

COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE

APPROVED BY:

SUSSEX CADB
APRIL 20, 2026

SUSSEX COUNTY
PLANNING
BOARD
JUNE 1, 2026

SADC
JUNE 25, 2026



Sussex County
April 2026

SUSSEX COUNTY

April 2026

COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE

PREPARED BY



19 Boonton Avenue
Boonton, NJ 07005
PH: (973) 541-1010
tlc-nj.org

The Land Conservancy of New Jersey
David Epstein, President
Barbara Heskins Davis, PP, AICP, Vice President, Programs
Kenneth Fung, Senior GIS Manager
Planning Team:
Jake Gerardi, Heather Korzun, Grace Nelson, Jonah McDowell,
Planning Fellows

The original document was appropriately signed and sealed
in accordance with Chapter 41, Title 13 of the State Board of
Professional Planners upon adoption by the Planning Board on
June 1, 2026.

Barbara Heskins Davis, PP, AICP - NJ Professional Planner
(License No. 5926)

Date: June 1, 2026

ACKNOWLEDGMENTS



Sussex County Agriculture Development Board
One Spring Street
Newton, NJ 07860
PH: (973) 579-0500
<https://www.sussex.nj.us/>

County Agriculture Development Board

Peter Southway, Chairman
Brian Hautau, Vice Chairman
Lisa Chammings
Lori Day
Anthony Lentini
Billy Marotta
Caleb Orr
Steve Komar, Sussex County Extension Agent

Division of Engineering

William J. Koppenaal, County Engineer/Dept. Administrator

Division of Planning & Economic Development

Autumn M. Sylvester, Director
Chirsty Degeorgis, Assistant Planner
Rudy Dragan, Principal Planning Aide

Board of County Commissioners

Chris Carney, Director
Jill Space, Deputy Director
Jack DeGroot
David Silverthorne
Alan Henderson

State of New Jersey

State Agriculture Development Committee:
Steven Bruder and Thomas Allen

*The Sussex County Comprehensive Farmland Preservation Plan
Update was prepared with funding from the New Jersey
State Agriculture Development Committee.*

Table of Contents

Chapters

ES-1 Introduction

Appendices, Maps, Acronyms

Executive Summary

I-1 Chapter 1. Agricultural Land Base

II-1 Chapter 2. Agricultural Industry

III-1 Chapter 3. Land Use Planning Context

IV-1 Chapter 4. Farmland Preservation Program

V-1 Chapter 5. Future Farmland Program

VI-1 Chapter 6. Economic Development

VII-1 Chapter 7. Natural Resource Conservation

**VIII-1 Chapter 8. Agricultural Industry, Sustainability, Retention, &
Promotion**

A-1 Appendix

Cover Photo by Autumn Sylvester

Executive Summary:

**Kemah Lake Road and Morris Turnpike
Hampton Township**

Appendices

A. Public Engagement Materials

Referenced in the Executive Summary

B. Agricultural Soils in Sussex County

Referenced in Chapter I, Section B

C. Preserved Farms in Sussex County

Referenced in Chapter IV, Section B

D. SADC Minimum Eligibility Criteria

Referenced in Chapter V, Section C

E. Target Farms

Referenced in Chapter V, Section C

F. Sussex County Right to Farm Ordinance: Analysis

Referenced in Chapter VIII, Section A

Maps

1. Farmland

Located in Chapter I, Section A and referenced in Chapter IV, Section D

2. Land Use/Land Cover

Located in Chapter I, Section A

3. Agricultural Soils

Located in Chapter I, Section B

4. Preserved Land

Located in Chapter IV, Section A

5. Agricultural Development Area

Located in Chapter IV, Section A

6. Project Areas

Located in Chapter IV, Section A and referenced in Chapter V, Section A

7. Farms Meeting the SADC Criteria for Tillable Land

Located in Chapter V, Section C

8. Target Farms

Located in Chapter V, Section C

All maps were developed using the NJDEP Geographic Information System (GIS) digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized. These maps are to be used solely for planning purposes, and they do not take the place of a professional survey. Data sources include County of Sussex, NJOGIS Open Data, NJGIN Road Centerline 2021, Civil Solution, NJDEP Land Use/Land Cover 2020, and NRCS Soil Survey 2023.

Acronyms

SCADB: Sussex County Agriculture Development Board

ADA: Agriculture Development Area

RTF: Right to Farm

NJDEP: NJ Department of Environmental Protection

LU/LC: NJDEP Land Use/Land Cover data

NJGS: NJ Geological Survey

NJDA: NJ Department of Agriculture

SADC: State Agriculture Development Committee

PIG: Planning Incentive Grant

SFV: Statewide Formula Value

SSCC: State Soil Conservation Committee

NJAES-RCE: NJ Agricultural Experiment Station-Rutgers Cooperative Extension

NJ SDRP: State Development and Redevelopment Plan

RMP: Highlands Regional Master Plan

TDR: Transfer of Development Rights

USGS: US Geological Survey

USDA: US Department of Agriculture

USDA NRCS: Natural Resources Conservation Service

USDA NASS: National Agriculture Statistics Service

SCD: Soil Conservation District

USFS: US Forest Service

FSA: Farm Service Agency

Data for the Farmland Plan

Chapters 1, 2, and 3 of the Comprehensive Farmland Preservation Plan include data provided by the following sources:

- United States Department of Agriculture's (USDA) Census of Agriculture (2022)
- New Jersey's Farmland Assessment (2023)
- New Jersey Department of Environmental Protection (NJDEP) Land Use/Land Cover (LU/LC) Digital Orthophotography (2020)

In addition, the analysis in Chapters 4 and 5 is based on the MODIV Tax Assessor database (2025), accessed through the New Jersey Geographic Information Network (NJGIN).

It is expected that the data will vary from source to source, as they were derived from different bases:

- The Census of Agriculture is a compilation of applications submitted by individual landowners and compiled on a county-wide basis.
- The 2023 farmland assessment information was provided by the SADC and summarizes specific farm uses, again based on specific geographies.
- NJDEP LU/LC mapping is an interpretation of the aerial photography flown in 2020 and is an estimation of the land cover based on the Anderson Land Use Classification System.
- The GIS analysis is provided through the tax assessor database and can include tilled land and woodland managed farms, along with the buildings and infrastructure used to support those farms.

There will be variability in the data reported and how that data is used and interpreted in the Sussex County Farmland Plan. In each instance, the specific dataset is cited and referenced in the individual endnotes.

Executive Summary

There are 19,633 acres (205 farms) which are permanently preserved in Sussex County. While farms have been preserved using a variety of programs, the county easement program has been responsible for the majority of the projects. The Census of Agriculture identifies 71,688 acres (1,052 farms) as active agricultural land. Nearly a third (27%) of this is permanently protected. Since the completion of the 2008 Farmland Preservation Plan, Sussex County has protected an additional 121 farms, totaling 7,271 acres.

Keeping the farmland plan updated every ten years ensures Sussex County remains eligible for the State Agriculture Development Committee (SADC) Planning Incentive Grant (PIG). A parcel based analysis for tillable land identifies 24,255 acres of farms (33% of the unpreserved farmland in the county's Agricultural Development Area, ADA) meet the SADC's minimum eligibility criteria for preservation.

The county preserved its first farm in 1989 (47 acres in Andover Township). The program experienced rapid growth from 1997 through 2002, and then once again between 2008 and 2010. At the time of the 2008 Farmland Plan, Sussex County had preserved 12,362 acres of farmland. Since 2008, the County has preserved, on average, 428 acres per year.

A total of \$75 million has been spent to preserve farmland in Sussex County. \$40.6 million (54%) of this spending came from the state, and \$30.9 million (41%) came from Sussex County. Sussex County's Open Space Trust Fund currently raises \$395,000 per year (the levy is slightly less than one-quarter cent). The voters approved renewal of the Trust Fund in November 2025. Renewal of the county's trust fund has been supported by the voters since its inception in 2000.

As part of this update to the farm plan, the SCADB has proposed a more tailored approach to ranking multiple applications. With the implementation of the state's new Statewide Farmland Preservation Value the SCADB anticipates an increase in the number of applications to the Board.

A series of public meetings were held on the update to the plan, and the meeting materials are included in **Appendix A** of this report. In addition, the SCADB distributed a survey to all residents about the county's farmland program. 643 individuals responded to the survey from throughout the county showing strong support for agriculture, farm markets, and farming events in Sussex County. These results are shared in more detail in **Appendix A**.

Sussex County's Board of Commissioners remain committed to preserving the agricultural economy and legacy of the county and support the efforts of the SCADB to preserve farmland in Sussex County.





Green Valley Farms, Wantage Township

Chapter 1

Agricultural Land Base

The agricultural land base of Sussex County comprises a significant portion of New Jersey's farmland. According to the 2022 Census of Agriculture, Sussex County was home to 1,052 individual farms (ranking second in New Jersey) on 71,688 acres (fourth in New Jersey). This was a 3,843-acre decrease from 1992 and an increase from 2017, when there were 59,766 acres of land in farms, the lowest amount in thirty years (**Figure 1-1**).¹

Quantitative figures alone do not capture the full importance of Sussex County's farmland. Sussex County's agricultural lands are the backdrop of the county's rural setting and backbone of its agrarian economy. Steep ridgelines abut fertile valleys offering spectacular agricultural viewsheds. Many farms in Sussex are located near deeply forested lands and

public parklands. This combination creates an undeveloped, natural landscape that spans large swaths of the county. It has served as the living and working environment for generations of Sussex County residents, and to many, it means home (**Map 1**).

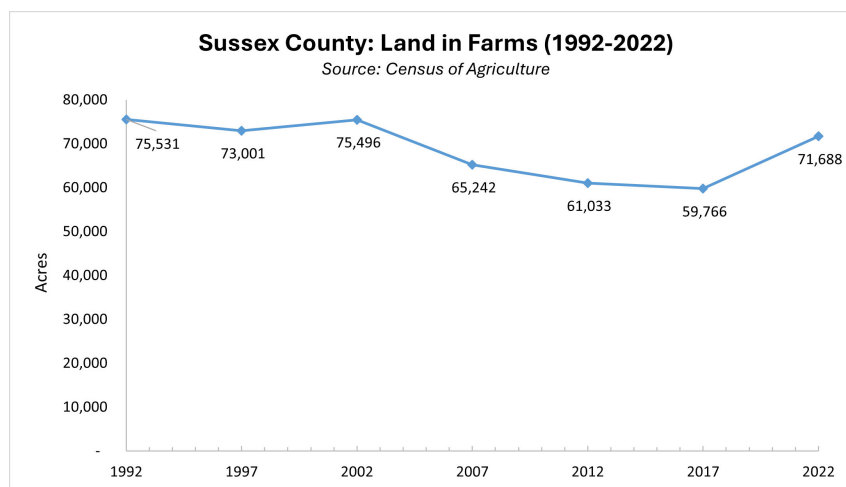
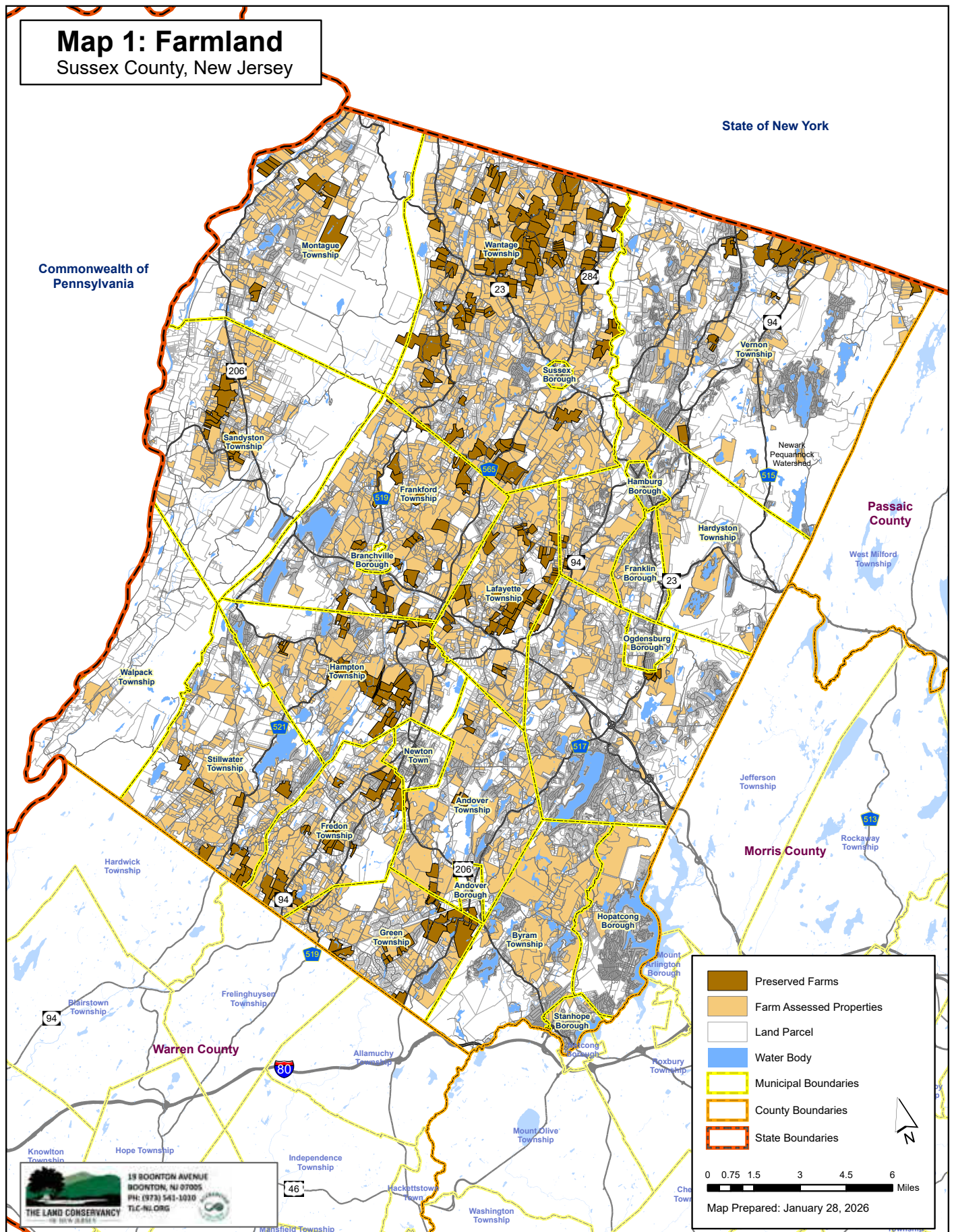


Figure 1-1. Sussex County Land in Farms (1992-2022)

Map 1: Farmland

Sussex County, New Jersey



A. Agricultural Landscape

Sussex County rests in two of New Jersey's four physiographic provinces – the Appalachian Ridge and Valley Province and the Highlands Province. The Ridge and Valley in Sussex County is part of a large geologic formation that extends 1,200 miles between Alabama and the St. Lawrence Valley in eastern Canada. It encompasses the county's area north and west of the Sparta-Waywayanda-Pochuck (Highlands) Ridge, which ranges between Byram and Vernon Townships.

The Ridge and Valley Province is divided into two valleys by the Kittatinny Ridge, between Walpack and Montague Townships in the northern part of Sussex County. The Kittatinny Ridge was formed when tectonic forces compressed and elevated sections of the earth's crust and created the Appalachian Mountains. Glaciation, wind, and water have eroded the quartzite and sandstone bedrock of the Kittatinny Ridge into its current shape and size.² Due to the intensity of these weathering forces and the exposed bedrock they left behind, much of the Kittatinny Ridge is unsuitable for agricultural production.

The Kittatinny Valley encompasses the large swath of land between the Kittatinny and Highlands Ridgelines. It supports the county's principal concentration of agricultural operations. In the northeast, the rolling hills in Wantage, Frankford, and Lafayette Townships provide excellent areas for hay and livestock farms. In the southwestern towns of Hampton, Stillwater, Fredon, and Green, the valley becomes flatter and more suitable for farms that plant row crops such as vegetables and Christmas trees. The Kittatinny Valley is also home to the county seat – Newton – as well as the Boroughs of Sussex and Branchville where limited

concentrations of agricultural businesses and support services are located.

Outside the Kittatinny Valley, farmland in Sussex County is sparse. Some pockets of agricultural land are located in the Upper Delaware/Minisink Valley and the Highlands Ridgeline. Encompassing parts of Montague and Sandyston Townships, the Upper Delaware Valley rests between the Kittatinny Ridge to the east and the Delaware River to the west. The Upper Delaware Valley is occupied by public open space lands, and it also supports several orchards and equine operations. The Upper Delaware Valley is more rural than the Kittatinny Valley and offers scenic views of almost entirely undeveloped, agricultural landscapes from the ridgelines that surround it.

The Highlands Physiographic Province is characterized by precambrian mountains of granite and gneiss bedrock with adjoining limestone valleys. In Sussex County, the Highlands Province is comprised of a long ridgeline that includes Sparta Mountain, Wawayanda Mountain, Hamburg Mountain, and Pochuck Mountain and runs between the eastern towns of Byram and Vernon. Small pockets of agricultural land within the Highlands Ridge contain noteworthy agricultural operations including orchards, vegetable farms, and livestock farms. However, most areas in the Sussex County Highlands are thickly forested, developed, or covered by steeply sloping terrain.

Land Use/Land Cover

Most of Sussex County's agricultural lands are spread across several municipalities. Wantage Township has the highest concentration of preserved farms within the county. Agriculture accounts for 10% of the land cover in Sussex County, with forested land at 56% and urban land at 16% (**Table 1-1, Figure 1-2 and Map 2**).

