	79	1	15.37	HC	15.37						15.37	9.11		9.11	24.48
Mentzell, Kenneth S. & Wayne K.	79	2	19.38	RR			19.38				19.38			0.00	19.38
Hitchner, Bruce J. & Ann V.	79	12	21.90	AR-2	21.90						21.90			0.00	21.90
Fish, John O & Linda Joy	79	16	5.61	AR-2	0.36		5.00			0.25	5.61	1.00		1.00	6.61
Elko, Karen M. & Michael J. Jr.	79	16.01	15.40	AR-2	15.40						15.40			0.00	15.40
Chanudet, Michael L.	79	17	18.67	AR-2	5.67		13.00				18.67	2.00		2.00	20.67

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Pilesgrove Township Farmland Assessment Data (2012)

Target Farm	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appurt. Wood/Wetlan	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Average
Wells, Mary Catherine	79	18	6.00	AR-2	5.00	1.00					6.00	1.00		1.00	7.00
ichman, Warren & P. Hendricks	79	18.02	42.94	AR-2	42.47		0.47				42.94			0.00	42.94
ox, Theodore J. Jr. & Penelope	79	19	100.00	RR	50.00		50.00				100.00	1.00		1.00	101.00
ox, Théodore J. III	79	19.01	15.08	RR	3.00		12.08				15.08			0.00	15.08
robel, Andrew & Sherri L.	79	19.02	5.00	RR			5.00				5.00			0.00	5.00
ordi, Angelo & Jo-An	79	30	42.86	RR	35.35				7.51		42.86	1.00		0.00	43.86
M Sickler Sons Farms, LLC	79	32	15.96	AR-2	15.96						15.96			0.00	15.96
audling, Harry T. & Claire M.	79	33	8.11	AR-2	8.11						8.11			0.00	8.11
ox, Theodore J. Jr.	80	2	43.12	AR-2	25.00		18.12				43.12	1.00		1.00	44.12
erozzi, Lisa	80	10	75.15	AR-2	60.00	6.20	15.15				75.15	1.00		1.00	76.15
erozzi, Lisa	80	10.03	6.20			6.20					6.20			0.00	6.20
erozzi, Lisa	80	10.04	6.20			6.20					6.20			0.00	6.20
yers Family Irrevocable Trust	45	81	1	30.97	AR-1	30.52			0.45		30.97			0.00	30.97
yers Family Irrevocable Trust	45	81	3	15.98	AR-1		15.98				15.98			0.00	15.98
are, Irvin C. & Jill D.	44	81	3.01	26.36	AR-1	24.36				2.00	26.36	1.00		1.00	27.36
achus, Milton D. & Margery	42	81	4	205.71	AR-1	154.40	26.61		24.70		205.71	1.00		1.00	206.71
entzell, Kenneth S. & Wayne K.	46	81	5	82.23	AR-1	65.00	17.23				82.23	1.00		1.00	83.23
achus, Milton D. & Margery M.	42	81	6	107.64	AR-1	102.64			5.00		107.64			0.00	107.64
achus, Milton D. & Margery M.	42	81	7	3.95	AR-1	3.95					3.95			0.00	3.95
ickler, Raymond M. & Sara Jane	51	81	8	15.00	AR-1		5.00				15.00			0.00	15.00
osley, Donald & Barbara	43	81	10	1.00	AR-1	0.50			0.50		1.00			0.00	1.00
osley, Donald & Barbara	43	81	11	18.24	AR-1	16.39			1.85		18.24			0.00	18.24
osley, Donald & Barbara	43	81	12	90.13	AR-1	86.36			3.77		90.13	1.00		1.00	91.13
osley, Donald & Barbara		81	17	17.54	RR	9.43			8.11		17.54	1.00		1.00	18.54
uffield, Roy A. & Debbie A.		81	18	24.40	RR	17.00			7.40		24.40	1.00		1.00	25.40
uang, Kao Hsiung & Bayling		81	21	11.73	RR	8.73			3.00		11.73	1.00		1.00	12.73
urff, Don H. & Debra L.		81	21.02	26.70	RR	26.70					26.70	1.00		1.00	27.70
Williams, Michael A. & Kimberly J.	81	21.03	7.40	RR	6.40				1.00		7.40	1.00		1.00	8.40
airfield, Michael A. & Melanie R.	81	21.04	7.20	RR	6.20				1.00		7.20	1.00		1.00	8.20
urff, John H.	81	22	12.37	RR			12.37				12.37	1.00		1.00	13.37
yers, Harrison M. & Elizabeth C.		83	1.01	2.69		2.69					2.69			0.00	2.69
udolph, Julie		84	1.01	39.17	AR-2	34.00			5.17		39.17			0.00	39.17
orge, George C.		84	1.02	37.83	AR-2	23.00	14.83				37.83	1.00		1.00	38.83
olbow, Francis H. Jr. & Martha S.	84	2	30.87	AR-2	13.00	17.87					30.87			0.00	30.87
ichman, Priscilla Mrs.	84	3	65.47	AR-2	56.80				8.67		65.47			0.00	65.47
oforth, Albert D. Jr.	84	4	73.82	AR-2	71.00				2.82		73.82	1.00		1.00	74.82
M. Sickler Sons Farms, LLC	84	5	8.73	AR-2	8.73						8.73			0.00	8.73
audling, Harry T. & Claire M.	84	6	60.05	AR-2	60.00				0.05		60.05			0.00	60.05
M. Sickler Sons Farms, LLC	84	7	35.21	AR-2	14.60						35.21	1.00		1.00	36.21
ays, Paul	86	2	73.79	AR-2	64.00	3.00	5.40		15.21		73.79	1.00		1.00	74.79
obbins, Bassett B. Jr., et al	86	3	12.00	RR	9.00		5.00		4.79		12.00	1.00		1.00	13.00
McCue, John F. & Barbara D.	86	4	9.46	RR	9.46						9.46			0.00	9.46
irschling, Lawrence & Vera Trustee	86	4.02	9.23	RR	7.23				2.00		9.23	1.00		1.00	10.23
rown, Leonard P. III	86	4.03	9.56	RR	9.56						9.56			0.00	9.56
irschling, Lawrence & Vera Trustee	86	5	26.23	RR	20.00				6.23		26.23			0.00	26.23
Williams, George B. & Evelyn K.	86	6	37.14	RR	33.14				4.00		37.14	1.00		1.00	38.14
rans, Leonard F. & Judith S.	86	6.01	22.68	RR	14.44				8.24		22.68			0.00	22.68
Williams, George B. & Evelyn K.	86	7	39.44	AR-2	34.00				5.44		39.44			0.00	39.44
M Sickler Sons Farms, LLC		86	8	10.47	RR				10.47		10.47			0.00	10.47