Sussex County Land Use/Land Cover (Acres) 2020

Source: NJDEP Land Use/Land Cover 2020

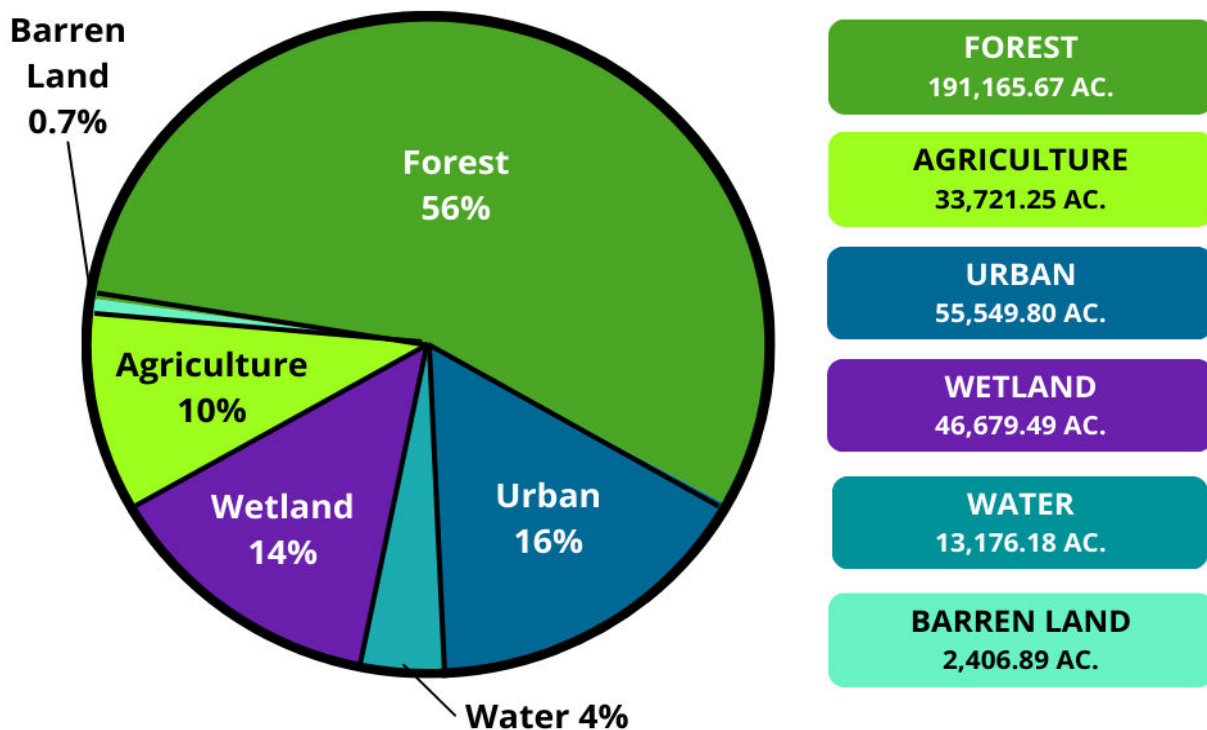


Figure 1-2. Sussex County Land Use/Land Cover

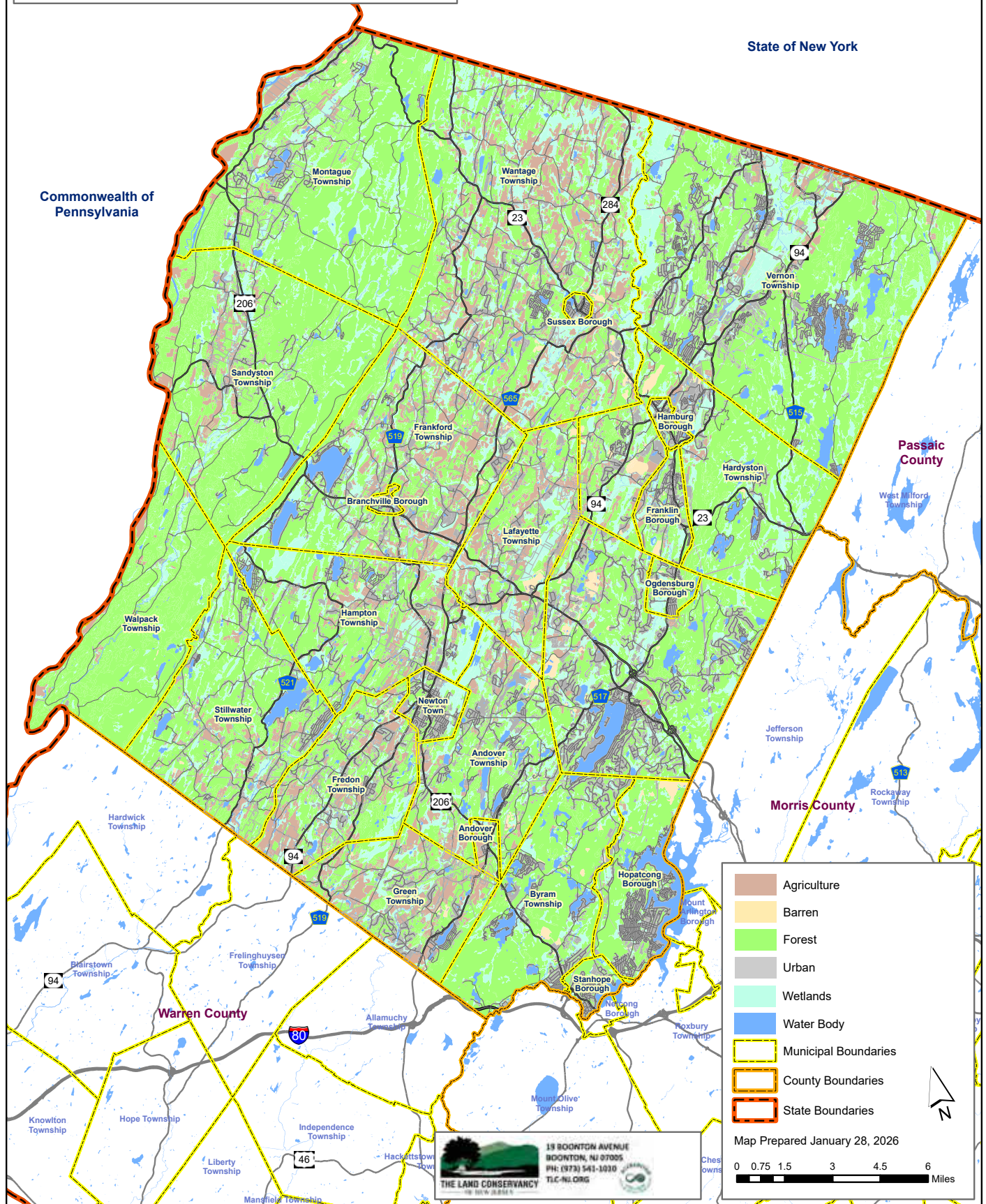
Table 1-1. NJDEP Land Use/Land Cover							
Category	1986	1995	2002	2007	2012	2015	2020
Forest	57%	57%	57%	56%	56%	56%	56%
Agriculture	15%	13%	11%	11%	10%	10%	10%
Urban	10%	12%	16%	16%	16%	16%	16%
Wetland	14%	14%	14%	14%	14%	14%	14%
Water	4%	4%	4%	4%	4%	4%	4%
Barren Land	0.5%	0.6%	0.7%	0.6%	0.6%	0.6%	0.7%
Source: NJDEP Land Use/Land Cover data							

According to the New Jersey Department of Environmental Protection (NJDEP) land use/land cover data, Sussex County's is experiencing a gradual increase in urban land cover with a slight decline in forest and agricultural land. In Sussex County this data identifies:

- 191,166 acres of forest.
- 55,550 acres of urban land.
- 33,721 acres of agriculture in Sussex County.³

Map 2: Land Use/Land Cover

Sussex County, New Jersey



B. Soils

More than one hundred soil types are found in Sussex County, with greater than thirty soil series comprising eleven soil associations.⁴ The soils of Sussex County are a reflection of the region's topography and the geological processes responsible for it. A complete listing of the county's soils is included in **Appendix B** and shown on **Map 3**.

Soil types are determined by the parent bedrock material from which they were formed, the drainage characteristics they have, and the steepness of the slopes on which they are found. Soil types are also grouped into larger categories (soil series) based on their parent material, chemical composition, and profile, as well as soil associations that combine similar soil series.

Areas that are most susceptible to the weathering influence of glacial, wind, and soil erosion, such as the county's steeply sloping ridgelines and mountainsides, have had most of their topsoil eroded to lower elevations. The county's valleys serve as repositories for much of this eroded soil and generally have deeper and higher quality soils. Even here, soils are generally located on gently to moderately sloping, rocky terrain. Up to 25% of the county's cultivated areas are affected by soil erosion due to topography. Sussex County's rolling landscape also concentrates surface water flows into the many rivers, lakes, wetlands surrounding its farmlands.

Despite the soil limitations in Sussex County, they are adequate to sustain a viable agricultural industry. Farmers have successfully adapted traditional practices to fit the rolling and rocky terrain in the county. They also rely on products that grow well in these soils including hay, corn, and livestock. The combination of characteristics including chemical

composition, texture, depth to bedrock, organic material, drainage, and pH of the county's soils determines their suitability for agricultural production. Based on these features, the Natural Resources Conservation Service (NRCS) classifies soils as prime, of statewide importance, unique, and of local importance because they exhibit exceptional capacity for supporting agricultural production:

- **Prime farmland soils** rest on land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. They have the quality, growing season, and moisture supply to sustain high yields when managed according to acceptable farming methods. Prime soils are not heavily eroded or saturated for a long period, and they either do not flood frequently or are protected from flooding. In Sussex County, 33,374 acres are classified as prime soils.
- **Farmland soils of statewide importance** are nearly prime, producing high yields of crops when treated and managed according to acceptable farming methods, and some may produce yields that are as high as prime soils if conditions are favorable. 5,878 acres of soils with statewide importance are in Sussex County.
- **Unique soils** exhibit specific qualities that may be favorable to the production of specialized crops, such as blueberries or cranberries. In Sussex County, 9,016 acres are classified as unique soils.

Other soils encompass all soil types that are not classified as prime, statewide important, unique, or locally important. The capacity of these soils for supporting agriculture should be assessed on a site-specific basis. This category also includes areas of water (**Table 1-2**). Agricultural

Table 1-2. Agricultural Soils and Land in Active Agriculture, Sussex County

Soil Classification	Acres	% of Total	Acres in Active Agriculture	% of Soil Type in Active Agriculture	% of Acres in Active Agriculture
Prime Farmland Soil	33,374	10%	11,256	34%	30%
Soils with Statewide Importance	5,878	2%	991	17%	2.6%
Soils with Unique Importance	9,017	3%	284	3%	0.8%
Other Soils	294,256	85%	25,187	9%	67%
Total	342,524	100%	37,718*	11%	100%

Source: NRCS Soil Data Access 2023; 2020 NJDEP Land Use/Land Cover data

*Statistics may differ within this report due to the inclusion of agricultural wetlands as active agriculture in this chart.

soils comprise only 15% of all soils in the county. **Map 3** and **Figure 1-3** depict the agricultural soils in Sussex County.

12,531 acres of farmland soils support active agriculture in Sussex County (**Table 1-2**).

Soil Types

The Hazen-Hoosic Complex covers over 32,000 acres in Sussex County and is designated by the NRCS as agricultural soils of prime and statewide importance. These soils originated from glacial outwash of slate, shale, and sandstone materials, and are generally very deep and stony. They are found primarily on mounds and slopes within the county's valleys. They exhibit moderate permeability and fertility. Soils of the Hoosic series contain relatively low water capacity. Dry seasons impact crop yields from these soils and many crops, especially vegetables and flowers, require irrigation. Although these soils can support most crops, they are best suited for small grains, with slopes steeper than 8% appropriate only for pastures and woodlands.

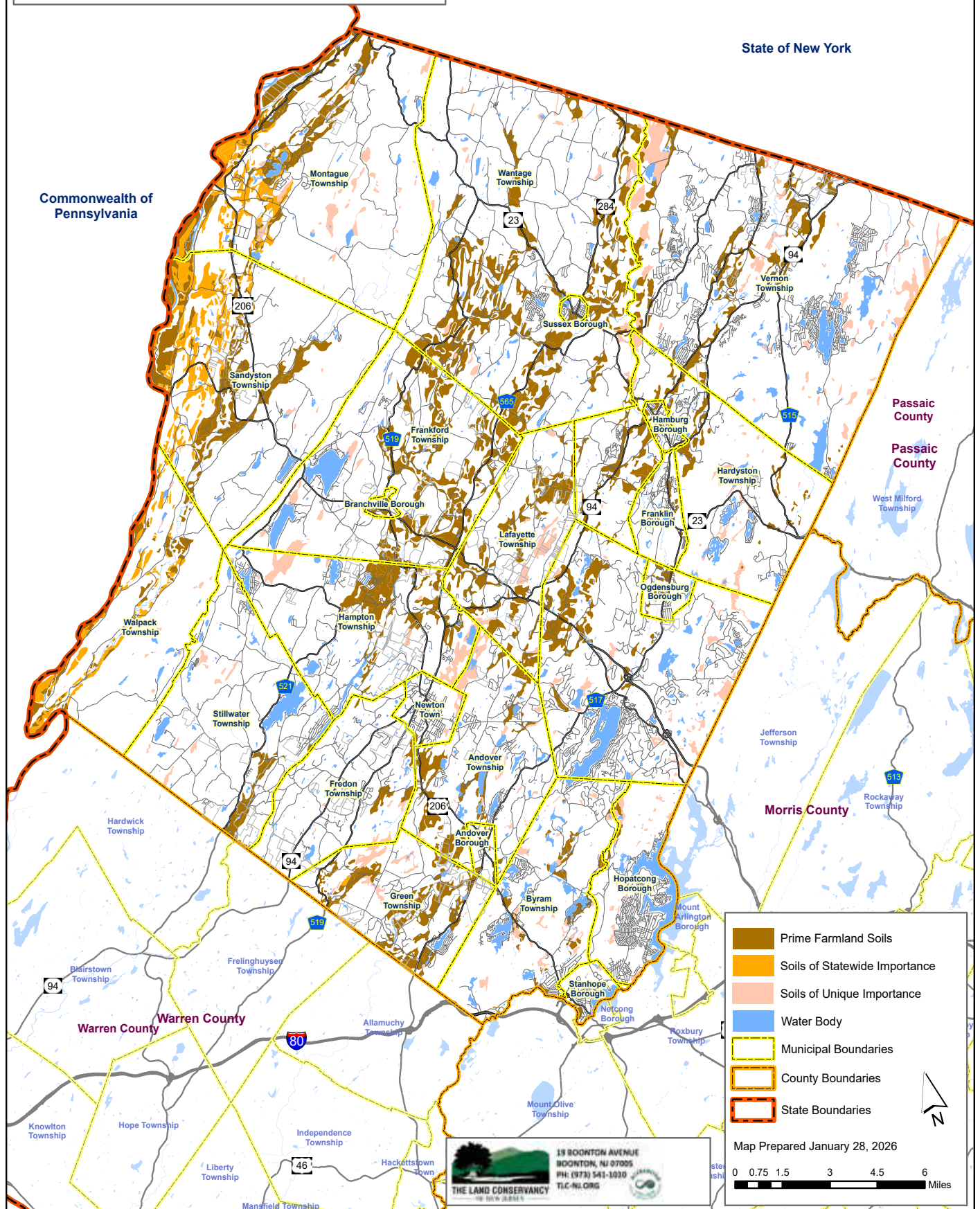
Many of the county's other prime and statewide important soils, including soils of the Colonie, Delaware, Riverhead, and

Unadilla Series, are found within the Kittatinny Valley and the Delaware Water Gap National Recreation Area (NRA). These soils tend to be deep with good drainage and water capacity, making them excellent for a variety of crops. Soils that are commonly found near the county's waterways, such as those of the Colonie and Unadilla Series, are typically fine-grained with higher levels of organic matter than other soils. These soils are suitable for a wide range of agricultural products, including vegetables and nursery crops. Coarse-grained soils, such as those of the Delaware Series, tend to be located further away from water bodies and are more commonly planted with corn and small grains.⁵

Soils of the Pompton Series are found in flat plains near the Highlands Ridge that are primarily forest-covered, while soils of the Lordstown-Wallpack Complex are found within the Delaware Water Gap NRA. These exhibit a coarse-grained, rocky substrate with variable drainage qualities. Catden soils are associated with natural areas within or adjacent to submerged lands. Consequently, they are poorly drained with high levels of organic matter. Catden soils are primarily occupied by undeveloped wildlife conservation areas.

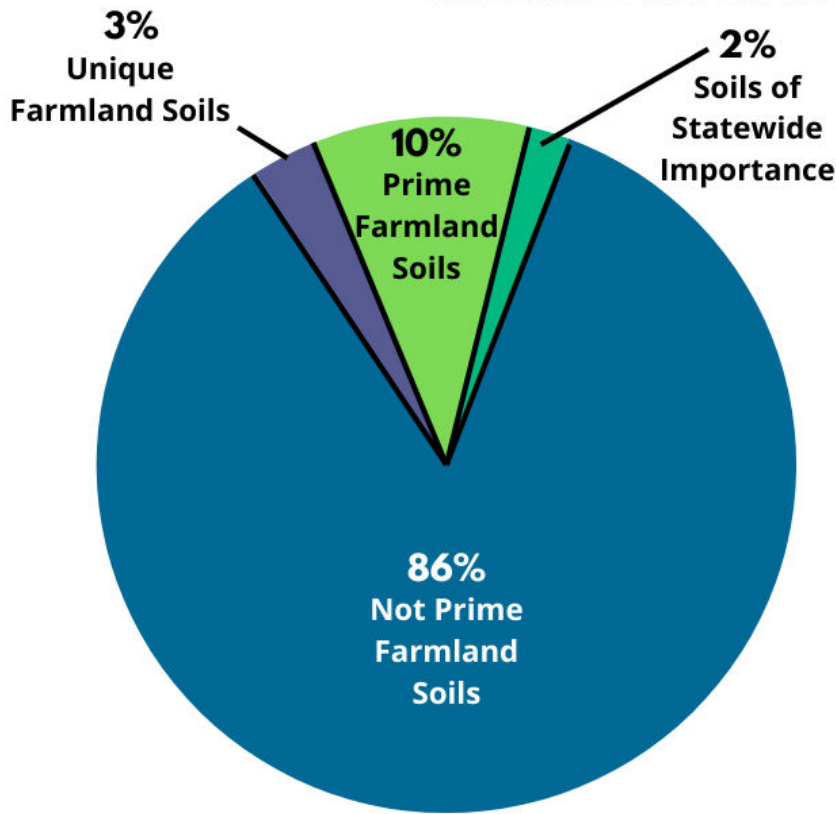
Map 3: Agricultural Soil Type

Sussex County, New Jersey



Soils of Sussex County

Source: NRCS Web Soil Survey 2023



SOIL TYPE BY ACREAGE

Prime Farmland
33,373.55 ac

Soils of Statewide
Importance
5,877.86 ac

Unique Importance
9,016.18 ac

Not Prime Farmland
294,256.39 ac

Figure 1-3. Soils of Sussex County (2023)

C. Irrigated Land & Water Sources

Irrigated land is defined by the Census of Agriculture as all land watered by any artificial or controlled means.⁶

The amount of irrigated farmland in Sussex County is very small. According to the New Jersey farmland assessment for 2019, most of the irrigated land in Sussex County was planted with vegetables (52 acres), ornamental (44 acres), and fruit crops (25 acres). This includes farms in Lafayette Andover, and Frankford Townships. While field crops

Table 1-3. Irrigated Land (acres), Crop Type, Sussex County

	2000	2005	2010	2015	2019
Field Crops	51	96	97	33	3
Fruit	11	25	21	24	25
Ornamental	30	41	54	35	44
Vegetables	57	73	59	91	52
Total	149	235	231	183	124

Source: NJ Farmland Assessment

under irrigation have decreased at the greatest rate since 2000, fruit crops have increased by over 50% (**Table 1-3**).

As reported by the Census of Agriculture, 85 farms irrigated 928 acres in 2022, representing 8% of the county's farms and only one percent of its farmland (**Table 1-4**).⁷ However, the total acres irrigated in Sussex County has more than doubled since 1992 (from 390 to 928 acres). This trend is partly attributable to the increasing number of water-intensive agricultural operations, including nurseries and vegetable farms, taking root in the county in areas where local soils require irrigation to support these products.

Farmers use the limited groundwater supplies (and surface water where available) for irrigation. Towns in the Kittatinny Valley, where most of the county's irrigated acres are found, contain aquifers of generally poor productivity.⁸ Competition for these limited groundwater resources between agriculture and other local land uses, including new residential and commercial developments, has been continually intensifying in these areas. There is a concern that further development will limit the availability of water for agriculture in much of Sussex County.

According to the United States Geological Survey (USGS), there are two categories of aquifers in Sussex County (**Figure 1-4**).⁹ The Valley and Ridge sedimentary unit aquifers serve the western portion of the county

from the Delaware River. This is one of the two glacial valley-fill aquifers within Sussex County. Generally, they are made up of stratified drift, poorly sorted sand, and gravel with interbedded silt, silty sand, and clay. The most productive aquifers are carbonate rocks that commonly yield large amounts of water, especially where overlain by stratified glacial deposits.

The second category of aquifers is the Highlands crystalline unit aquifers. These cover extend east into Passaic County. Within these aquifers, water is available in weathered and fractured zones, usually within 300 feet of the land surface. Except for carbonates, yields from other consolidated sedimentary rocks (poorly fractured sandstones and shales) and crystalline rocks are limited by the degree of weathering and fracturing and do not exceed more than a few hundred gallons per minute.

The nature of Sussex County farming is predominantly livestock and hay, both of which do not require irrigation. Very few Sussex County farmers raise vegetables, which have higher water needs, as their primary product. Overall, there has been a slight increase in irrigation practices, most likely due to changing climates and lack of rainfall.

Table 1-4. Sussex County Farms with Land in Irrigation

	1992	1997	2002	2007	2012	2017	2022
Number of Farms	50	79	93	81	59	66	85
Land in Irrigated Farms	4,111	5,922	7,964	4,025	4,534	3,861	6,088
Harvested	50	83	92	77	59	66	83
Pasture/Other	(D)	(D)	74	44	0	(D)	13
Total Acres Irrigated	390	577	642	454	268	407	928
Percent of Total Farmland	0.5%	0.8%	0.9%	0.7%	0.4%	0.6%	1.3%
<i>Source: Census of Agriculture</i>							

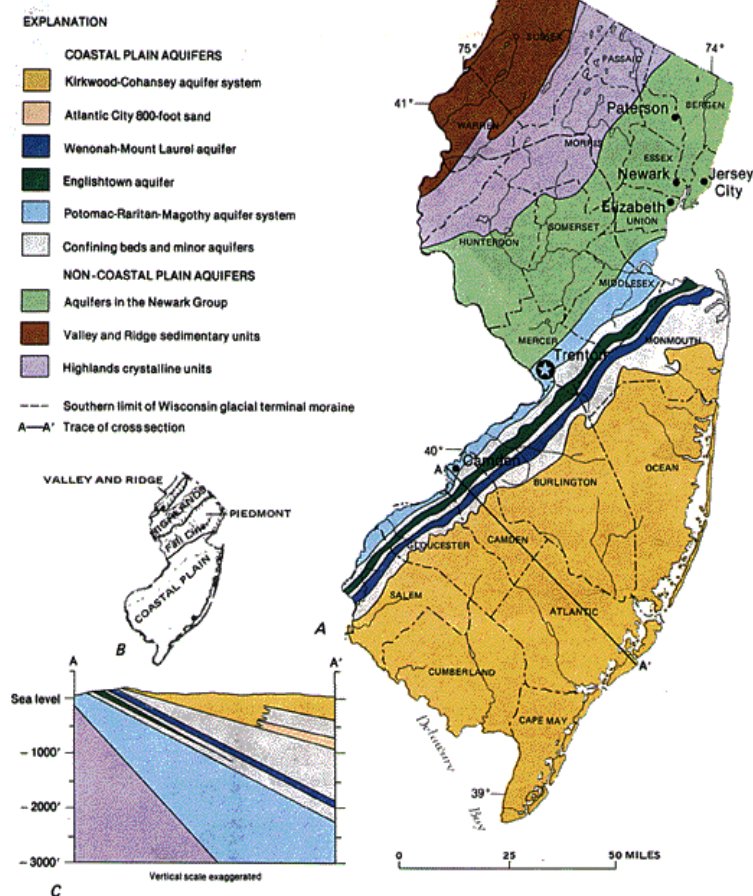


Figure 1. Principal aquifers in New Jersey. A, Geographic distribution. B, Physiographic diagram and divisions. C, Generalized cross section (A-A') of the Coastal Plain. (See table 2 for more detailed description of the aquifers. Sources: A, C, Compiled by O. S. Zapezca from U.S. Geological Survey files. B, Owens and Sohl, 1969; Raisz, 1954.)