Table C-1
Pilesgrove Township Farmland Assessment Data (2012)
Parcels Previously Included in Farmland Assessment Program

Target Farm	Block	Lot	Acres	Zone	(1) Cropland Harvested	(2) Cropland Pastured	(3) Permanent Pasture	(4) Non-App. Woodland	(5) Appurt. Wood/wetland	(6) Acres Equine	(7) Total Agr. Use	(8) Farmhouse Land	(9) All Other Land	(10) Total Not devoted	(11) Total Acreage
Williams, George B. & Evelyn K.	86	9	27.71	RR	17.00		10.71		10.76		27.71			0.00	27.71
Appollia, Anthony & Suzanne Stecki	86	9.01	25.76	RR			10.76		10.76		21.52	0.76		0.76	22.28
Andolfi, Frank Jr.	86	10	43.08	SR	26.53		10.55		6.00		43.08	1.00		1.00	44.08
Illetts, Roscoe Jr. & Michele R.	86	13	6.44	SR			6.44				6.44	1.00		1.00	7.44
Illetts, Roscoe Jr. & Michele R.	86	14	3.56	SR			3.56				3.56			0.00	3.56
Williams, George B.	54	87	30.10	AR-1	30.10						30.10			0.00	30.10
Williams, George B. & Evelyn K.	53	87	58.70	AR-1	58.70						58.70			0.00	58.70
Williams, George B. & Evelyn K.	53	87	47.30	AR-1	47.30						47.30			0.00	47.30
Williams, George B. & Evelyn K.	54	87	45.78	AR-1	45.78						45.78	3.02		3.02	48.80
Williams, George B. & Evelyn K.	54	87	27.88	AR-1			27.88				27.88			0.00	27.88
Williams, George B. & Evelyn K.	54	87	7.81	AR-1	6.70				1.11		7.81			0.00	7.81
Williams, George B. & Evelyn K.	52	88	39.72	AR-1	39.72						39.72			0.00	39.72
Williams, George B. & Evelyn K.	52	88	91.75	AR-1	91.75						91.75			0.00	91.75
Williams, George B. & Evelyn K.	52	88	127.32	AR-1	127.32						127.32			0.00	127.32
Williams, George B. & Evelyn K.	52	88	7.92	RR			7.92				7.92	1.00		1.00	8.92
Williams, George B. & Evelyn K.	90	5	15.71	SR	15.71						15.71			0.00	15.71
Williams, George B. & Evelyn K.	90	7	35.84	RR	9.00			26.84			35.84	1.00	1.00	2.00	37.84
Williams, George B. & Evelyn K.	90	9	40.31	RR				40.31			40.31			0.00	40.31
Williams, George B. & Evelyn K.	90	9.01	2.45	RR				2.45			2.45			0.00	2.45
Williams, George B. & Evelyn K.	90	11	1.00	RR				1.00			1.00			0.00	1.00
Williams, George B. & Evelyn K.	90	13	53.42	AR-2	33.75		18.00		1.67		53.42	3.50		3.50	56.92
Williams, George B. & Evelyn K.	90	13.02	1.00	AR-2			1.00				1.00			0.00	1.00
Williams, George B. & Evelyn K.	90	14	3.93	AR-2	3.93						3.93			0.00	3.93
Williams, George B. & Evelyn K.	91	7	9.23	SR	9.23						9.23	1.00		1.00	10.23
Williams, George B. & Evelyn K.	91	18	90.88	AR-2	70.00		20.88				90.88	1.00		1.00	91.88
Williams, George B. & Evelyn K.	58	91	50.55	AR-1	40.00		2.00		8.55		50.55			0.00	50.55
Williams, George B. & Evelyn K.	57	91	39.00	AR-1	39.00						39.00	1.00		1.00	40.00
Williams, George B. & Evelyn K.	91	19.02	2.00	AR-1					2.00		2.00			0.00	2.00
Williams, George B. & Evelyn K.	91	20	2.13	AR-1	2.13						2.13			0.00	2.13
Williams, George B. & Evelyn K.	91	21	56.96	RR	1.00			55.96			56.96			0.00	56.96
Williams, George B. & Evelyn K.	91	22	106.53	AR-2	106.53						106.53			0.00	106.53
Williams, George B. & Evelyn K.	91	23	36.45	RR	34.50				1.95		36.45	1.00		1.00	37.45
Williams, George B. & Evelyn K.	91	24	75.05	AR-2	75.05						75.05	1.00		1.00	76.05
Williams, George B. & Evelyn K.	55	92	39.93	AR-1	20.00		19.93				39.93			0.00	39.93
Williams, George B. & Evelyn K.	56	92	92.40	AR-1	68.37				24.03		92.40			0.00	92.40
Williams, George B. & Evelyn K.	92	4	8.30	AR-1	2.30				6.00		8.30			0.00	8.30
2012 TOTALS			15,952.34		11,614.17	245.82	2,271.69	369.37	1,366.14	61.11	15,928.30	201.62	120.64	322.26	16,250.56
Percent					71.5%	1.5%	14.0%	2.3%	8.4%	0.4%	98.0%	1.2%	0.7%	2.0%	100.0%

*Pilesgrove Township Master Plan
Farmland Preservation Plan Update
November 19, 2012*

**APPENDIX B
PILESGROVE TOWNSHIP FARMLAND ASSESSMENT DATA (2008)**



Municipal Planning Incentive Grant PROJECT AREA SUMMARY FORM (FY 2014)

Project Area: Northern Pilesgrove
Municipality: Pilesgrove Township
County: Salem

1. PROJECT AREA INVENTORY: (See N.J.A.C. 2:76-17A.5(a)1)

- i. Targeted Farms
Add additional rows as needed.

Map ID	Owner / Farm Name (if known)	Block	Lot	Acres
1	Phillip F. Patten, et. al	11	3,5,5.03, 5.04,8	334.7
2	Benny A. Sorbello, LLC	11 12	14 6,9	141.9
3	Thomas & Frank Sorbello	8	15.01	93.9
8	Cloverdale Dairy Farms, Inc.	28	2	43.9
9	Rosemary Poliski, et al	28	3	45.0
10	Ethel M. Doble	13	5, 5.04	25.6
11	Steven Foster & Susan Sickler	13	13.01	30.7
12	Bruce & Eileen F. Coombs	13 28	8 17	45.0
13	Stephen P. & Susan S. James	13	13	26.0
14	Joseph A. & Nancy E. Leone	27	2	58.4
15	Gordon & Sharon Ostrum	26	1.01	33.6

17	H. Grant & Elizabeth J. Harris	25	1.09	195.4
18	Mary Lou Morda	21	6	88.5
19	Thomas Smith Estate c/o Mary Quirk (Portion of Lot)	30	12	114.3
21	Kelly Brothers, et. al.	23 24	1 2,6,7,11,12	374.8
22	Martin J. & Jacqueline T. Kelly	22	10	81.7
23	Edward M. Kelly, Jr.	24	3	86.0
24	William J. & Susan I. Cassady	24	5.04	13.8
25	Gregory Esgro	24	5.05	15.0
26	Auburn Road Properties	24	5	13.3
27	Jeffrey H. Yen	24	5.06	18.8
28	William K. Stoms (Trustee)	24	5.03	16.2
29	Maxine L. Brown	25	1	67.8
30	Kelly Brothers, et. al.	21	11	121.4
31	Edward L. Byrnes	21 22	8 2	56.6
33	AMV GEN-3, LLC et. al.	21	2	73.3
34	Joseph V. & Angeline Maccarone	21 22	7 1	68.8
35	Philip R. Atanasio	22	2.03	38.3
36	Hidden Deer Farms, LLC	21	8.01	9.3

37	Colin J. & Lucy Burke	22	2.02	51.0
39	Frank M. III & Dolores C. Ollek	22	9	18.1
40	Howard Grant Harris	22	4	21.9
41	Harris Sales Corp	24	11	220.2
59	H & I Harris; Harris Sales Corp	25	6,7	67.3

Total Acreage of Targeted Farms:

2,710.5

- ii. **Farms with Municipal, County and/or SADC Final Approval:**
Add additional rows as needed.

Map ID	Owner / Farm Name	Block	Lot	Acres

Total Acreage of Farms with Municipal, County or SADC Final Approval:

0.0

iii. **Preserved Farmland**
Add additional rows as needed.

Map ID	Owner / Farm Name	Block	Lot	Acres
4	William & Elizabeth Kelly	8	8	134.0
5	Tomarchio & Castellini (Trustee)	8	5,7	199.7
7	Thomas & Andrea Mulligan	12	7.04	33.7
8	Cloverdale Farms	26 27	3,5 3,4,5,6	398.7
8	Elmer Petit	26 27	6 7	60.5
15	Gordon & Sharon Ostrum	21 26	6.02 1,1.02	141.1
16	NJDEP	21 25	12 3	189.7
17	Howard Grant Harris	25 26	5,8 2	273.5
20	Sasso & Delea (LBB) Partnership, LLC	23 24	3 8	258.8
31	Edward & Barbara Byrnes	21	9,10	218.0
33	Salvatore & Anna Catalano	21	3,4	236.2
38	Harry DuBois, et. al. & Estate of Maurice DuBois	22	3,7	209.8
60	Donald & Jane String	45	2	112.1

Total Acreage of Preserved Farmland:

2,465.8

iv. **Other Deed Restricted Farmland**
Add additional rows as needed.

Owner / Farm Name (if known)	Block	Lot	Acres
None			

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Total Acreage of Other Deed Restricted Farmland:

0.0

- v. **Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres
None			

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program:

0.0

- vi. **Other Preserved Open Space Compatible with Agriculture**
Add additional rows as needed using digital file.

Owner	Block	Lot	Acres	Description of Use
None				

Total Acreage of Other Preserved Open Space Compatible with Agriculture:

0.0

TOTAL ACREAGE OF i., ii., iii., iv., v. & vi.

5,176.3

2. **AGGREGATE SIZE OF THE PROJECT AREA:** 5,242.4 Acres

(See N.J.A.C. 2:76-17A.5(a)2)

3. **DENSITY OF THE PROJECT AREA:** (See N.J.A.C. 2:76-17A.5(a)3)

Density Formula:

(Sum of ii., iii., iv., v. & vi.) / (Aggregate size of the Project Area)

$$\text{Density} = 2,465.8 / 5,242.4 = 47.0 \%$$

4. **TARGETED FARM SOIL PRODUCTIVITY:** (See N.J.A.C. 2:76-17A.5(a)4)

Soil Productivity Formula:

(Total area of important farmland soils on targeted farms) / (Total area of the targeted farms)

$$\text{Soil Productivity} = 1,983 / 2,710.5 = 73.0\%$$

Note:

- Important farmland soils are prime, statewide and unique soils
- Unique soils will only be considered if they are being used for special crops
- Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.