Figure 1-4. New Jersey Aquifers, Source: USGS)

D. Farmland Trends and Statistics

The 1,052 farms in Sussex County average 68 acres in size, which is slightly below the overall New Jersey average of 71 acres. The median farm in Sussex County is 20 acres, indicating that most of the county's farms are smaller than the average 68 acres. The majority of farms are below 50 acres, which has been a trend in the county since before 1992. In 2022, the same distribution of farm sizes is seen but the totals are actually rising (**Figure 1-5**).

According to the 2023 New Jersey Farmland Tax Assessment data, 99,030 acres are farm-assessed in Sussex County,

and **Figure 1-6** shows the distribution of farm-assessed land. Of the 99,030 acres:

- 26,419 acres (27%) are harvested cropland.
- 2,395 acres (2%) are cropland pasture.
- 10,819 acres (11%) are in permanent pasture.
- 59,115 acres (60%) are woodland/or wetland.

The loss of farm acreage in Sussex County has been seen across all categories of farmland assessment. The total amount of farm-assessed land has declined 12% from 2000. The county's decline in acreage from 2000 was unevenly distributed across farmland uses including:

- Harvested cropland decreased 19%.
- Pastured cropland decreased 59%.
- Permanent pasture decreased 33%.
- Woodland/wetlands increased 3%.

In Sussex County, the only category of farmland to increase in acreage between 2000 and 2023 was woodland/wetlands. This increase in woodland may come from cropland left abandoned or fallow for extended periods, which undergoes ecological succession into forest. All other categories have declined over the last 23 years.

Active agriculture, as defined by the NJ Farmland Assessment is acreage falling within the categories: of cropland harvested, cropland pastured, and permanent pasture. The total land in active agriculture is 39,633 acres.

According to the NJ Department of Environmental Protection (NJDEP) Land Use/Land Cover (LU/LC) mapping, active agriculture includes the following LU/LC types and totals 37,729 acres:

- Agricultural wetlands.
- Cropland and pastureland.
- Former agricultural wetlands.
- Orchards/ vineyards/ nurseries.
- Other agriculture.

Active agricultural areas—including harvested cropland, pastured cropland, and permanent pasture, declined more than overall farm-assessed acreage, with a 28% decrease. The largest loss was in cropland pasture (59%), see **Table 1-5**.

The New Jersey Farmland Assessment Report for 2023 breaks down acreage of active agriculture by municipality. The boroughs in Sussex County have little to no active agriculture within them. Wantage Township has the most with 11,760 acres in active agriculture. The distribution within the county can be found in **Table 1-6**.

The increasing costs of farming and farmland in the state and the county may compel smaller farmers to sell their land to some of the county's larger farms, as well as developers. As farmers retire, current small operations cannot compete to purchase non-preserved farmland as the economic pressure from other industries is too high. There is a general concern among farmers that an increasing amount of formerly productive farmland is being abandoned. This land remains part of the county's total agricultural land, but it is not used for pasture or crop land. Land left fallow and unmanaged promotes the spread of invasive plant species and often serves as habitat for wildlife that damages crops in nearby fields. More abandoned land also means that Sussex County farmers must increase the percentage of still active farmland that they harvest each year in order to maintain current levels of productivity.

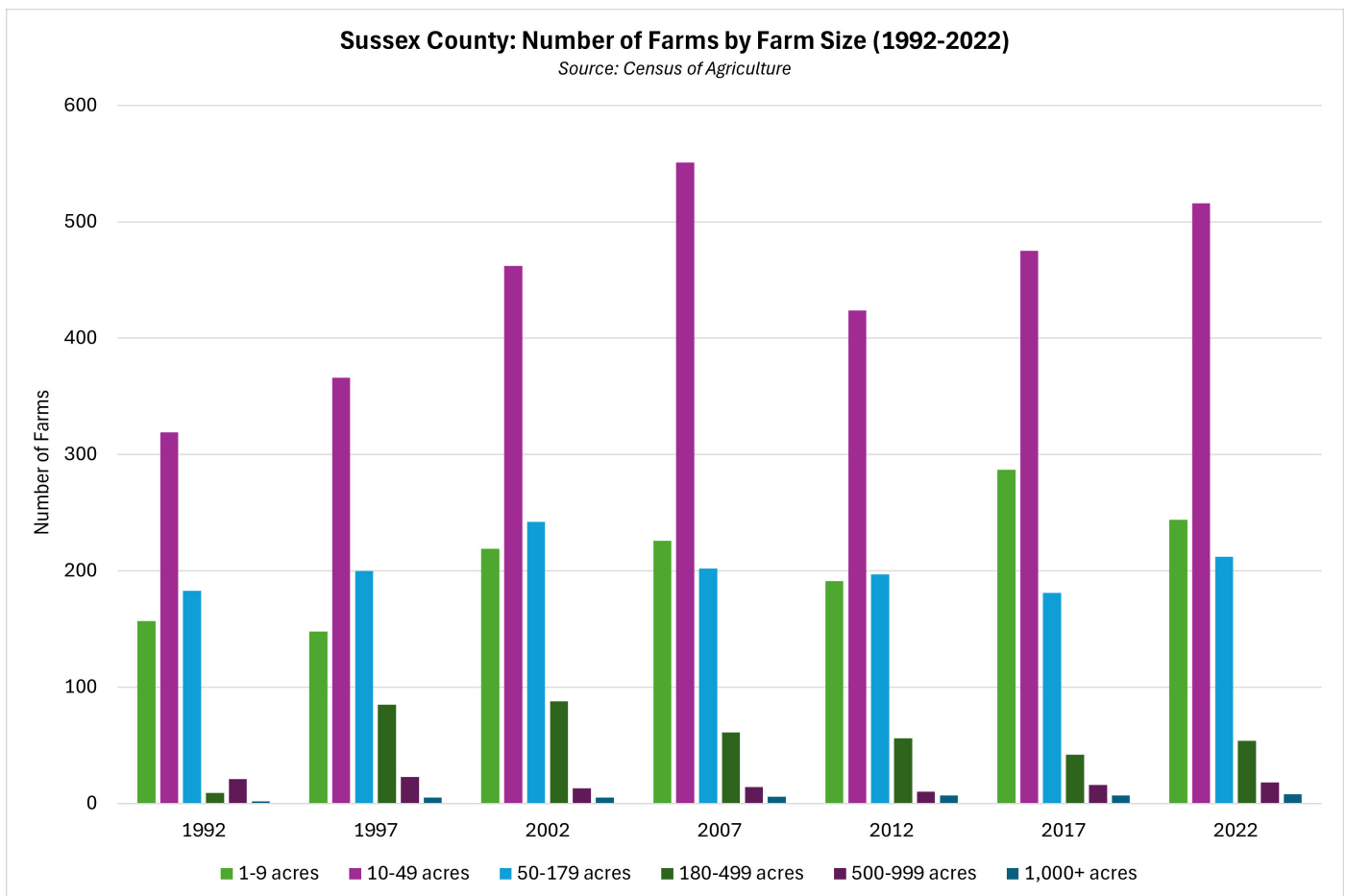


Figure 1-5. Sussex County Farms by Size

Farm Assessed Land (Acres) Sussex County 2023

Source: NJ Farmland Tax Assessment 2023

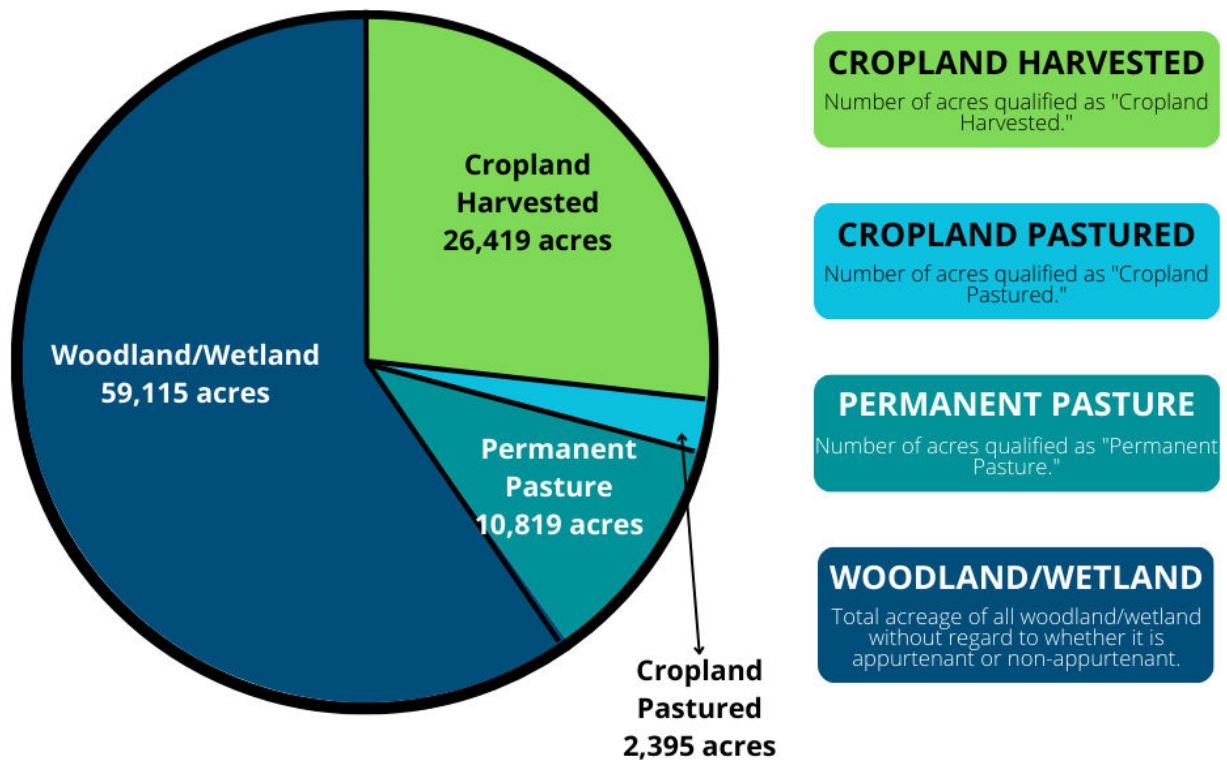


Figure 1-6. Farm Assessed Land

Table 1-5. Active Agriculture: Sussex County (2000-2023) (acres)				
Year	Cropland Harvested	Cropland Pastured	Permanent Pasture	Total Active Agriculture
2000	32,805	5,910	16,218	54,933
2005	29,242	5,696	14,899	49,837
2010	29,511	4,685	14,247	48,443
2015	27,617	4,206	13,645	45,468
2019	27,497	3,270	11,896	42,663
2023	26,419	2,395	10,819	39,633
% Change	-19%	-59%	-33%	-28%

Source: NJ Farmland Assessment¹⁰

Table 1-6. Acres of Active Agriculture by Municipality (Sussex County)

Municipality	Acres of Active Agriculture	Acres in Taxing District
Andover Borough	49	1,280
Andover Township	1,751	13,056
Branchville Borough	7	320
Byram Township	125	13,184
Frankford Township	4,934	22,272
Franklin Borough	321	2,816
Fredon Township	2,935	11,712
Green Township	2,426	10,560
Hamburg Borough	-	768
Hampton Township	2,697	15,808
Hardyston Township	1,657	20,864
Hopatcong Borough	81	6,912
Lafayette Township	3,577	11,712
Montague Township	989	28,544
Newton T own	58	1,920
Ogdensburg Borough	3	1,344
Sandyston Township	1,553	26,944
Sparta Township	938	24,832
Stanhope Borough	-	1,280
Stillwater Township	1,850	17,946
Sussex Borough	31	576
Vernon Township	1,850	43,456
Walpack Township	39	15,270
Wantage Township	11,760	43,456
Total	39,633	336,832

Source: NJ Farmland Assessment

Chapter 1 Literature Cited

Maps:

Map 1. Farmland - New Jersey Office of Geographic Information Services (NJOGIS) and Sussex County Office of GIS, NJGIN Road Network 2021.

Map 2. Land Use/Land Cover - NJDEP Land Use/Land Cover 2020.

Map 3. Agricultural Soil Type - USDA NRCS Soil Survey 2023.

Citations:

1 United States Department of Agriculture (USDA). 2022. Census of Agriculture. <http://www.agcensus.usda.gov/Publications/> Accessed September 2024.

2 USDA. 1975. Soil Conservation Service (SCS) in Cooperation with New Jersey Agricultural Experiment Station and Cook College, Rutgers University. Soil Survey of Sussex County, New Jersey.

3 New Jersey Department of Environmental Protection (NJDEP). Bureau of GIS. Land Use/Land Cover of New Jersey 2020. https://gisdata-njdep.opendata.arcgis.com/datasets/2deaaa3cadd94166bdbff92a44ade284_5/explore?location=40.106729%2C-74.741645%2C8. Accessed April 2026.

4 USDA. Natural Resources Conservation Service (NRCS). Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> Accessed September 2024.

5 USDA NRCS. Soil Classification. <https://www.nrcs.usda.gov/resources/guides-and-instructions/soil-classification> Accessed September 2024.

6 USDA. Census of Agriculture. Appendix B: General Explanation and Census of Agriculture Report Form. https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1_Chapter_2_County_Level/New_Jersey/njappxb.pdf Accessed September 2024.

7 USDA. Census of Agriculture. Ibid.

8 Sussex County and Morris Land Conservancy. September 2003. A Comprehensive Farmland Preservation Plan for the County of Sussex.

9 United States Geologic Survey (USGS). Major Aquifers in New Jersey. 1984. <https://www.usgs.gov/centers/new-jersey-water-science-center/major-aquifers-new-jersey> Accessed August 2024.

10 New Jersey Department of Agriculture (NJDA). State Agriculture Development Committee (SADC). New Jersey Farmland Assessment. Sussex County Summaries for 2000, 2005, 2010, 2015, 2019, and 2023.



Green Valley Farms, Wantage Township

Chapter 2

Agricultural Industry

The Census of Agriculture reports on the market value of agricultural sales. Statewide, Sussex County ranks:

- 12th for total agricultural sales.
- 14th for the market value of crops sold.
- 5th for livestock sales (**Figure 2-1**).

For the crop sales, Sussex ranks:

- 2nd for hay and other crops.
- 3rd for cultivated Christmas trees and short rotation woody crops.

For livestock, the county ranks:

- 2nd for the value of milk sales from cows.
- 4th for cattle and calves & hogs and pigs.
- 5th for sheep, goats, mohair & milk sales.¹

TOTAL AG. MARKET VALUE BY COUNTY

Source: 2022 US Census of Agriculture

#12

Cumberland	\$305 million
Atlantic	\$150 million
Salem	\$138 million
Gloucester	\$137 million
Burlington	\$135 million
Warren	\$128 million
Monmouth	\$120 million
Hunterdon	\$115 million
Middlesex	\$42 million
Camden	\$34 million
Morris	\$33.9 million

Sussex \$31 million

Figure 2-1. Total Agricultural Market Value by County

In terms of production, Sussex ranks:

- 1st among counties for broilers and other meat-type chickens sold.
- 2nd among counties for the number of cattle and calves on farms.
- 3rd for the number of milk cows.
- 4th for bushels of corn for grain.
- 6th for harvested acres of corn for grain.²

Farming in Sussex County is an important part of the local economy:

- \$30.9 million in 2022.
- \$18.2 million in 2017.
- \$18.6 million in 2012.

With a 17% increase in the amount (acres) of farmland in Sussex County between 2012 and 2022, there was also a 66% increase in sales. Statewide, farmland declined by only 0.5% while sales rose by 48%. During the same period, average sales per farm within the county were up 40% to \$29,435. From 2012-2022 there was no major crop commodity that saw a decrease in sales.³

While maintaining its preeminence in the more traditional farming practices, the agricultural industry in Sussex County has also been able to effectively diversify its activities in response to changing market conditions. The county supports thriving agritourism operations that attract thousands of visitors each year.

Farms provide indirect support to the local economy as well. They offer seasonal employment opportunities for young residents and temporary workers who, in turn, patronize local stores and businesses. Tourists who visit Sussex County to enjoy its scenic agricultural landscapes and patronize its farm stands and markets also support local restaurants and motels. The

influence of these agricultural linkages on Sussex County's economy is unmistakable.

One sector that might see an increase in sales is the cannabis industry. With a handful of farmers switching to this, there may be potential for the number of cannabis farmers to increase in Sussex County.

Farms generate a positive cash flow to the Sussex County economy by selling their products to buyers based outside the county, such as distributors and agritourists. Local farmers spend the revenue earned from these sales locally, which supports the county's economy. Sussex County is well-positioned to benefit from positive cash flows from agricultural production. It seems that farms are shrinking in size, but the number of farms has stayed consistent. There is a corresponding increase in direct sales among farmers in Sussex County, with more farm stands, farmers markets, and pick-your-own events.

Statistical Resources

Agricultural production and market value trends were calculated using data from the United States Department of Agriculture's (USDA) National Agriculture Statistics Service (NASS), including the 2022 Census of Agriculture, which was released in February 2024. The agricultural yields for many products have been tabulated annually since 1953, while the yields of other products have been recorded in more recent years. Historical pricing information for some of these products is also available. These historical trends are supplemented by weather and production information from the annual reports of the New Jersey Department of Agriculture (NJDA).⁴ New Jersey Farmland Assessment data, which quantifies the land area devoted to agricultural uses

and products by county and municipality, is also referenced in sections of this document.

A. Trends in Market Value of Agricultural Products Sold

Sussex County's agricultural industry supports a wide variety of farmers, farming operations, and support businesses. Career farmers, as well as part-time, second career, and "hobby" farmers, produce agricultural goods within the county. There has been a major increase in those who see farming as a secondary enterprise in the county. The county relies upon grains, and hay, but also produces substantial harvests of other crops as well as dairy and livestock goods. This diversity forms the basis of the strong and sustainable agricultural industry that exists in Sussex County.

Farm Units

The 2022 Census of Agriculture reports that there are 1,052 farm units in Sussex County, up from 885 in 2012 and 1,008 in 2017. These farms decreased in average size between 1997 and 2007 (**Figure 2-2**). Farm size increased in 2012 and dropped in 2017. It has since increased again in 2022. The decrease in farm sizes can be attributed to many factors. One is the continued increase in the cost of inputs, especially labor and energy. Labor is seen as the highest input cost for fruit, vegetables, nursery, and greenhouse farmers. Energy is the other main input cost and has stifled farm incomes over the past three years. Most farm machinery runs on diesel fuel and does most of their own transporting. When these costs increase, farmers tend to feel it immediately.

The majority of the county's farms are

small (median size 20 acres). 815 farms, or 77% of the farms in Sussex County, produce less than \$10,000 in agricultural products each year. These farms together occupy 6% of the total agriculture sales in the county (**Figure 2-3**). Comparatively few, 61, high-earning farms sell more than \$100,000 worth of goods annually. These farms form the backbone of the county's agricultural economy, accounting for 77% of its total sales. In 2022, these farms brought in a combined \$23.7 million out of the total \$30.9 million reported (**Figure 2-4**).

Over the last 25 years, high-yielding producers have secured a larger portion of the county's agricultural sales by increasing their market share from 15% in 1992 to 35% in 2022. These producers make over \$500,000 in agricultural sales a year. In addition, the number of farms in each category has changed over the years, with farms selling less than \$1,000 showing the most volatility, spiking in 2007 at 386, perhaps due to drought conditions that may have depressed sales overall.

Agricultural Sales

The Census of Agriculture separates agricultural activities into two categories:

- Crops, including nursery & greenhouse.
- Livestock, poultry, and their products.

Crops: County sales of crops, including nursery and greenhouse, increased from \$8.7 million in 1992 to \$11.7 million in 1997. Sales dropped in 2002 to \$8.1 million due to drought conditions that year. Crop sales spiked to \$11.8 million in 2007, and then declined to \$11.5 million in 2012. Over the last five years, crop sales have doubled as sales decreased to \$10.8 million in 2017 and then increased to \$21 million in 2022. Crop sales in 2022 accounted for 68% of the county's total agricultural sales, which

Sussex County: Average and Median Size of Farms (1992-2022)

Source: Census of Agriculture

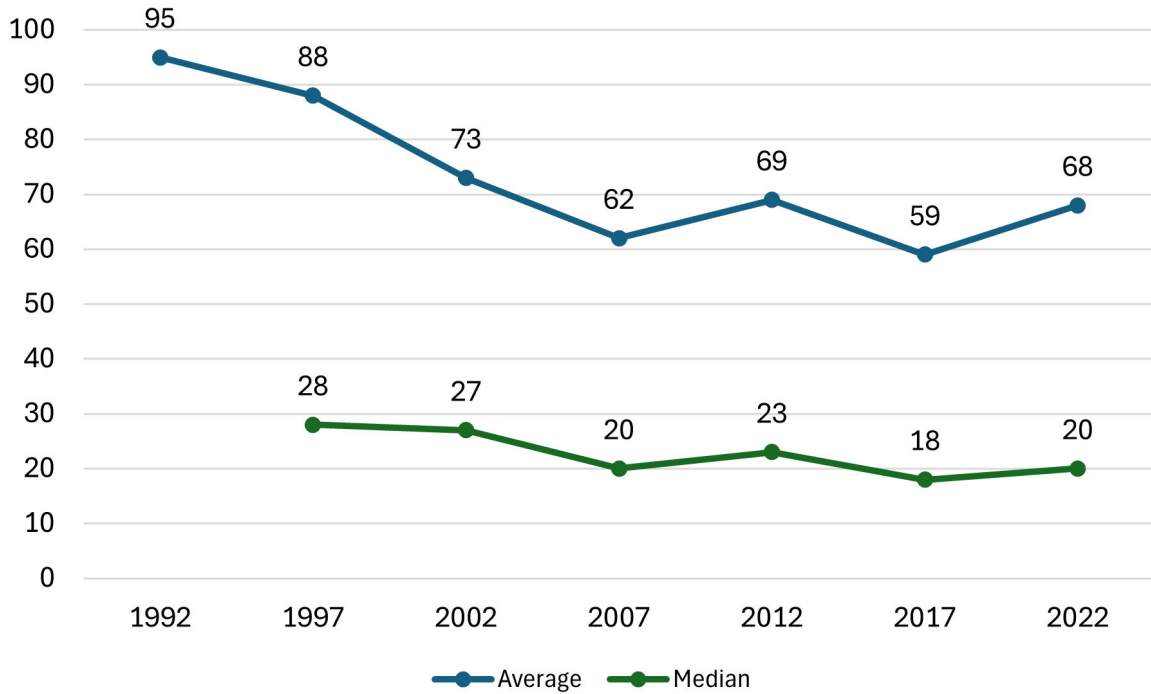


Figure 2-2. Average and Median Size of Farms (1992-2022)

Sussex County: Number of Farms/Value of Sales (1992-2022)

Source: Census of Agriculture

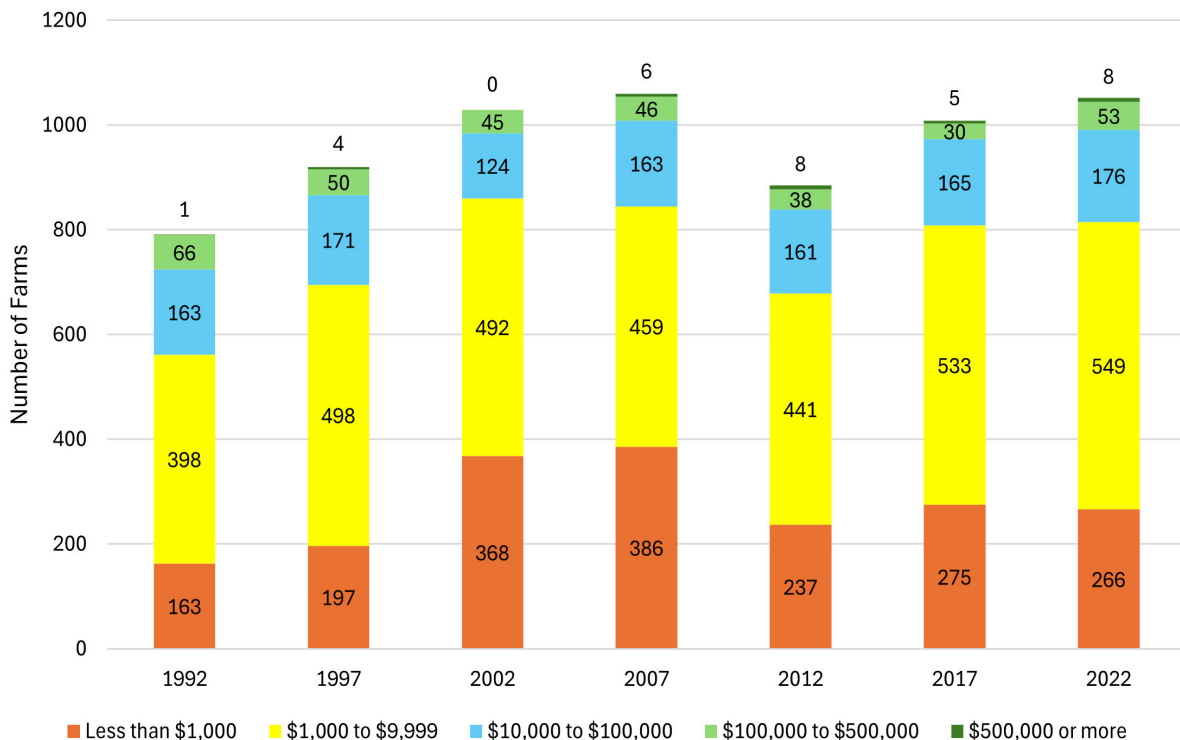


Figure 2-3. Number of Farms/Value of Sales (1992-2022)

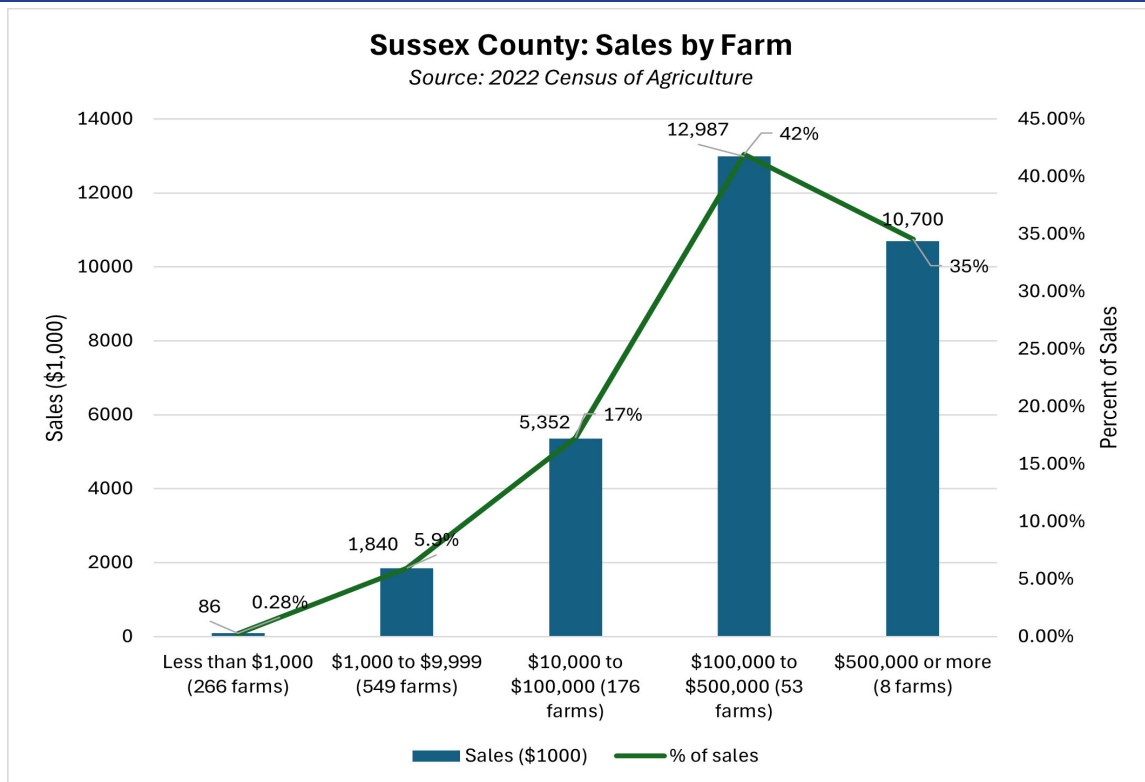


Figure 2-4. Sales by Farm (2022)

is lower than the state average of 91%. Statewide, the number of farms in crop sales declined during this period, while in Sussex County, the number increased.

Livestock: Sales from livestock, poultry, and their products for the same period experienced a high of \$11.7 million in 1992, falling to \$9.8 million in 2022. Livestock sales statewide increased between 2017 and 2022. At the state level, the number of farms involved in livestock increased, while at the county level, it has decreased since 2017. **Figure 2-5** shows the total agriculture sales in Sussex County from 1992-2022.

B. Crop Sales and Production Trends

The Census of Agriculture divides crops into several general commodity categories:

- Vegetables.
- Nursery/Greenhouse.
- Fruits, Nuts and Berries.
- Grains, Oilseeds, Dry Beans, & Peas.

- Hay & Other Crops.
- Cut Christmas Trees & Short-Rotation Woody Crops.

Reported crop sales by categories are shown in **Figure 2-6** and **Figure 2-7**. **Figure 2-8**, **Figure 2-9**, and **Figure 2-10** show selected crops over time by bushels produced, number of farms, and acres in production. As of 2022, corn for grain was first in bushels produced, acres used, and number of farms among selected crops.

Figure 2-6 displays an increase in sales in nearly all categories over the past 30 years. Sales records for short-rotation woody shrubs were not recorded until 2002. In the 15 years on record, sales in this area have decreased slightly. The largest increase in sales recorded is grains, oilseeds, and dry beans with total sales rising 800% since 1992. **Figure 2-7** shows the 2022 breakdown of crop commodities in the county. The highest percentage is grains, oilseeds, beans, and peas which comprise 26% of sales and the lowest percentage is short-rotation woody shrubs

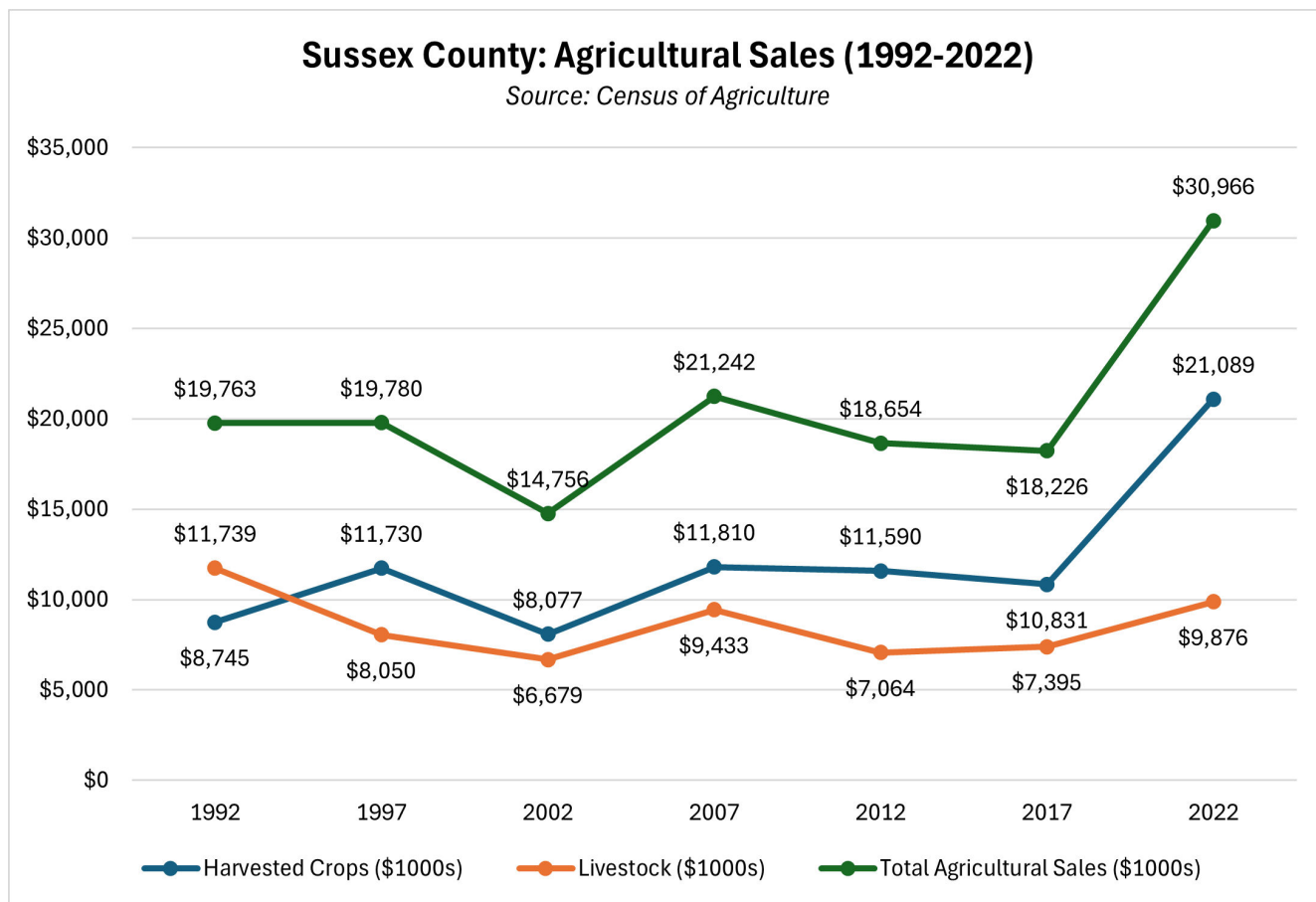


Figure 2-5. Agricultural Sales (1992-2022)

at 1.9%. **Figure 2-8, Figure 2-9** and **Figure 2-10** show the full breakdown of harvested crops in number of farms, acres used, and bushels produced.

Vegetables

Vegetables, melons, potatoes and sweet potatoes were Sussex County's second highest-selling agricultural sector in 2022, up from third in 2017. Sales in 2012 were roughly \$2.8 million, and in 2017 the county saw sales decrease to \$1.9 million. However, in 2022, sales increased to \$4.9 million. This is a 133% increase from 1992. Vegetables make up 23% of sales in Sussex County. This is higher than the statewide average of 22% of crop sales and 20% of all agricultural sales. Vegetables made up 3% of the harvested cropland in the county in 2022. More than 50 types of vegetables,

herbs, melons and potatoes were harvested from 955 acres in 2022, up from 564 acres in 2017. Vegetable acreage has fluctuated since 1992 but has risen steadily since 2012 (**Table 2-1**). Items of note:

- Sweet corn (329 acres), pumpkins (235 acres), tomatoes (66 acres), and squash (49 acres), had the largest acreages of harvested vegetables.
- There were significant harvests of garlic (26 acres), and bell peppers (25 acres) within Sussex County.
- 34 acres of vegetables on 22 farms were harvested for processing and 920 acres on 95 farms were harvested for market.
- Farms that grow vegetables and vegetable products tend to be among the highest-earning operations in Sussex County.

Sussex County: Sales by Crop Commodity (1992-2022)

Source: Census of Agriculture

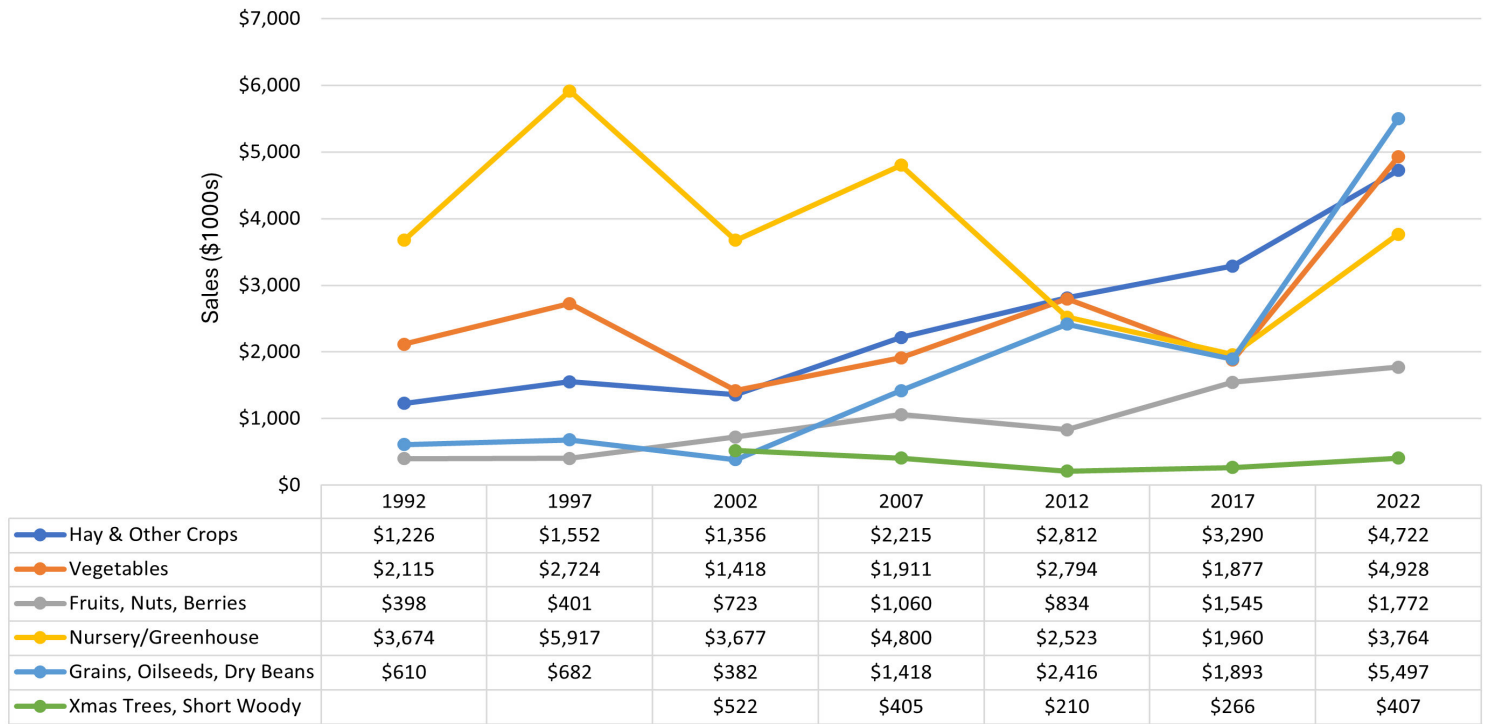


Figure 2-6. Sales by Crop Commodity (1992-2022)

Sussex County Crop Sales (2022)

Source: 2022 Census of Agriculture

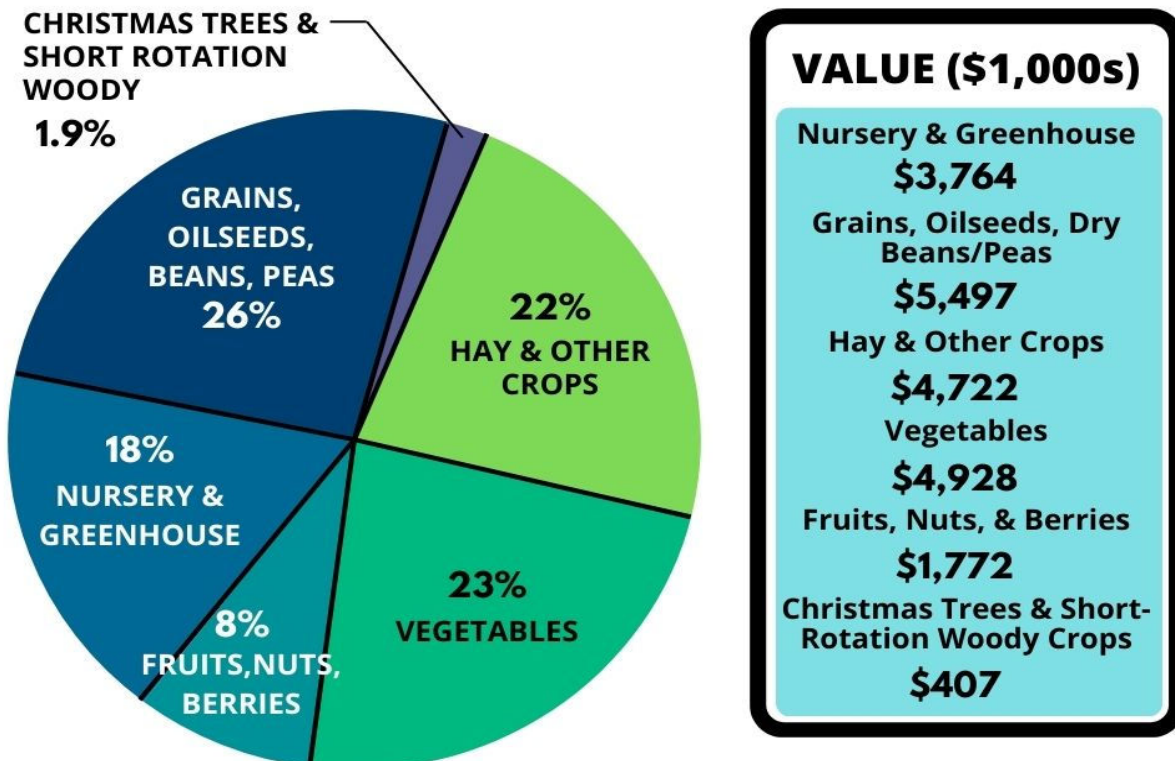


Figure 2-7. Sussex County Crop Sales (2022)

Table 2-1. Vegetables							
Census Year	1992	1997	2002	2007	2012	2017	2022
Number of Farms	122	96	95	111	34	101	99
Total Acreage	1,409	1,274	870	689	233	564	955
Sales (\$1000's)	\$2,115	\$2,724	\$1,418	\$1,911	\$2,794	\$1,877	\$4,928
Source: Census of Agriculture							

- Roughly 16% of the county's agricultural sales come from vegetables, yet vegetables occupy 3% of county farmland and are grown on 99 of the 1,052 farms.