Total area of the targeted farms: 2,710.5 acres

Area of prime soils on targeted farms: 1,475.4 acres; 54.4% of total area

Area of statewide soils on targeted farms: 386.8 acres; 14.3 % of total area

Area of unique soils on targeted farms: 120.8 acres; 4.5% of total area

5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:

(See N.J.A.C. 2:76-17A.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)

MUNICIPAL PLANNING INCENTIVE GRANT

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove (Current)	1709	1,200.0	\$10,500.00	\$12,600,000	\$2,520,000	\$2,520,000	\$7,560,000	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
1,200.00	\$12,600,000	\$2,520,000	\$2,520,000	\$7,560,000	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is acreage expected to be acquired in this Project Area under Township Planning Incentive Grant Program; See Financial Plan for other program assumptions.
 5. FRPP Funding not shown or assumed but would be 50% of total acquisition cost, where applicable

ALL TARGET FARMS (PIG Program Acquisition)

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove (Current)	1709	2,608.4	\$9,586.00	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
2,608.4	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is total Target Farm acreage to be acquired in this Project Area; See Financial Plan
 5. FRPP Funding not shown or assumed but would be 50% of total acquisition cost, where applicable

6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:
(See N.J.A.C.2:76-17A.5(a)6)

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
2	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
3	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
4	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
5	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
6	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
7	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
8	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
9	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
10	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000

- Notes:
1. Funding Plan shown is for all municipal Project Areas in the Township.
 2. Easement price for all three Project Areas assumed to be \$9,586.00; no escalation assumed
 3. Farm and Ranchlands Protection Program (FRPP) Funds may be used for certain farms but are not shown. FRPP funding would be used to reduce County and Municipal share



Municipal Planning Incentive Grant PROJECT AREA SUMMARY FORM (FY 2014)

Project Area: U.S. Route 40
Municipality: Pilesgrove Township
County: Salem

1. PROJECT AREA INVENTORY: (See N.J.A.C. 2:76-17A.5(a)1)

i. Targeted Farms
Add additional rows as needed.

Map ID	Owner / Farm Name (if known)	Block	Lot	Acres
42	Milton & Margery Eachus	44	1,2	30.0
46	Everett & Emily Wentzell	81	5	82.2
48	Richard Pierson	43	3	154.6
48	James & Patricia Moffett	43	5	2.4
50	Theodore & Penelope Fox	43	1	135.3
65	Wayne & Marlene Wentzel	41	5	32.9
66	Penelope Fox	42	3	95.5
67	Theodore Fox Jr.	80	2	44.7
68	Lisa Perozzi	80	10	88.3
70	James & Sandy Cannon	80	11	15.2

Total Acreage of Targeted Farms:

681.1

ii. **Farms with Municipal, County and/or SADC Final Approval:**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres
Charlotte Lippincott & Charles Hurff	43	2	152.4

Total Acreage of Farms with Municipal, County or SADC Final Approval: 152.4

iii. **Preserved Farmland**
Add additional rows as needed.

Map ID	Owner / Farm Name	Block	Lot	Acres
42	Milton & Margery Eachus	43 81	15 4,6,7	345.0
43	Donald & Barbara Mosley	81	10,11,12	110.7
44	Irwin & Jill Ware	81	3.01	27.4
45	Harrison Myers; Myers Trust	43 81	9 1,3	115.8
47	Mildred G. Waddington	43	7,8	203.3
47	Robert & Beth Waddington	43	6	33.9
51	Raymond & Sara Jane Sickler	81 43	8 16	20.2
63	Theodore Miller	40 41	1 4	194.8
64	Robert & Lise Clark	41	3.02	22.3

Total Acreage of Preserved Farmland: 1,073.4

iv. **Other Deed Restricted Farmland**

Add additional rows as needed.

Owner / Farm Name (if known)	Block	Lot	Acres
None			

Total Acreage of Other Deed Restricted Farmland:

0.0

v. **Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**

Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres
None			

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program:

0.0

vi. **Other Preserved Open Space Compatible with Agriculture**

Add additional rows as needed using digital file.

Owner	Block	Lot	Acres	Description of Use
None				

Total Acreage of Other Preserved Open Space Compatible with Agriculture:

0.0

TOTAL ACREAGE OF i., ii., iii., iv., v. & vi.