While vegetables sold by the county's farmers have much higher market values than most other agricultural goods, what is not captured by these sales figures is that vegetables require comparatively higher input costs, which reduce their net value. Production infrastructure, such as irrigation systems, maximize the net sales revenue that farms take in from producing and selling vegetables. These costly, high-capital methods are affordable primarily to larger agricultural operations. Thus, the larger operations are the most common producers of these high-intensity products.

Nursery/Greenhouse

The nursery, greenhouse, floriculture, and sod sub-sector – which encompasses flowers, flower seeds, landscaping plants, trees/shrubs, and other products – was Sussex County's fourth highest-grossing crop category in 2022. Sales of these products totaled \$3.7 million, up 49% from 2012 and 2% from 1992. As seen in **Figure 2-6** and **Figure 2-7**, the nursery sector accounted for 18% of the county's crop sales and 12% of its overall agricultural sales. The market share the county's nursery and greenhouse products is much lower than the 49% statewide.

In 2022, this sector surpassed all other categories in the county, including vegetables, in sales per farm, with an average of \$54,551 versus \$49,778 for vegetables and an overall average per farm of \$29,435. The county's agricultural sales from nursery, greenhouse, and sod operations (12%) is higher than the proportion of the county's farms (63 of 1,052, or 6%) that grow these products. This sector accounts for 0.5% of county cropland. Nursery/greenhouse farms take in almost two times the county average in sales earnings and require comparatively little land to do so. These products use 225,575 square feet of land under cover and 158 acres in the open, or 163 acres.

In 2022, bedding/garden plants were by far the largest category of plants grown under cover, occupying 201,155 square feet (approximately 5 acres), and 71 acres in the open. Cut flowers and florist greens were harvested by 25 farms across 59 acres in the open. Undercover figures were not disclosed. 12 farms grew vegetables and/or herbs under 162,965 square feet of cover (approximately 4 acres). Nursery stock, including ornamentals, shrubs, shade & flowering trees, evergreens and live Christmas trees, ornamental grasses and vines, and bare root herbaceous perennials, was predominantly grown in the open, occupying 189 acres, while under-cover numbers were not disclosed.

Nursery, greenhouse, and sod goods have higher market values than most other agricultural goods, but also require comparatively higher input costs. Nursery

stock, such as trees and shrubs, require chemical inputs, such as fertilizers and pesticides, as well as labor to maintain and package them for sale. Large-scale operations capture the highest profit margins among these producers.

Fruits, Tree Nuts & Berries

Fruits, nuts, and berries sales totaled \$1.7 million in 2022. This was up 15% from 2017 sales total of \$1.5 million. Since 1992, sales of fruits, nuts, and berries are up 354%. In 2022, there were 91 operations with fruit, tree nut, and/or berry sales, versus 88 in 2017 and 38 in 2012. Since 1992, the share of agricultural sales that come from fruit has increased. At that time, fruit accounted for 5% of the county's crop sales compared to 9% in 2007 and 8% in 2022. This is due to declining acreage for this sector and rising sales for the nursery and vegetable sectors. Fruits, nuts, and berries make up 422 acres in the county, or 1% of harvested cropland.

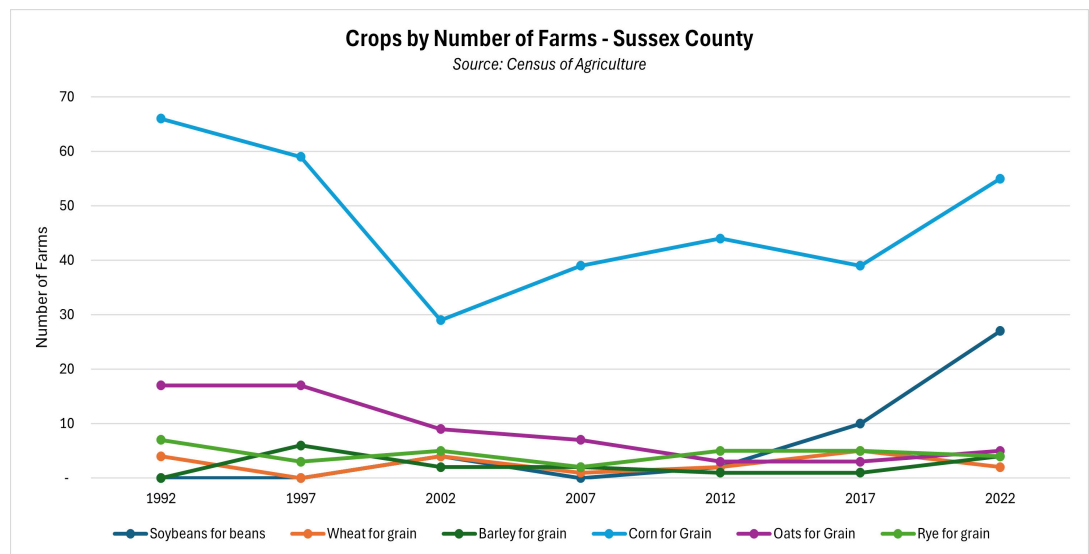


Figure 2-8. Crops by Number of Farms (1992-2022)

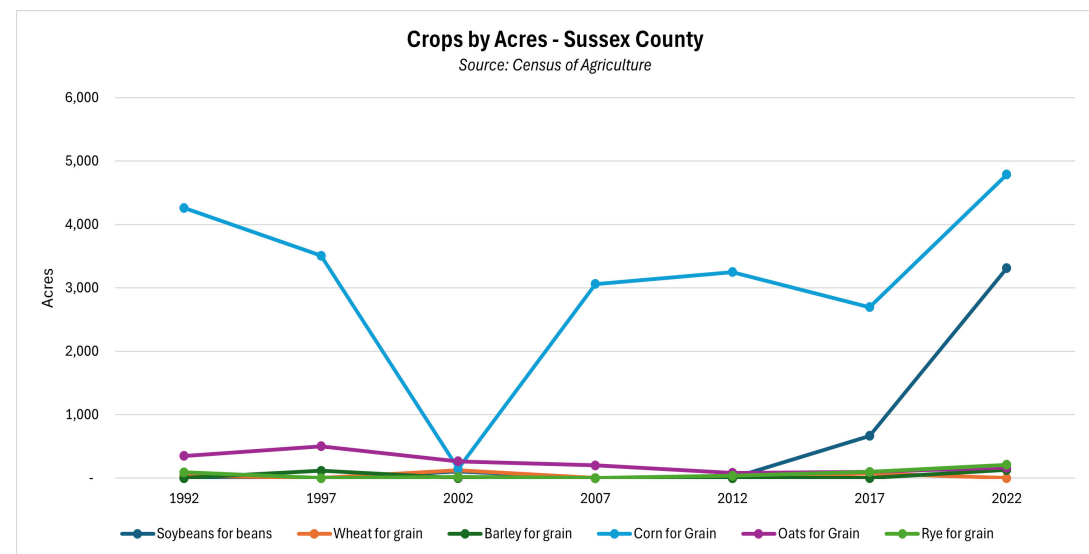


Figure 2-9. Crops by Acres in Production (1992-2022)

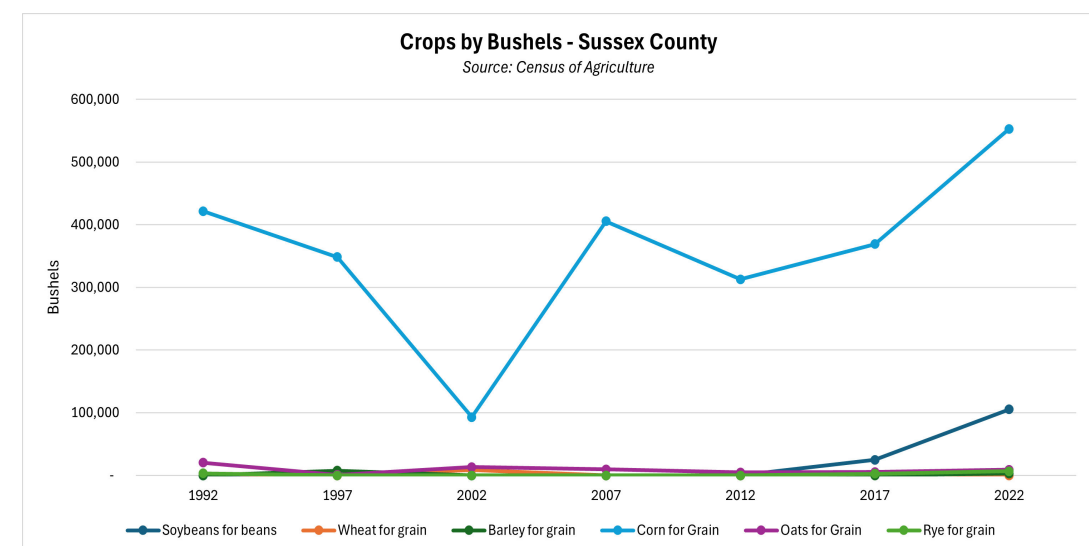


Figure 2-10. Crops by Bushels Produced (1992-2022)

Apples

Apples – the county’s most important fruit product – have experienced a slight decrease since 1992 (Figure 2-11). This trend has been observed across New Jersey and is attributable largely to stiffening competition from growers outside the state. Acreage devoted to apple production totaled 286 in 2022 down from 296 in 1992; operations declined from 72 to 62. Apples make up 68% of the total fruit, nuts and berries acreage in Sussex.

Peaches

Peaches are the second strongest contributor to the fruit industry in Sussex:

- 2022 - 46 acres.
- 2017 - 37 acres.
- 2012 - 31 acres.

The number of operations increased from 16 in 2012 to 37 in 2022. Peach production has been steadily increasing since 1992 (Figure 2-12). Tree fruit fluctuates due to low prices, competition from imports, other regions, and a high cost of inputs. Fruit crops require significant investments to maximize profitability. Regular applications of pesticides are important for growing peaches and apples, and agricultural labor is required for harvesting, packaging, and selling.

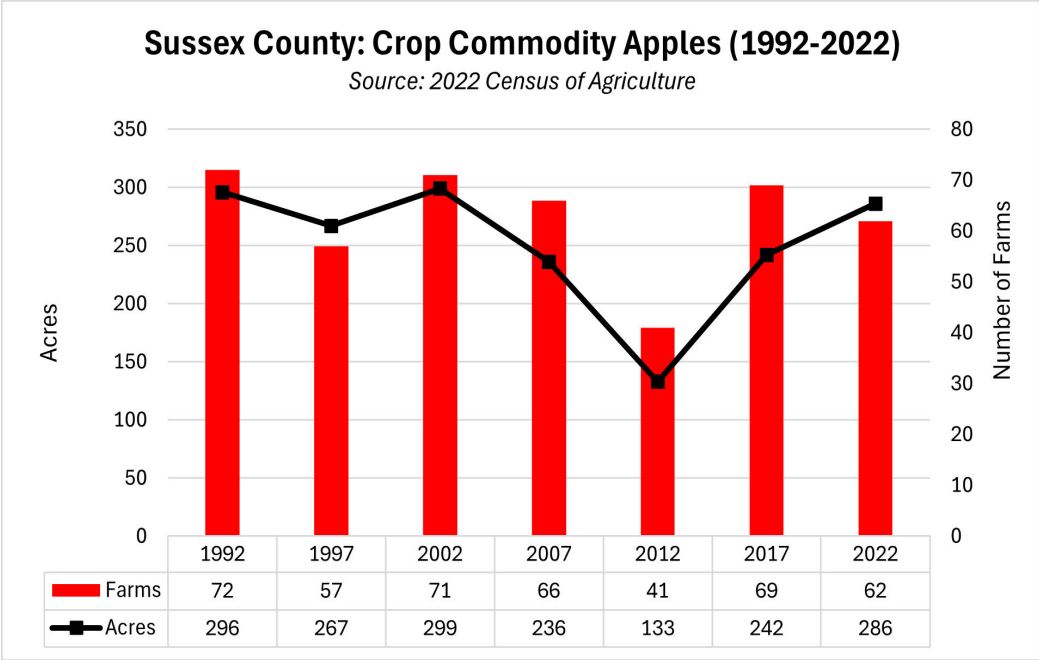


Figure 2-11. Crop Commodity Apples (1992-2022)

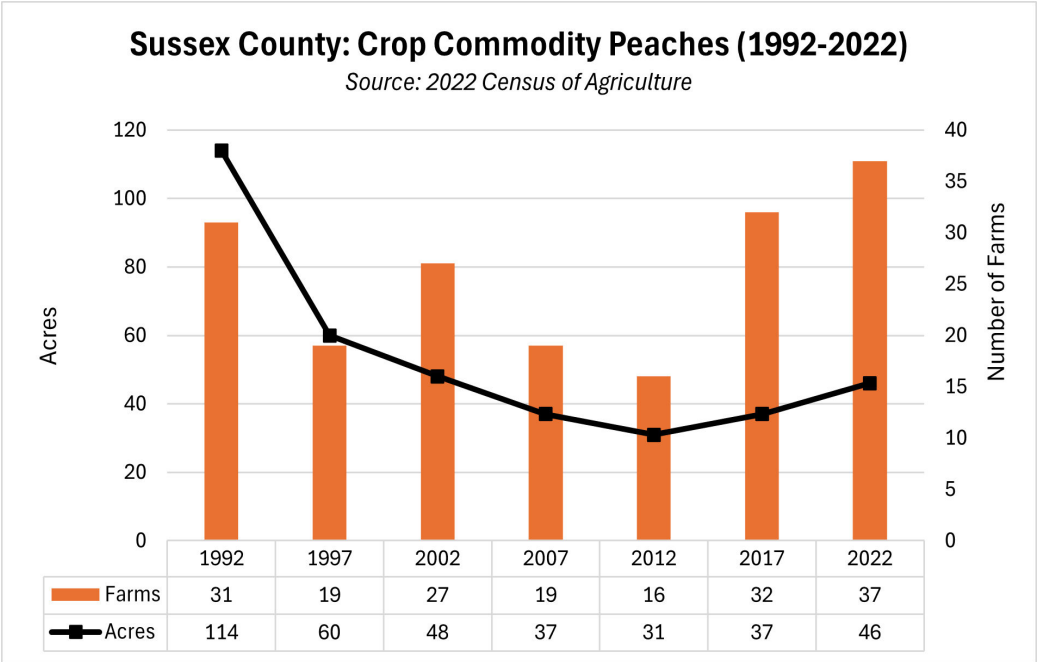


Figure 2-12. Crop Commodity Peaches (1992-2022)

This makes fruit more suitable for large and well-financed farms. However, fruit is also a popular product among smaller operations that support agritourism, such as pick-your-own and roadside farm markets. There is potential for these farms to grow due to interest in agritourism across the county.

Grains, Oilseeds, Dry Beans & Peas

Sales of products within the grains sector rose 800% between 1992 and 2022 to \$5.4 million. From 2012 it increased 128% from \$3.7 million. The number of farms with sales also rose from 31 in 2002 to 86 in 2022 and average sales per farm rose from \$12,300 in 2002 to \$63,918 in 2022.

Grains are more affected by weather than most other field crops because they are rarely provided with additional nutrients or water inputs via fertilizers or irrigation. Grains made up 26% of the county’s crop sales making it the highest-selling crop commodity. (**Figure 2-7**). Grain production tends to experience sharp increases and decreases from year to year. The 2002 Census saw among the worst grain harvests on record.

Grains, oilseeds, dry peas, and dry beans occupy the second most land in Sussex County. This category includes soybeans, corn, and wheat, totaling 8,603 harvested acres in 2022, 29% of all harvested cropland and 25% of total cropland acreage (**Figure 2-8, Figure 2-9, and Figure 2-10**).

Sussex County: Crop Commodity Corn (1992-2022)

Source: 2022 Census of Agriculture

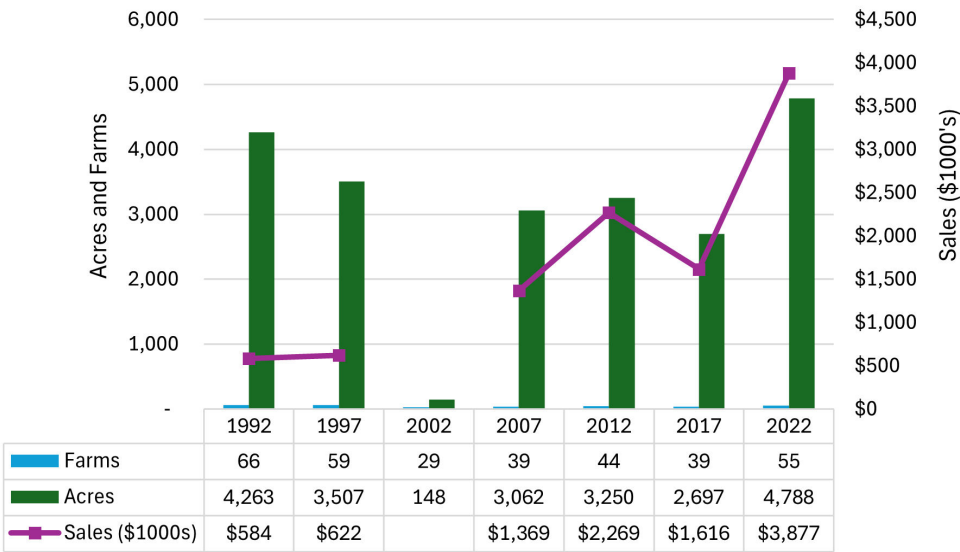


Figure 2-13. Crop Commodity Corn (1992-2022)

Corn

In 2022, corn produced for grain accounted for the greatest subsector of grains production at 4,788 acres (16% of harvested cropland). The combined 5,922 acres of all corn produced (corn for grain and corn produced for silage/green chop) accounts for 20% of harvested cropland, 17% of the county’s total cropland, and 8% of total agricultural land.Corn production occupied 55 farms in 2022, which brings in sales valued at \$3,788,000. The acreage, number of farms, and market value of corn have fluctuated over the past thirty years. Between 1992 and 2022 acreage used for growing corn for grain increased 12% from 4,263 acres to 4,788 acres (**Figure 2-13**). The market value for corn grain sales increased 564% from \$584,000 in 1992 to \$3,877,000 in 2022. In 1992, 421,666 bushels of corn were harvested for sale which

Table 2-2. Corn Production, Bushels							
Census Year	1992	1997	2002	2007	2012	2017	2022
Bushels Produced	421,666	348,504	93,009	405,547	313,031	369,091	552,879
Source: Census of Agriculture							

increased to 552,878 bushels in 2022, a roughly 31% increase (**Table 2-2**). Corn operations produced the most bushels in the county in 2022.

Soybeans

In 2022, soybeans accounted for the second-greatest subsector of grain production at 3,310 acres (11% of harvested cropland). Soybean production occupied 27 farms in 2022, with sales valued at \$1,495,000. The acreage, number of farms, and market value of soybeans have increased over the past twenty years. Before 2002, Sussex County did not have records of soybean production, but it has quickly become the second most popular crop in this category. Between 2002 and 2022, the acreage used for growing soybeans increased from 103 to 3,310 acres. Market value from soybean sales increased from \$232,000 in 2017 to \$1.4 million in 2022. In 2017, 24,742 bushels of soybeans were harvested for sale which increased to 105,413 bushels in 2022. Only

corn operations produced more bushels in 2022.

Much of the county’s grain is produced on local horse and livestock farms that, in turn, use it as feed for their animals. This grain is never sold and is not recorded in the Census sales figures. Consequently, grain plays a much larger role within the local agricultural industry than its sales numbers may indicate.

Hay and Other Crops

Sales of hay and other crops totaled \$2.8 million in 2012, with 434 farms reporting sales, as compared to 591 farms reporting sales of \$4.7 million in 2022. Hay and other crops made up 22% of crop sales within the county, making it the third-highest sales category. Much of the county’s hay is produced on local horse and livestock farms that use it as feed for their animals. This hay, like grain, is never sold and is not recorded in the Census sales figures. Consequently, hay plays a much larger

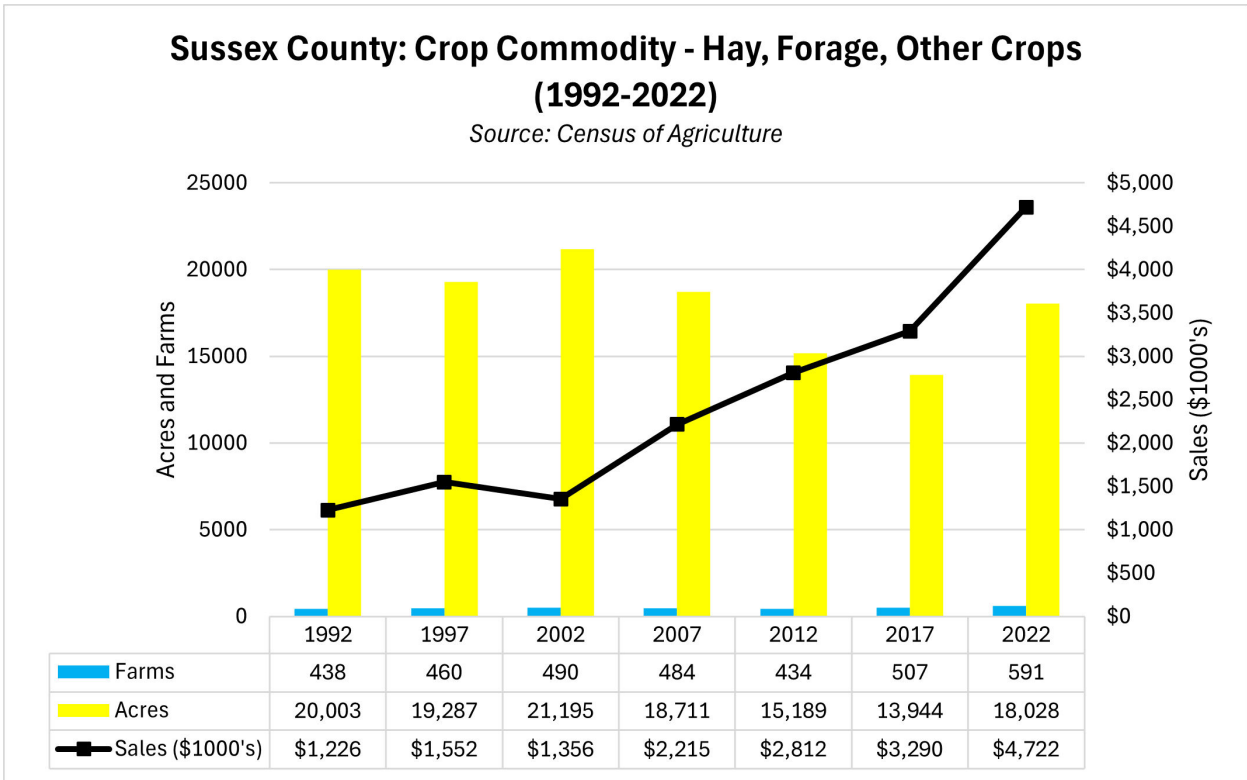


Figure 2-14. Crop Commodity - Hay, Forage, Other Crops

role within the local agricultural industry than its sales numbers indicate, even with it being the crop with the highest sales value. As shown in **Figure 2-14**, hay sales have been rising steadily since 1992.

591 operations reported harvesting hay and/or haylage in 2022 versus 507 in 2017 and 438 in 1992. Acres harvested in those three years were 18,028, 13,944, and 20,003 respectively. In 2022, hay took up 60% of the harvested cropland in Sussex County. The yield in tons per acre in 2022 was 2.1, the second highest since 1992, behind 2017 when it was 2.7. Hay is a low-intensity crop to grow because it does not require the substantial inputs of fertilizers, irrigation, or labor that are necessary with other field crops. Increases in the costs of these inputs have encouraged farmers

in Sussex County to continue to rely on hay production. Hay will continue to play a major role in the county's agriculture industry in the future.

Cut Christmas Trees and Short Rotation Woody Crops

88 farm operations reported sales in cut Christmas trees and woody crops in 2022 versus 87 in 2012. Records began in 2002 when sales were \$522,000. Over the last twenty years, this has decreased by 22% to \$407,000 in 2022. This was a 53% increase from 2017 which totaled \$266,000. Overall, sales for this category made up 2% of the county's total crop sales. Statewide, Sussex County ranks 3rd for cultivated Christmas trees and short rotation woody crops.

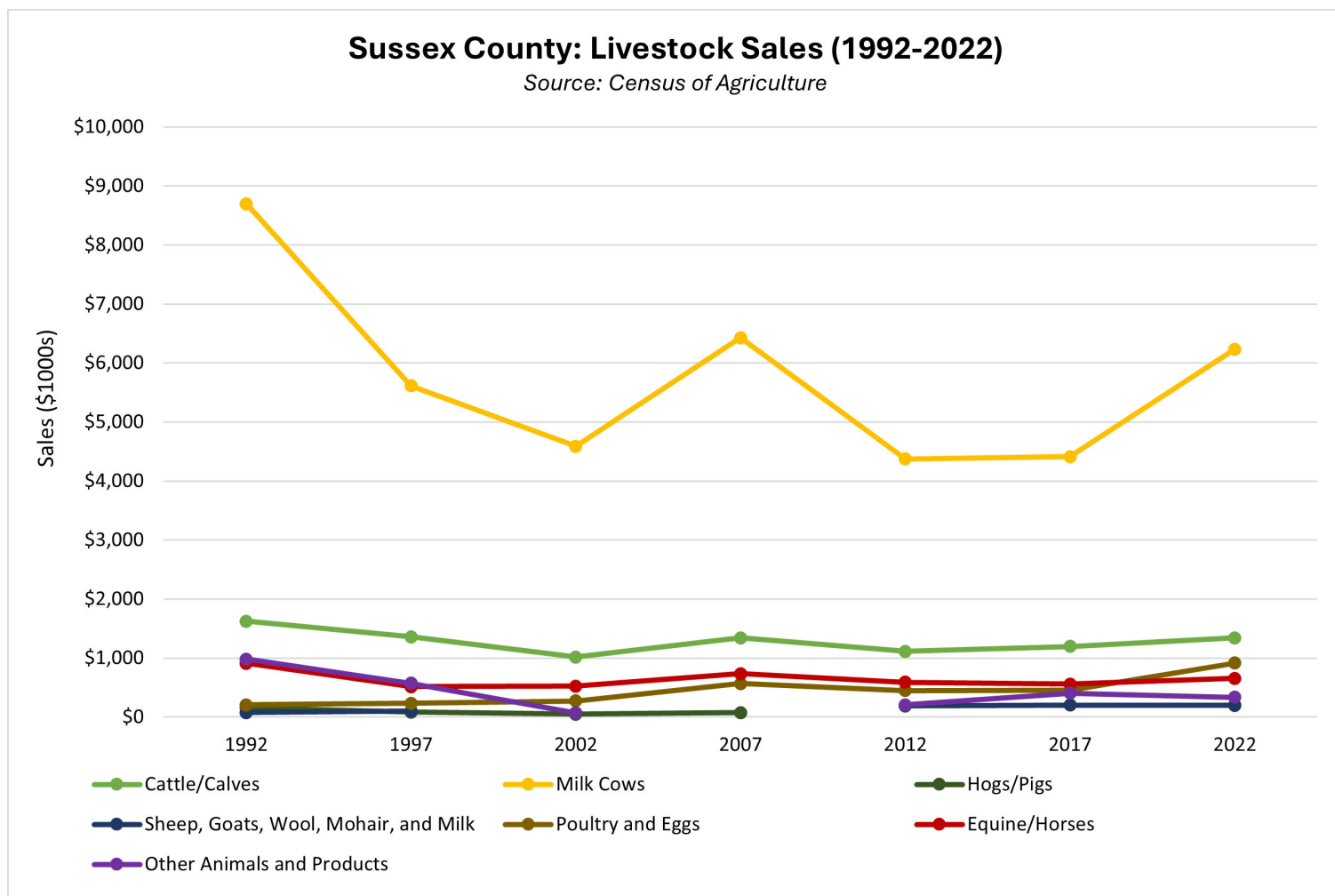


Figure 2-15. Livestock Sales (1992-2022)

Sussex County: Livestock Inventory, Number of Farms (1992-2022)

Source: Census of Agriculture

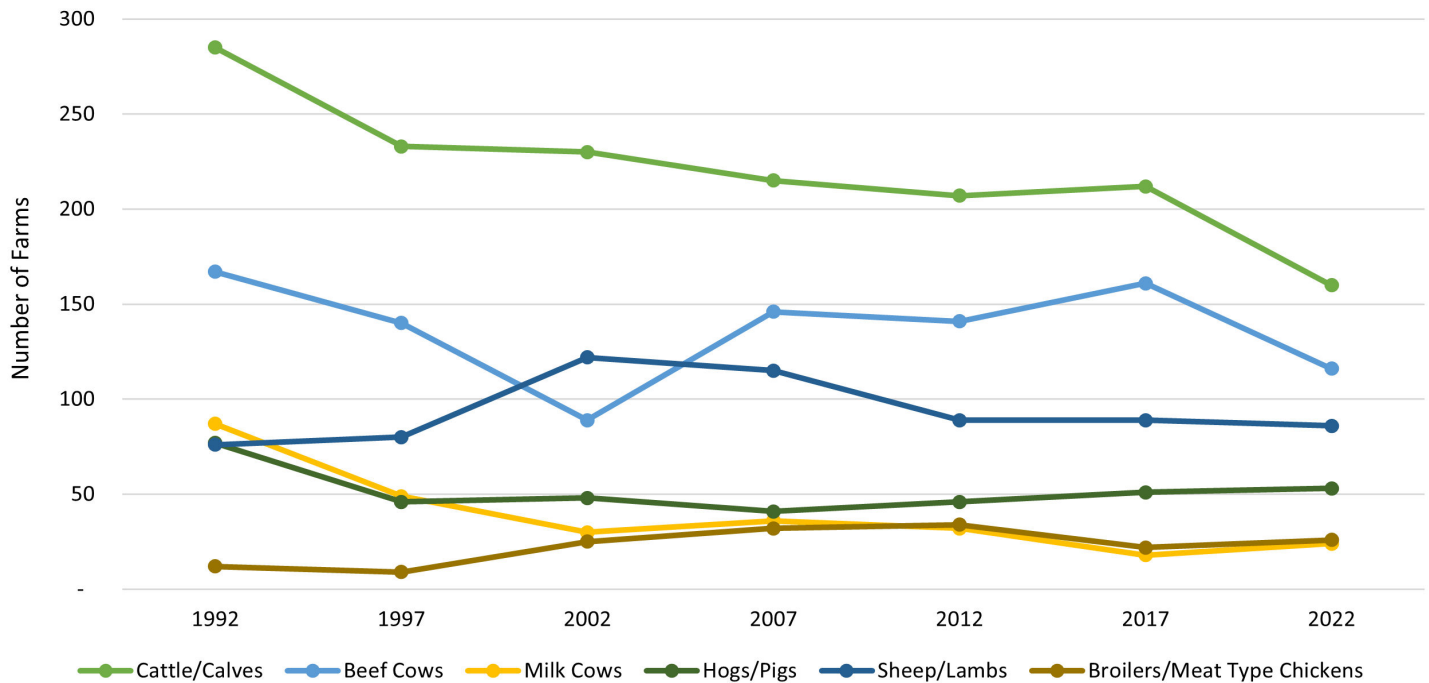


Figure 2-16. Livestock Inventory, Number of Farms (1992-2022)

Livestock

Livestock includes sales from dairy, cattle, hog/pig, equine, poultry, and similar operations. These products sold for \$9.8 million in 2022, 32% of the county's total agricultural sales (**Figure 2-15**). This industry consumes other agricultural products, such as feed crops, and uses a wide range of agricultural services including large animal veterinarians, creameries, and processing plants.

The number of farms in the production and sale of livestock & poultry products is on the decline, contributing to the recent decline in total farms county-wide. Since 1992, only two major livestock categories have experienced a net increase in participating farms: sheep and lambs (13% increase) and poultry (117% increase) (**Figure 2-16**). With the growing number of farms in poultry, the number of animals has increased between 1992 and 2022. Besides broilers and meat-type chickens,

the general trend within this industry is a decline in the number of farms, animal inventory, and overall sales. Beef cows were the only other category to stay the same in the number of animal units. All other industries fell by at least 5%, with the biggest decrease seen in milk cows with a loss of 74% from 1992 to 2022 (**Figure 2-17**).

Dairy and Milk Cows

In 2022, sales of milk from cows (dairy) accounted for 63% of livestock sales in the county (\$6.2 million), placing it third in the state rankings. This is a 41% increase from 2017, as sales totaled \$4.4 million. This is a similar percentage to 2012 when dairy sales totaled \$4.3 million. The percentage of livestock sales from dairy has been the number one selling livestock product in Sussex County. In 2002, dairy was 69% of the category (\$4.5 million) (**Figure 2-15**). In 2022, 24 farms produced milk cows. This is a 72% decrease from 1992 when there were 87 farms with milk cows. The total

Sussex County: Number of Animal Units (1992-2022)

Source: Census of Agriculture

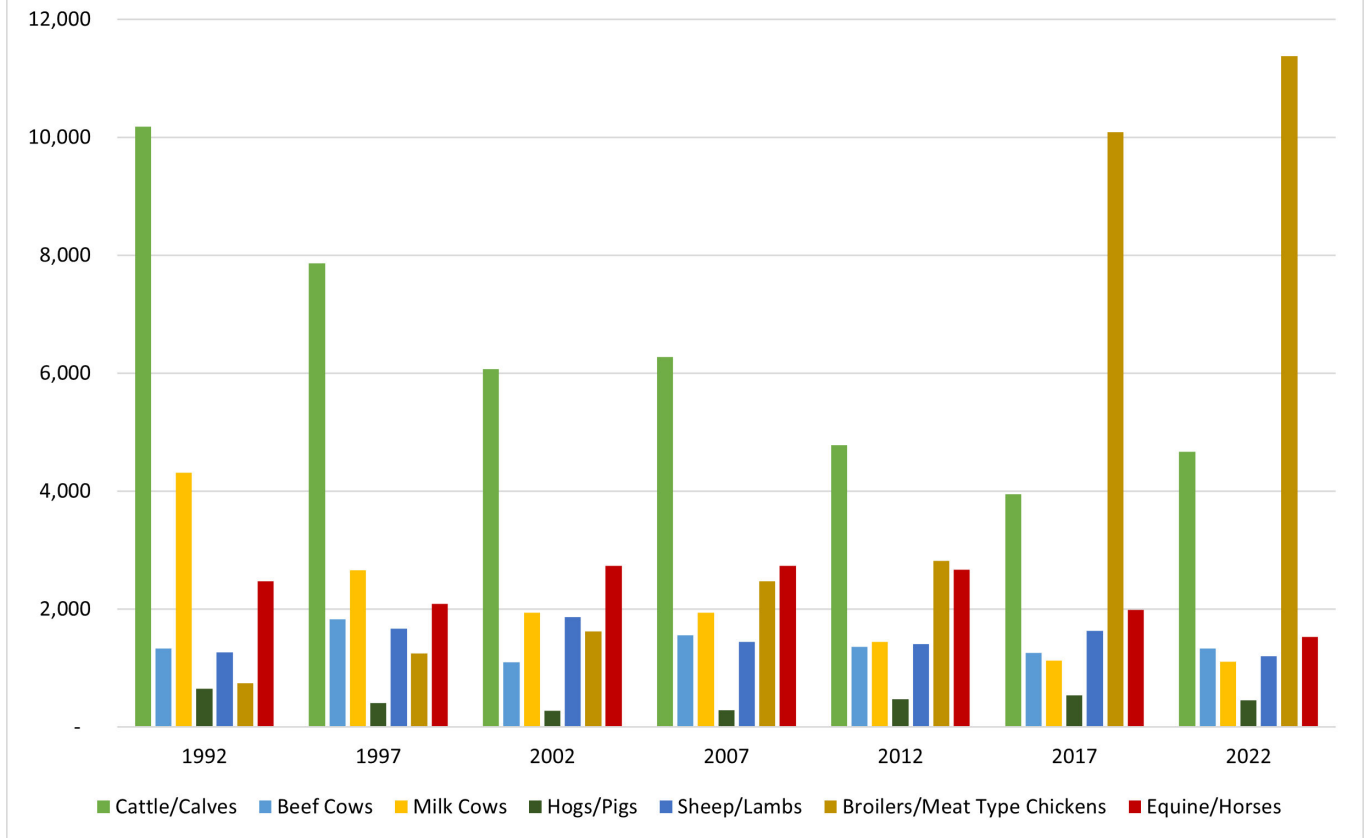


Figure 2-17. Number of Animal Units (1992-2022)

inventory of milk cows also decreased from 1992 by 74%, from 4,317 to 1,112 total inventory (**Figure 2-18**). Dairy operations on a small scale is ultimately becoming less feasible county-wide due to difficulties in meeting state regulations, access to large animal vets, and maintenance costs.

Cattle/Calves

Sales of cattle and calves were 14% of livestock sales in the

Sussex County: Number of Cattle/Cows (1992-2022)

Source: Census of Agriculture

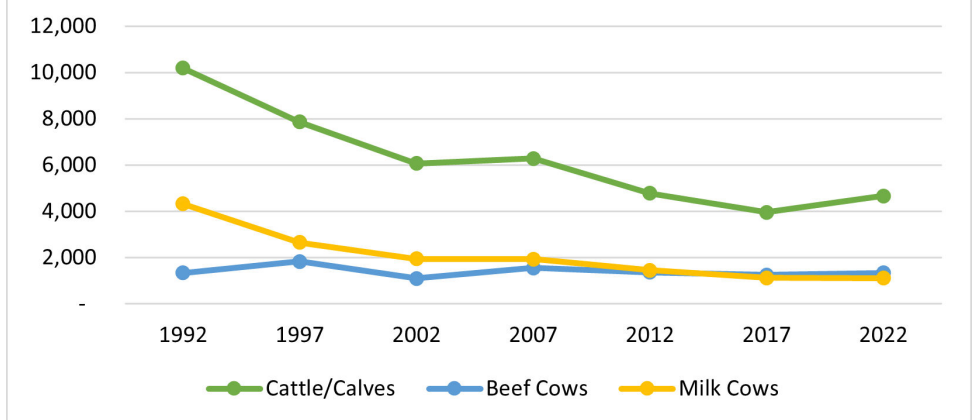


Figure 2-18. Number of Cattle/Cows (1992-2022)

county, \$1.3 million. While the number of farms with cattle inventory declined 44% from 285 in 1992 to 160 in 2022, the inventory declined by 54% from 10,183 in 1992 to 4,665 in 2022 (**Figure 2-19**). The number of farms producing beef cows has fallen from 167 in 1992 to 161 in 2022. The total inventory of beef cows has stayed about the same from 1,334 in 1992, to 1,336 in 2022. Beef cows have been less popular than milk cows in the county, however, over the last thirty years, total inventory numbers have become more equal.

Equine

The equine sector, horses and ponies, were 7% of livestock sales in Sussex County:

- 2002 sales totaled \$525,000.
- 2007 sales spiked to \$735,000.
- 2012 sales dropped \$588,000.
- 2017 sales fell to \$560,000.
- 2022 sales rose to \$655,000.

The number of animals sold has dropped since 2012, with 119 sold in 2012, 129 in 2017, and 66 in 2022. 41 of the county's 256 farms that keep horses sold them during 2022. The remaining farms boarded horses, provided riding lessons, or offered other

equine services. The earnings from these activities are not embedded within the equine figures (**Figure 2-20**).