1,906.9

2. **AGGREGATE SIZE OF THE PROJECT AREA:** 2,043.0 Acres

(See N.J.A.C. 2:76-17A.5(a)2)

3. **DENSITY OF THE PROJECT AREA:** (See N.J.A.C. 2:76-17A.5(a)3)

Density Formula:

(Sum of ii., iii., iv., v. & vi.) / (Aggregate size of the Project Area)

$$\text{Density} = 1,225.8 / 2,043 = 60\%$$

4. **TARGETED FARM SOIL PRODUCTIVITY:** (See N.J.A.C. 2:76-17A.5(a)4)

Soil Productivity Formula:

(Total area of important farmland soils on targeted farms) / (Total area of the targeted farms)

$$\text{Soil Productivity} = 669.2 / 681.1 = 98.2\%$$

Note:

- Important farmland soils are prime, statewide and unique soils
- Unique soils will only be considered if they are being used for special crops
- Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.

Total area of the targeted farms: 681.1 acres

Area of prime soils on targeted farms: 476.4 acres; 67.8 % of total area

Area of statewide soils on targeted farms: 191.7 acres; 23.4% of total area

Area of unique soils on targeted farms: 1.1 acres; 0.1 % of total area

5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:

(See N.J.A.C. 2:76-17A.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)

MUNICIPAL PLANNING INCENTIVE GRANT

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove	1709	800.0	\$9,500.00	\$7,600,000	\$1,520,000	\$1,520,000	\$2,832,300	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
800.0	\$7,600,000	\$1,520,000	\$1,520,000	\$2,832,300	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is acreage expected to be acquired in this Project Area under Township Planning Incentive Grant Program; See Financial Plan for other program assumptions.
 5. FRPP Funding is not shown or assumed but would be 50% of total acquisition cost where applicable;

ALL TARGET FARMS (PIG Program acquisition)

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove	1709	2,608.4	\$9,586.00	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
2,608.4	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is total Target Farm acreage slated to be acquired in this Project Area; See Financial Plan for other program assumptions.
 5. FRPP Funding is not shown or assumed but would be 50% of total acquisition cost where applicable;

6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:

(See N.J.A.C.2:76-17A.5(a)6)

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
2	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
3	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
4	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
5	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
6	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
7	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
8	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
9	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
10	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000

- Notes:
1. Funding Plan shown is for all of the Project Areas in the Township;
 2. Easement price for all three Project Areas assumed to average \$9,586.00 in 2012; no escalation assumed;
 3. Farm and Ranchlands Protection Program (FRPP) Funds may be used for certain farms but are not shown. FRPP funding will be used to reduce County and municipal share.



Municipal Planning Incentive Grant PROJECT AREA SUMMARY FORM (FY 2014)

Project Area: Commissioners Pike
Municipality: Pilesgrove Township
County: Salem

1. PROJECT AREA INVENTORY: *(See N.J.A.C. 2:76-17A.5(a)1)*

- i. **Targeted Farms**
Add additional rows as needed.

Map ID	Owner / Farm Name (if known)	Block	Lot	Acres
54	George B. Williams	87	4	45.8
57	William Conn & Ruth Peters	91	19.01	39.0
58	Thomas & Gary Fitton	91	19	52.6
85	George B. Williams	91	24	76.1
86	Melvin & Verna Beiler	87	5	27.9

Total Acreage of Targeted Farms: 241.4

- ii. **Farms with Municipal, County and/or SADC Final Approval:**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres
George & Evelyn Williams	87	1	30.1

Total Acreage of Farms with Municipal, County or SADC Final Approval: 30.1

iii. **Preserved Farmland**
Add additional rows as needed.

Map ID	Owner / Farm Name	Block	Lot	Acres
52	Gary & Shirley Hitchener	88	1,2,3	259.9
53	Harrison Myers	87	2,3	105.5
55	Lee Williams	92	1	41.1
56	Allen Williams	92	2	91.5
82	Doris Prickett Family LP	90	13	56.3
83	Ihor Steven Hreckowian	91	18	91.4
84	Gary & Shirley Hitchener	91	22	106.4

Total Acreage of Preserved Farmland:

752.2

iv. **Other Deed Restricted Farmland**
Add additional rows as needed.

Owner / Farm Name (if known)	Block	Lot	Acres
None			

Total Acreage of Other Deed Restricted Farmland:

0.0

- v. **Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres
None			

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program: 0.0

- vi. **Other Preserved Open Space Compatible with Agriculture**
Add additional rows as needed using digital file.

Owner	Block	Lot	Acres	Description of Use
None				

Total Acreage of Other Preserved Open Space Compatible with Agriculture: 0.0

TOTAL ACREAGE OF i., ii., iii., iv., v. & vi.

1,023.7

2. **AGGREGATE SIZE OF THE PROJECT AREA:** 1,097.8 Acres

(See N.J.A.C. 2:76-17A.5(a)2)

3. **DENSITY OF THE PROJECT AREA:** (See N.J.A.C. 2:76-17A.5(a)3)

Density Formula:

(Sum of ii., iii., iv., v. & vi.) / (Aggregate size of the Project Area)

$$\text{Density} = 782.3 / 1,097.8 = 71.3 \%$$

4. **TARGETED FARM SOIL PRODUCTIVITY:** (See N.J.A.C. 2:76-17A.5(a)4)

Soil Productivity Formula:

(Total area of important farmland soils on targeted farms) / (Total area of the targeted farms)

$$\text{Soil Productivity} = 234.5 / 241.1 = 97.3 \%$$

Note:

- Important farmland soils are prime, statewide and unique soils
- Unique soils will only be considered if they are being used for special crops
- Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.

Total area of the targeted farms: 241.1 acres

Area of prime soils on targeted farms: 140.5 acres; 58.3% of total area

Area of statewide soils on targeted farms: 94.0 acres; 39.0% of total area

Area of unique soils on targeted farms: 0.0 acres; 0.0 % of total area

5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:

(See N.J.A.C. 2:76-17A.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)

MUNICIPAL PLANNING INCENTIVE GRANT

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove	1709	241.4	\$ 9,500.00	\$7,600,000	\$1,520,000	\$1,520,000	\$4,560,000	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
241.4	\$7,600,000	\$1,520,000	\$1,520,000	\$4,560,000	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is acreage expected to be acquired in this Project Area under Township Planning Incentive Grant Program; See Financial Plan for other program assumptions.
 5. FRPP Funding is not shown or assumed but would be 50% of total acquisition cost, where applicable;

ALL TARGET FARMS (PIG Program Acquisition)

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove	1709	2,608.4	\$ 9,586.00	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
2,608.4	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is total Target Farm acreage to be acquired in this Project Area; See Financial Plan;
 5. FRPP Funding is not shown or assumed but would be 50% of total acquisition cost, where applicable;

6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:

(See N.J.A.C.2:76-17A.5(a)6)

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
2	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
3	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
4	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
5	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
6	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
7	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
8	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
9	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
10	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000

- Notes:
1. Funding Plan shown is for all of the Project Areas in the Township.
 2. Easement price for all three Project Areas assumed to be \$9,586.00 in 2012; no escalation is assumed;
 3. Farm and Ranchlands Protection Program (FRPP) Funds may be used for certain farms but are not shown. FRPP funds would be used to reduce County and municipal share



Municipal Planning Incentive Grant PROJECT AREA SUMMARY FORM (FY 2014)

Project Area: Woodstown-Daretown Road
Municipality: Pilesgrove Township
County: Salem

1. PROJECT AREA INVENTORY: (See N.J.A.C. 2:76-17A.5(a)1)

- i. Targeted Farms
Add additional rows as needed.

Map ID	Owner / Farm Name (if known)	Block	Lot	Acres
73	George C. George	84	1.01	39.2
74	Francis & Martha Dolbow	84	1.02	38.8
75	Priscilla Richman	84	2	30.9
76	R M Sickler Sons LLc	84 86	6 7	99.5
77	Bassett Robbins	86	2	72.9
78	Bruce & Ann Hitchener	79	12	21.9
79	Karen & Michael (Jr.) Fejko	79	16.01	15.4
80	Michael & Marshall Chanudet	79	17	19.7
81	W. Richman & P. Henricks	79	18.02	42.9

Total Acreage of Targeted Farms:

381.2

ii. **Farms with Municipal, County and/or SADC Final Approval:**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres

Total Acreage of Farms with Municipal, County or SADC Final Approval: 0.0

iii. **Preserved Farmland**
Add additional rows as needed.

Map ID	Owner / Farm Name	Block	Lot	Acres
70	Albert & Jean Goforth	76 84	1 3	107.4
71	Paul Seays	76 84	3 7	49.1
72	RM Sickler Sons LLC	79 84	32 4	92.2

Total Acreage of Preserved Farmland: 248.6

iv. **Other Deed Restricted Farmland**
Add additional rows as needed.

Owner / Farm Name (if known)	Block	Lot	Acres
None			

Total Acreage of Other Deed Restricted Farmland: 0.0

v. **Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program**
Add additional rows as needed.