Inventory levels fluctuated from 1992 to 2007, but have been declining since, from 2,739 in 2007 to 1,531 in 2022. The number of farms with horses and ponies generally followed the same trend as numbers fluctuated from 1992 to 2007 but have been declining since then with 256 farms

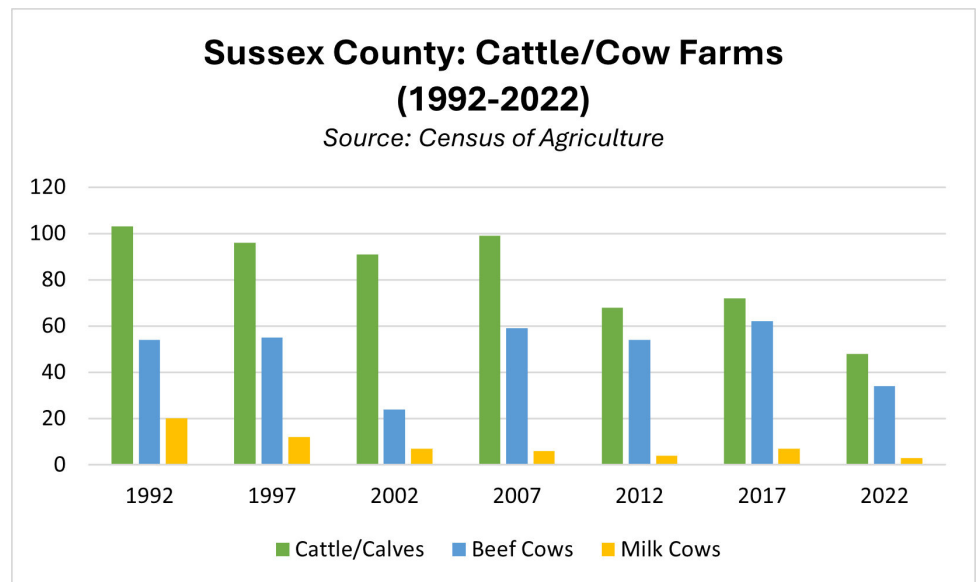


Figure 2-19. Cattle/Cows Farms (1992-2022)

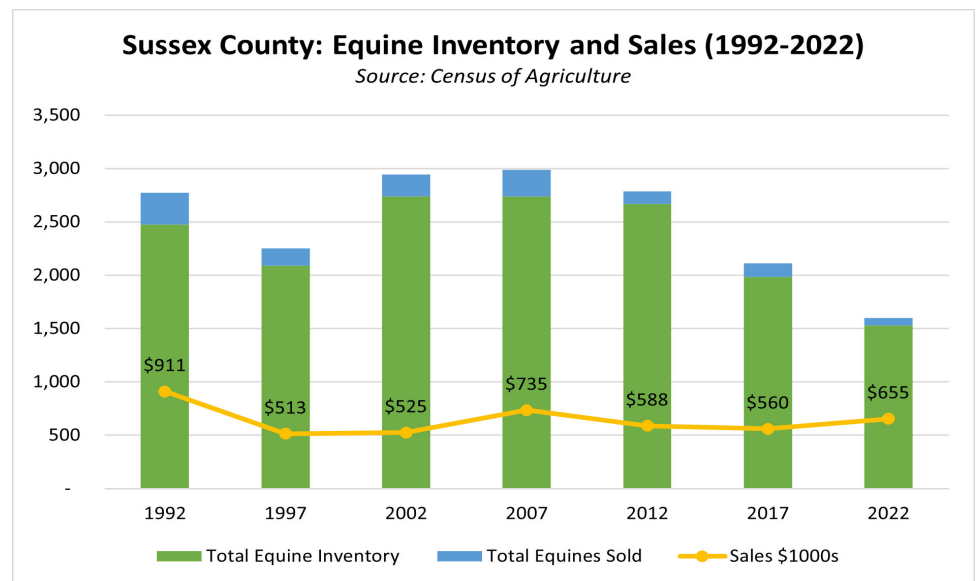


Figure 2-20. Equine Inventory and Sales (1992-2022)

with horses and ponies in 2022.

Hogs and Pigs

Sales of hogs and pigs, at \$201,000 represented 2% of the county's total livestock sales. Sales for this sector were not reported in 2012 and 2017. In 1992 the county had 649 hogs and pigs. This dropped 30% by 2022, to 454. Participating farms have also decreased since 1992, from 71 to 22 in 2022, a 69% loss.

Sheep and Goats

The \$198,000 in sales from sheep, goats, wool, mohair, and milk make up 2% of the livestock and poultry market value, making it the lowest contributing category, tied with hogs/pigs. This sector has grown from \$188,000 in 2012 and \$159,000 in 1992.

Market value for the sale of sheep and wool were not recorded by the Census until 2012. However, data began in 1992 on the number of farms, sheep inventory, and pounds of wool sold. Most sheep farms in Sussex County have smaller flocks, with one and 24 animals. In 2022, these farms made up 88% of all sheep farms. Over the past three decades, this percentage has not changed greatly, ranging from 73% to 88% of sheep farms with one to 24 sheep. From 2012 to 2022, 39 farms had flocks of 25-99 animals. One farm in Sussex County had an

Sussex County: Number of Farms by Sheep Inventory (1992-2022)

Source: Census of Agriculture

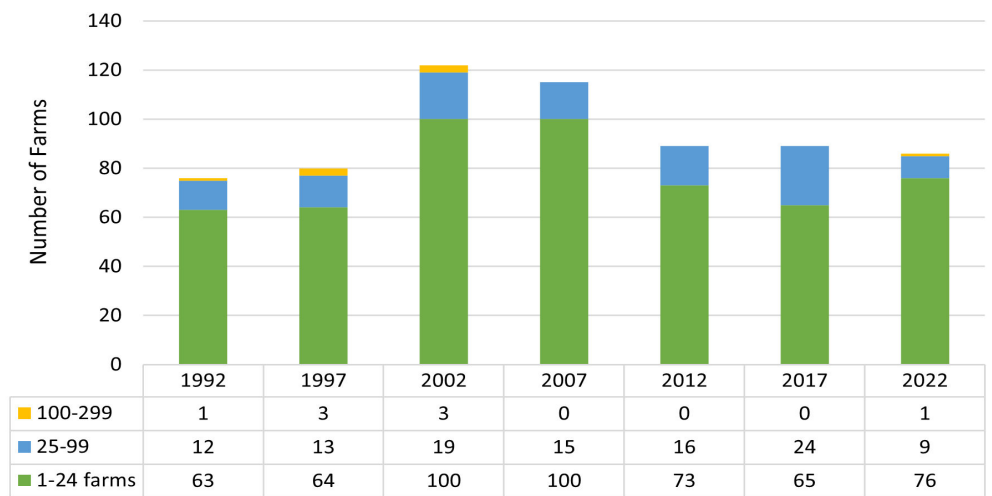


Figure 2-21. Number of Farms by Sheep Inventory (1992-2022)

Sussex County: Inventory & Animals Sold, Sheep and Goats (2022)

Source: Census of Agriculture

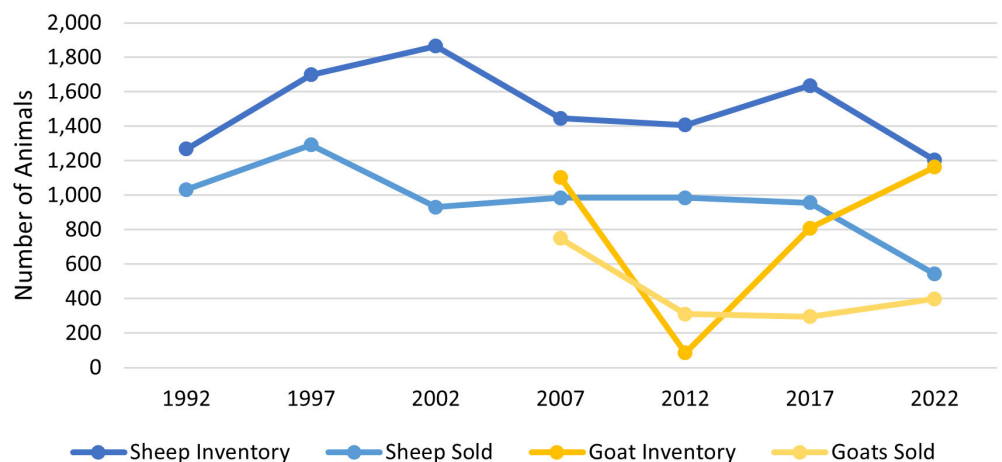


Figure 2-22. Inventory of Animals Sold, Sheep and Goats (1992-2022)

inventory of 100-299 sheep, and no farms had more than 300 sheep (**Figure 2-21**).

While the number of farms participating in the sheep and lamb subsector has not varied, the overall inventory of sheep and lamb has decreased over the last ten years (**Figure 2-22**). In 2022, 1,204 sheep were present, decreasing by 14% from 1,446 sheep in 2012. In 2012, the value of sheep

sales was recorded at \$153,000. In 2022, sales decreased 26% to \$113,000.

The Census began publishing the total number of goat farms and inventory of goats in 2007. It breaks goats into three types: milk, angora, and meat goats, and began recording sales data from all goats in 2012. In 2007, 125 farms reported raising a total of 1,103 goats. By 2022, 109 farms and 1,164 goats were reported, a decrease of 16 farms and a 6% increase in total number of goats. Like the sheep and lamb sub-sector, market value data on goat sales were not recorded until 2012. In 2022, sales accounted for \$85,000 as 398 animals were sold. This is an increase from 2017 as sales totaled \$49,000. The number of goats both sold and total inventory has been increasing over the last ten years (**Figure 2-22**).

Poultry and Eggs

The poultry and egg category made up 9% of livestock sales for 2022, making it the third highest-earning livestock category in Sussex County. Sales in this category totaled \$206,000 in 1992 and have consistently risen over the last 30 years to its current total of \$914,000. This is an increase of 344%. (**Figure 2-15**).

The number of animals sold has also increased. In 1992, there were only 743 broilers/meat-type chickens on 12 farms. Animal inventory increased every year since then to 11,382 animals on 26 farms in 2022. That is an increase of 1,432% over 30 years. Since 2012, the number of animal units increased by 8,560, from 2,822 animals on 32 farms (the highest number of farms in the 30 years). This is an increase of inventory by 303% to its current number in 2022. This is the largest increase by any category of livestock in Sussex County (**Figure 2-17**).

Other Animals

The final category of livestock is all animals that are not listed in a separate table within the Census of Agriculture. This category made up 3% of Sussex County's livestock sales. Since 1992, sales have decreased 66% from \$979,000 to \$333,000 in 2022. These sales have fluctuated over the last 30 years but have not gotten back to their high from 1992.

The livestock industry provides a demand for the county's field crop production. Considerable amounts of grain and hay produced in Sussex County are sold to local farmers to feed their animals or supplement pasture grazing if livestock farms do not already grow feed themselves. Consequently, the viability and continued growth of the county's livestock farms is essential to the agricultural industry as a whole and in keeping local agricultural revenue. Most animal inventories have been declining since 2012, as well as the number of farms with livestock. However, there has been large growth in the small livestock industry, including chickens, as farmers shift their operations.

C. Support Services within Market Region

Sussex County farmers patronize a select few agricultural businesses in towns within the county near Newton, and Sussex Borough. Farmers predominantly rely on businesses in neighboring Morris, Warren, and Passaic Counties in New Jersey, Orange County in New York, and Pike County in Pennsylvania. Necessary processing facilities, such as creameries, meat processing plants, and lumber mills, are limited within Sussex County as well.

Local support businesses are often insufficient to meet all the supply and repair needs of Sussex County's agricultural community. As is the case

across the state, Sussex County's farmers rely heavily upon mail-order retailers and non-local processing facilities in Pennsylvania. Some farmers have found that reliance upon non-local suppliers imposes high shipping and transportation costs that can cut into the profitability of their operations. Consequently, the county's farmers have become adept at minimizing the need for supply and repair services by fixing many mechanical problems themselves and maintaining their equipment. Farmers tend to specialize in some kind of agricultural repair and supplement their incomes by offering their services to other farmers.

There have been numerous resource documents that provide information about the agricultural businesses and support services available to Sussex County's farmers. However, due to an increase in internet awareness, comprehensive lists are not as maintained as they have been in the past. Farmers and other support services are encouraged to have a broader internet presence. This includes marketing their businesses, as well as finding support services to help farms both locally and regionally.

D. Other Agricultural Related Industries

The agricultural economy extends further than crop and livestock production. Pick-your-own farms and farmers markets can connect residents and visitors with farmed products while providing social and community services. Numerous farmer's markets provide residents with access to locally grown, fresh, nutritious produce and farm products. They provide a space for farmers to engage locally in the economy and to network with other farmers and representatives from support services and farm or land-

related government organizations and institutions. Farmers markets offer value-added farm items to be sold, including honey, candles, sauces, fibers, and crafts. Sussex County's Tourism [website](#) has nearly every farmer's market, and agritourism spot on a map of the county. It also has tabs for the county's wineries and breweries.

Future of Agriculture

Sussex County has been relatively consistent with its number of farms; however, they are shrinking in size. This is in part due to high land values, taxes, operation and maintenance expenses, and competition for land from residential, commercial, solar developers. Farmers are often using farming as a secondary enterprise rather than their main source of income, especially on smaller operations. Younger generations pursue more lucrative occupations, making it difficult for farmers to pass their land on to the next generation.

Long-term farms are being sold for development, especially near major highway corridors. Farmland has consistently been an easy target for housing and business development, and warehousing projects.

It is expected that agritourism will continue to thrive in the county. These businesses have had strong sales and as interest in agritourism grows, existing farms in Sussex County will have a good supply of customers.

Chapter 2 Literature Cited

*Used Census of Agriculture from 1992-2022.

1 US Department of Agriculture: National Agricultural Statistics Service. 2022 Census of Agriculture. https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1,_Chapter_2_County_Level/New_Jersey/. Accessed October 2024.

2 New Jersey Department of Agriculture. "New Jersey Agriculture 2023 Annual Report." <https://www.nj.gov/agriculture/pdf/2023AnnualReportFinal.pdf>. Accessed October 2024.

3 U.S. Department of Agriculture, 2022.

4 New Jersey Department of Agriculture. Annual Reports. <https://www.nj.gov/agriculture/pub/general.html>. Accessed October 2024.



Lafayette Township, Meadows Road

Chapter 3

Land Use Planning

A. State Development and Redevelopment Plan Planning Areas, Designated Centers and Endorsed Plans

On December 17, 2025, the State Planning Commission adopted an updated State Development and Redevelopment Plan (SDRP). This update to the 2001 State Plan sets ambitious goals concerning environmental justice, climate change, development, economic growth, affordability, and preservation.¹ It identifies:

- Planning Areas where different sets of goals and guidelines are considered appropriate to determine development activities. These include Metropolitan, Suburban, Fringe, Rural, Environmentally Sensitive and Parklands.

- Designated Centers where future development and redevelopment activities are most appropriate and will be actively promoted.

The State Plan map for Sussex County is shown in **Figure 3-1** and acreages for each planning area are included in **Table 3-1** The SDRP Planning Areas include:

- Metropolitan (PA1).
- Suburban (PA2).
- Fringe (PA3).
- Rural (PA4A) and Rural-Environmentally Sensitive (PA4B).
- Environmentally Sensitive (PA5)

No areas of Sussex County as designated as metropolitan, suburban or fringe.

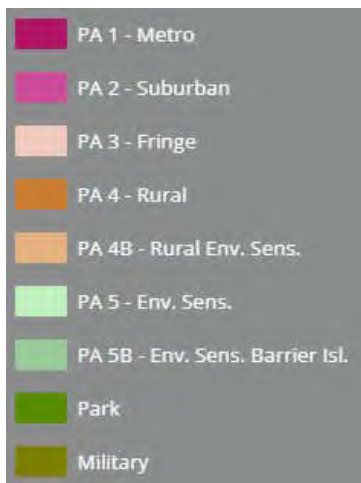


Figure 3-1. Policy Map of the NJ State Development and Redevelopment Plan, Sussex County (NJ SDRP)

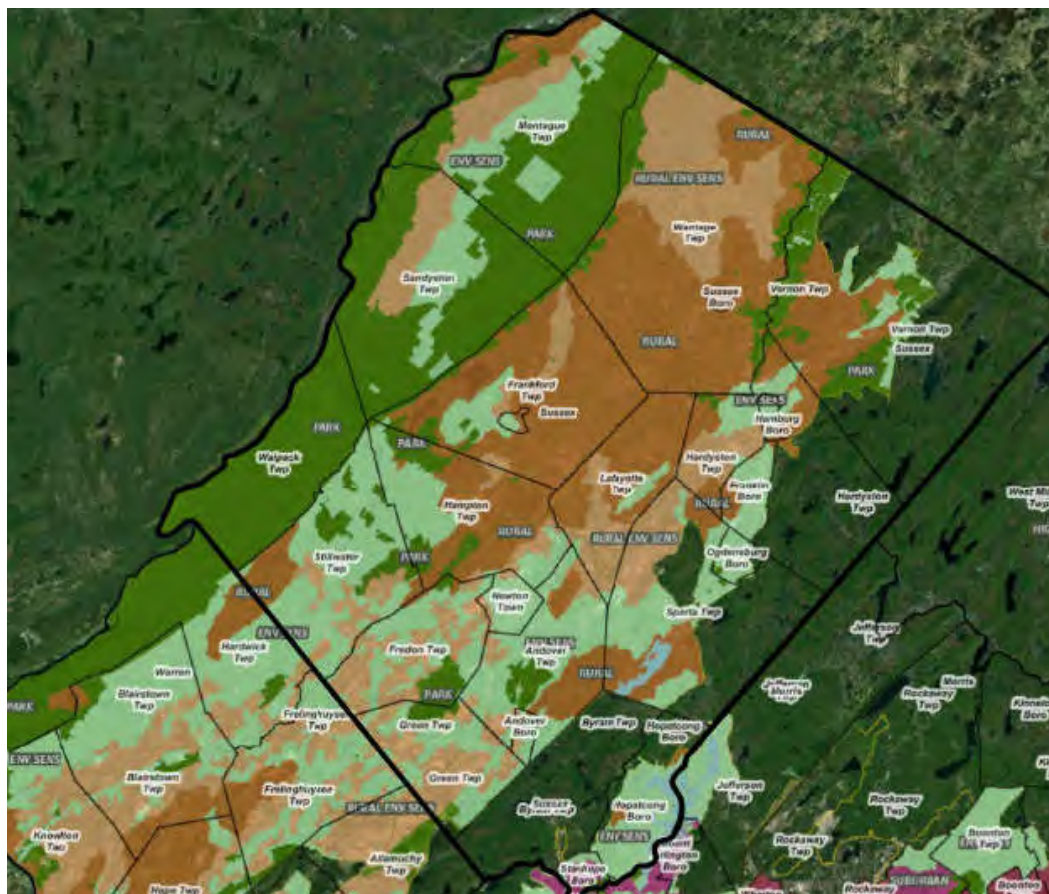


Table 3-1. State Planning Areas in Sussex County

State Planning Area	Total Acres	Active Agriculture	Percent Active Agriculture
Metropolitan (PA1)	0	0	0
Suburban (PA2)	0	0	0
Fringe (PA3)	0	0	0
Rural (PA4A)	26,039	3,265	13%
Rural Env. Sens. (PA4B)	49,074	15,118	31%
Env. Sens. (PA5)	67,516	2,364	4%
Parks (PA8)	125,801	15,286	12%
Highlands Preservation	70,736	1,685	2%
Highlands Planning	194	0	0%
	339,361	37,718	61%

Source: NJ Office for Planning Advocacy, NJDEP Land Use/Land Cover

Rural Planning Areas (PA4A) are suitable for the preservation of large contiguous areas of farmland. 26,039 acres of Sussex County are in PA4A, mostly in Wantage, Frankford, Lafayette, and Hampton Townships, and Sussex Borough.

Rural-Environmentally Sensitive Planning Areas (PA4B) are suitable for agriculture but contain environmentally sensitive features. 49,074 acres of Sussex County fall within PA4B.

Environmentally Sensitive Planning Areas (PA5) contain lands where natural resource preservation should be the primary planning consideration. A total of 67,516 acres are designated as PA5 in Sussex County

B. Special Resource Areas

Highlands Regional Master Plan

The Highlands Region, an area of 859,358 acres, includes 88 municipalities and portions of seven counties. The 2008 Highlands Regional Master Plan (RMP) identifies all lands within the Region as either a Preservation Area (in which conformance with the RMP is mandatory) or in a Planning Area (in which conformance is voluntary). Vernon, Hardyston, Sparta, Byram, and Green Townships and Stanhope, Hopatcong, Ogdensburg, Franklin, and Hamburg Boroughs are located in the Highlands Region.

- 70,736 acres in Sussex County are located in the Preservation Area.
- 194 acres are in the Planning Area (**Figure 3-2**).

There are 37,718 acres of active agricultural land according to the NJDEP. Of this 13% is in PA4, 31% is in PA4B, and 4% is in PA5.