Owner / Farm Name	Block	Lot	Acres
None			

Total Acreage of Farms Enrolled in the Eight-year Farmland Preservation Program or Municipally-Approved Farmland Preservation Program: 0.0

vi. **Other Preserved Open Space Compatible with Agriculture**
Add additional rows as needed using digital file.

Owner	Block	Lot	Acres	Description of Use
None				

Total Acreage of Other Preserved Open Space Compatible with Agriculture: 0.0

TOTAL ACREAGE OF i., ii., iii., iv., v. & vi. 629.9

2. **AGGREGATE SIZE OF THE PROJECT AREA:** 706.2 Acres

(See N.J.A.C. 2:76-17A.5(a)2)

3. **DENSITY OF THE PROJECT AREA:** (See N.J.A.C. 2:76-17A.5(a)3)

Density Formula:

(Sum of ii., iii., iv., v. & vi.) / (Aggregate size of the Project Area)

$$\text{Density} = 248.6 / 706.2 = 35.1 \%$$

4. **TARGETED FARM SOIL PRODUCTIVITY:** (See N.J.A.C. 2:76-17A.5(a)4)

Soil Productivity Formula:

(Total area of important farmland soils on targeted farms) / (Total area of the targeted farms)

$$\text{Soil Productivity} = 374.5 / 381.2 = 98.2 \%$$

Note:

- *Important farmland soils are prime, statewide and unique soils*
- *Unique soils will only be considered if they are being used for special crops*
- *Attached is a list of soils considered statewide important only when drained. When these soils are present please confirm the presence of drainage before making soil calculations.*

Total area of the targeted farms: 381.2 acres

Area of prime soils on targeted farms: 286.1 acres; 75.1% of total area

Area of statewide soils on targeted farms: 82.2 acres; 21.6% of total area

Area of unique soils on targeted farms: 6.2 acres; 1.6 % of total area

5. ESTIMATE OF EASEMENT PURCHASE COST ON TARGETED FARMS:

(See N.J.A.C. 2:76-17A.5(a)5)

The SADC cost share formula can be found at N.J.A.C. 2:76-6.11(d)

MUNICIPAL PLANNING INCENTIVE GRANT

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove	1709	367.0	\$ 7,500.00	\$2,752,500	\$550,500	\$550,500	\$1,651,500	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
367.0	\$2,752,500	\$550,500	\$550,500	\$1,651,500	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is acreage expected to be acquired in this Project Area under Township Planning Incentive Grant Program; See Financial Plan for other program assumptions.
 5. FRPP Funding is not shown or assumed but would be 50% of total acquisition cost, where applicable;

ALL TARGET FARMS (PIG Program Acquisition)

Municipality	Municipal Code	Acres	Estimated Easement Price per Acre	Total Estimated Easement Price	Estimated Municipal Cost Share 20%	Estimated County Cost Share 20%	Estimated State Cost Share 60%	Estimated Cost Share 0% from Other Sources
Pilesgrove	1709	2,608.4	\$ 9,586.00	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

TOTALS

Total Acreage	Total Estimated Cost for Targeted Farm Easement Purchase	Total Estimated Municipal Funding	Total Estimated County Funding	Total Estimated State Funding	Total Estimated Funding from Other Sources
2,608.4	\$25,000,000	\$5,000,000	\$5,000,000	\$15,000,000	\$0

- Notes:
1. Current easement purchase cost (2012) shown.
 2. Total costs shown without regard for purchase agreement type.
 3. Individual farms not listed; average easement purchase price used for Project Area.
 4. Acreage shown is total Target Farm acreage to be acquired in this Project Area; See Financial Plan;
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6. MULTI-YEAR PLAN TO PURCHASE DEVELOPMENT RIGHTS ON TARGETED FARMS:

(See N.J.A.C.2:76-17A.5(a)6)

Year	Acres	Estimated Cost	Municipal Funds	County Funds	State Funds	Other Funding Sources	Total Estimated Funding
1	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
2	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
3	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
4	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
5	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
6	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
7	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
8	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
9	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000
10	260.5	\$2,500,000	\$500,000	\$500,000	\$1,500,000	\$0	\$2,500,000

- Notes:
1. Funding Plan shown is for all of the Project Areas in the Township.
 2. Easement price for all three Project Areas assumed to be \$9,586.00 in 2012; no escalation is assumed;
 3. Farm and Ranchlands Protection Program (FRPP) Funds may be used for certain farms but are not shown. FRPP funds would be used to reduce County and municipal share