Two percent of the active agricultural land is in the Highlands Preservation Area.

C. County Master Plan and Development Regulations

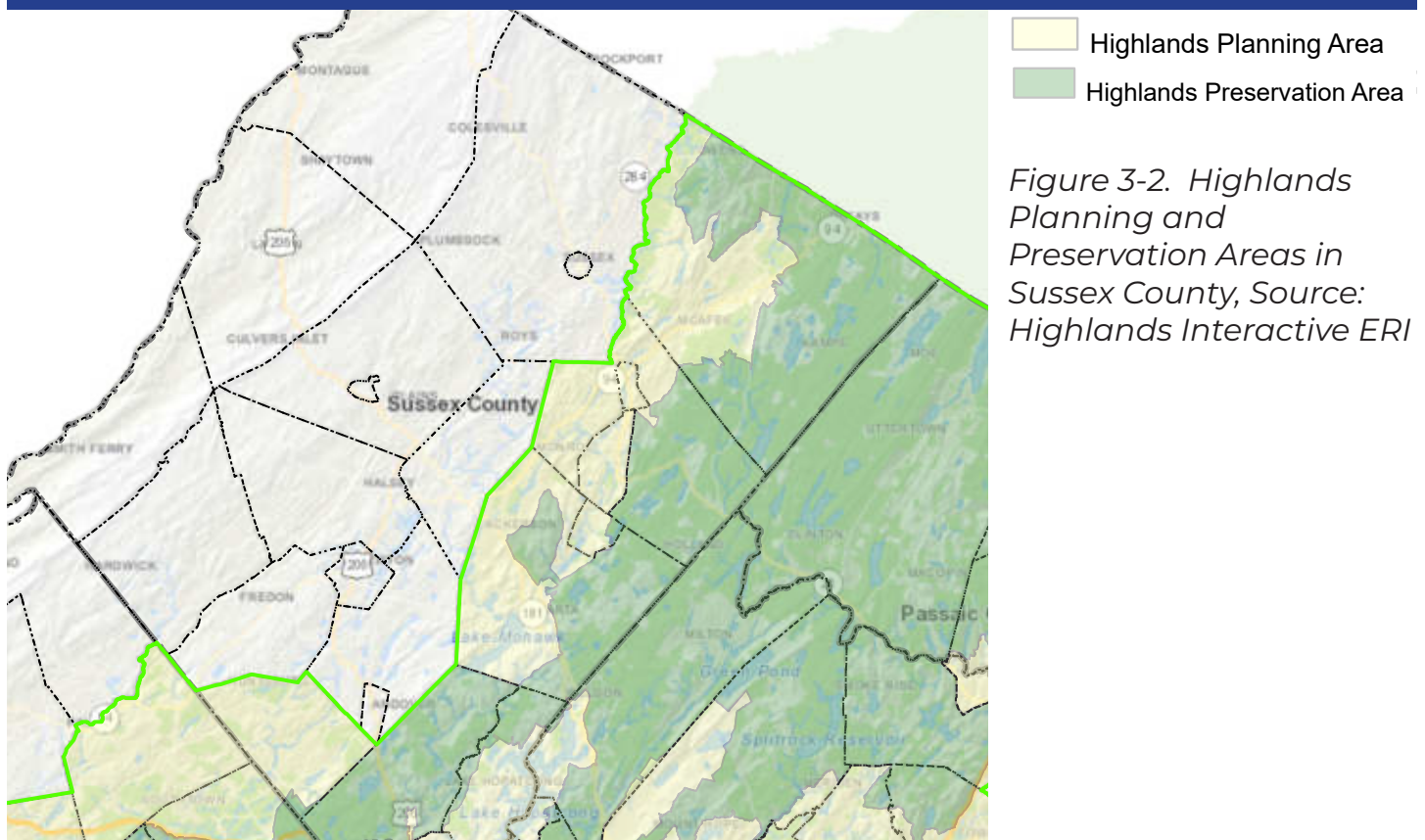
2007 Sussex County Growth Plan

Sussex County completed its Strategic Growth Plan in 2007, which was endorsed by the State Planning Commission. Goals include:

- Maintain the quality of life in Sussex County.
- Encourage protection of agricultural production areas.
- Protection of private property rights.
- Preserve environmentally sensitive areas.
- Maintain and enhance surface and groundwater quality/water quantity.
- Direct future growth into areas which can support and sustain proposed development uses, intensity and economic development opportunities.

2008 Sussex County Comprehensive Farmland Preservation Plan

Adopted in 2008, Sussex County's Farmland Preservation Plan discussed the challenges that the County's agricultural industry has faced, highlighting existing efforts to preserve farmland and support the industry while making recommendations about future planning efforts. The 2008 plan analyzed farmland within the county's ten projects areas to identify land which has a potential for preservation through the farmland program. Reaffirming the goals of the 2003 Farmland Plan, this update set the following preservation goals:



- One year acreage target: 2,522 acres
- Five year acreage target: 12,610 acres
- Ten year acreage target: 25,220 acres

The 2008 Farm Plan was an update to the county's 2003 Comprehensive Farmland Preservation Plan.

2016 Sussex County Open Space & Recreation Plan

Sussex County's 2016 Open Space Plan updated its 2003 plan. It added an additional goal to address stewardship:

- Protect the quantity and quality of water resources.
- Secure protection of rivers, lakes and streams.
- Connect land for regional greenways and trail development.
- Shape growth and maintain rural character of a community.

- Safeguard threatened and endangered species habitat.
- Add to publicly owned land.
- Preserve scenic vistas.
- Offer opportunities for resource-based ("passive") recreation.
- Provide opportunities for facility-based ("active") recreation.
- Engage in land stewardship activities.
- Promote tourism activities.
- Enhance land and sites with historic values.

D. Current Land Use and Trends

As Sussex County developed, the rail system was expanded into a road network that connected population areas, especially Newton, Franklin, and Sussex Borough. The county was characterized by an agrarian, center-based land use pattern until the mid 20th century, when development from New York City

expanded west. From 1950 to 1980, Sussex County's population grew from 34,423 to 116,119 (237%, see **Table 3-2**) due to a regional trend of suburbanization. This phenomenon led to changes in land use (see **Figure 3-3**): agricultural lands decreased from 15% in 1986 to 11% in 2002. Urban lands correspondingly increased from 10% to 14% during the same period.

This trend slowed at the turn of the century. There are less people living in Sussex County today than there were in 2000. At the same time, land use changes from agricultural to urban also decreased. Since 2007, agricultural land has remained between 10 and 11% of Sussex's land area, and urban land has remained between 15 and 16%. Residential building permit data reflects these population trends (see **Figure 3-4**), peaking in 2001 (808 permits) and dropping until today (124 permits in 2023).

Land use in Sussex County is dominated by forested lands (56%), with urban (16%), wetland (13%), and agricultural (10%) areas making up most of the remaining lands (**Figure 3-5**).

E. Sewer Service Areas/Public Water Supply Service Areas

Sewer Service Areas

The Sussex County Municipal Utilities Authority (SCMUA) operates multiple sewer treatment plants that treat wastewater in Andover (Borough and Township), Branchville, Frankford, Franklin, Green, Hamburg, Hardyston, Lafayette, Montage Ogdensburg, Sandyston, Sparta, Stillwater, Sussex, Vernon, Walpack, and Wantage.² Separate from the SCMUA, Musconetcong Sewer Authority serves Byram, Hopatcong, and Stanhope, as well as some towns in Morris County. The Town of Newton, Hardyston Township, and

Vernon Township, as well as some schools and commercial/industrial sites have their own wastewater utilities (**Figure 3-6**).³

Public Water Supply Service Areas

The bulk of the county's water is provided by private wells. Limited areas within 21 of Sussex County's 24 municipalities are served by public water supplies. Lafayette, Sandyston, and Walpack are the three municipalities that are not. Most of these public water utilities source from groundwater. Only two source from surface water: Newton Water and Sewer Utility gets its water from Morris Lake in Sparta, and the Sussex Water Department from Lake Rutherford, in Wantage. The Mattison/Branchville Reservoir no longer supplies water to Branchville. Other municipalities use surface water for emergency water supply purposes.⁴ Areas serviced by public water and sewer systems are often the most appropriate for development, especially the centers designated by the SDRP.

F. Municipal Master Plans and Zoning

General Use Type and Minimum Lot Size Categories and Distribution

The zoning patterns determine the county's land use patterns. According to the 2018 zoning data, the largest zone was parks/conservation, making up 28% of the county's land area. Single family residential zoning densities were:

- 1.8%: 0 - 10,000 square feet.
- 5.5%: 10,001 to 20,000 square feet.
- 1.5%: 20,0001 to 40,000 square feet.
- 2.1%: 40,001 to 65,340 square feet.
- 9.2%: 1.51 to 2.0 acres.

Table 3-2. Sussex County Population: 1950-2020

Municipal	1950	1960	1970	1980	1990	2000	2010	2020
Andover Borough	560	734	813	892	700	658	844	675
Andover Township	1,052	2,177	3,040	4,506	5,438	6,033	6,321	5,914
Branchville Borough	810	963	911	870	851	845	919	1054
Byram Township	761	1,616	4,592	7,502	8,048	8,254	8,446	7,944
Frankford Township	1,530	2,170	2,777	4,654	5,114	5,420	5,608	5,312
Franklin Borough	3,864	3,624	4,236	4,486	4,977	5,160	5,116	4,737
Fredon Township	584	804	1,372	2,281	2,763	2,860	3,379	3,172
Green Township	596	854	1,343	2,450	2,709	3,220	3,568	3,482
Hamburg Borough	1,305	1,532	1,820	1,832	2,566	3,105	3,280	3,149
Hampton Township	668	1,174	2,091	3,916	4,438	4,943	5,189	4,865
Hardyston Township	1,279	2,206	3,499	4,553	5,275	6,171	7,927	7,815
Hopatcong Borough	1,173	3,391	9,052	15,531	15,586	15,888	15,440	14,228
Lafayette Township	836	1,100	1,202	1,614	1,902	2,300	2,522	2,238
Montague Township	602	879	1,131	2,066	2,832	3,412	3,805	3,666
Newton Town	5,781	6,563	7,297	7,748	7,521	8,244	8,121	7,935
Ogdensburg Borough	1,169	1,212	2,222	2,737	2,722	2,638	2,371	2,164
Sandyston Township	829	1,019	1,303	1,485	1,732	1,825	2,027	1,893
Sparta Township	3,021	6,717	10,819	13,333	15,157	18,080	19,642	18,681
Stanhope Borough	1,351	1,814	3,040	3,638	3,393	3,584	3,647	3,327
Stillwater Township	816	1,339	2,158	3,887	4,253	4,267	4,176	3,900
Sussex Borough	1,541	1,656	2,038	2,418	2,201	2,145	1,942	1,836
Vernon Township	1,548	2,155	6,059	16,302	21,211	24,686	24,376	22,102
Walpack Township	204	248	384	150	67	41	30	8
Wantage Township	2,543	3,308	4,329	7,268	9,487	10,387	11,300	10,899
TOTAL	34,423	49,255	77,528	116,119	130,943	144,166	149,996	140,996
GROWTH RATE	16.2%	43.1%	57.4%	49.8%	12.8%	10.1%	3.9%	-6.4%

Sources: Workforce New Jersey Public Information Network website; American Factfinder website, American Community Survey

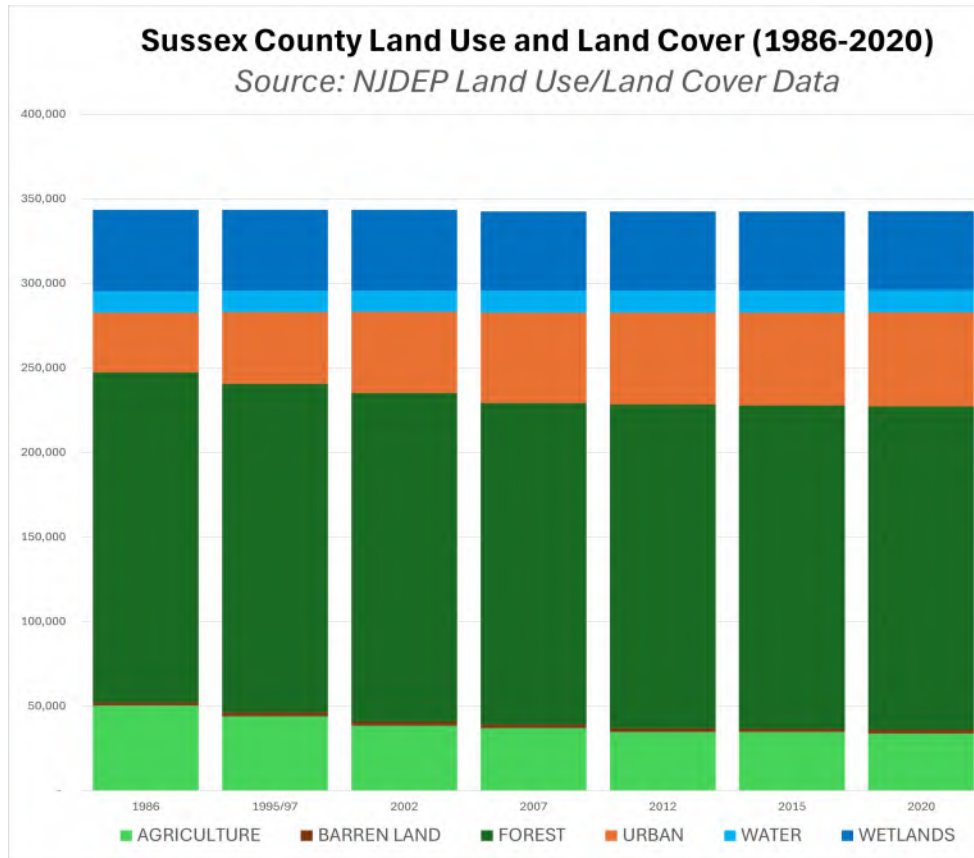


Figure 3-3. Sussex County Land Use and Land Cover (1985-2020), Source: NJDEP Land Use/Land Cover Data

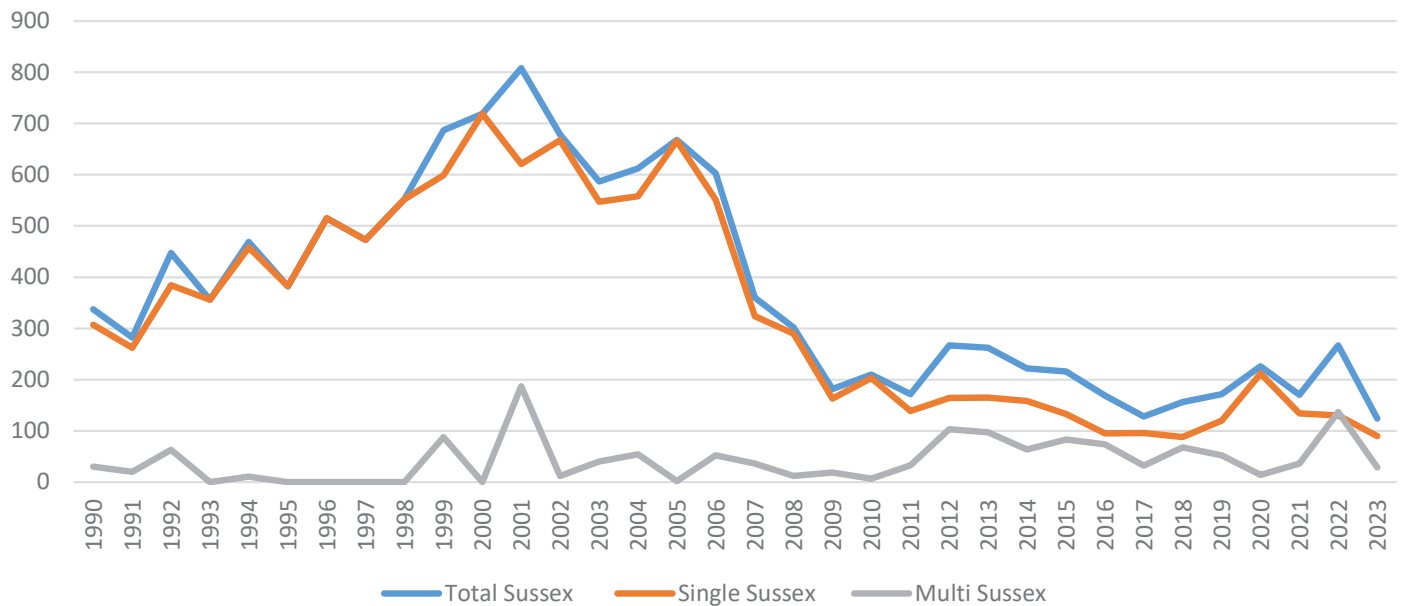


Figure 3-4. New Residential Building Permits in Sussex County: 1990-2023, Source: NJ Department of Labor and Workforce Development

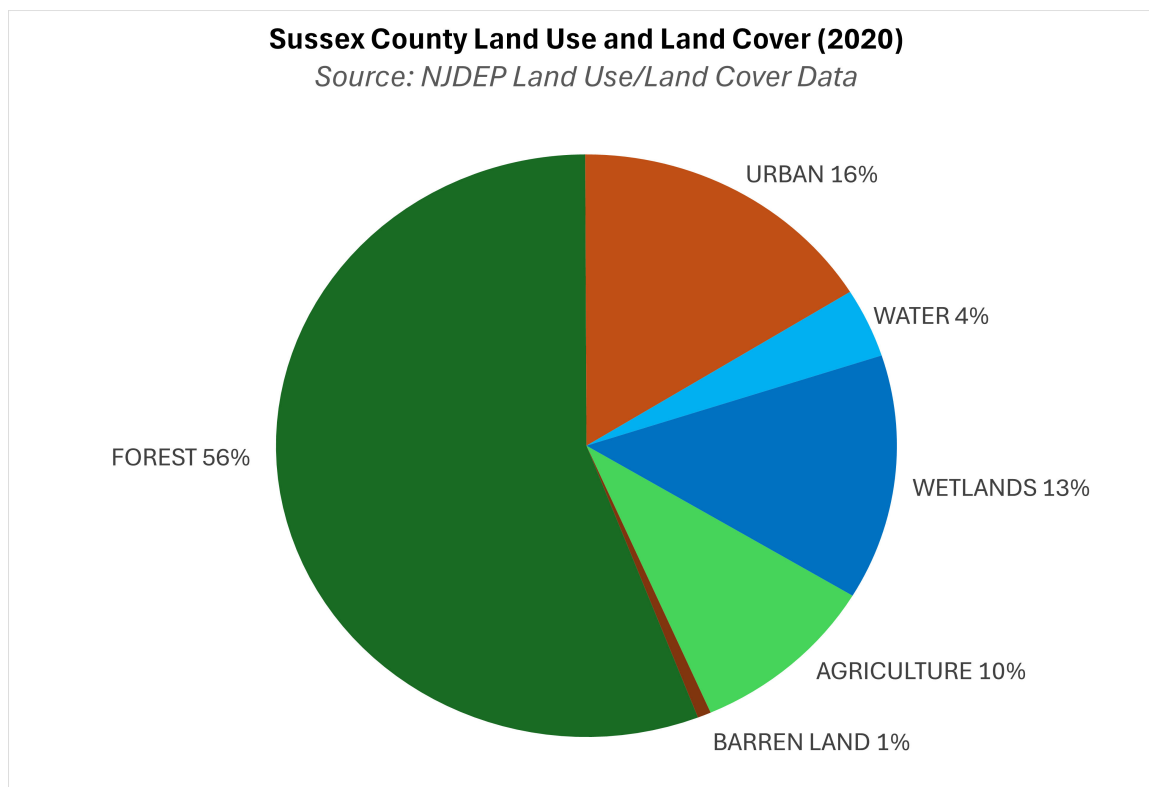


Figure 3-5. Sussex County Land Use and Land Cover (2020), Source: NJDEP Land Use/Land Cover Data

- 10.9%: 2.1 to 4.0 acres.
- 27.6%: 4.1 to 6.0 acres.
- 5.1%: Greater than 6.1 acres.

Sussex County is dominated by low density development, with most residential areas zoned for more than 2 acres per lot.

Commercial and industrial development made up 9% of the county, with the remaining 5% made up by recreation/tourism, multifamily, planned residential, transitional, public mobile home, congregate care, and hospital.

Identification of Adopted Redevelopment Areas

Redevelopment areas are designated by municipalities under the authority of the Local Redevelopment and Housing Law. The state has approved 25 resolutions creating redevelopment areas in Sussex County.

G. Innovative Planning Techniques

The viability of farming in Sussex County can be maintained and even advanced by implementing innovative preservation techniques that minimize conflict between agriculture and development. Planning methods are available to reduce the amount of farmland that is subsumed by development without placing undue economic hardship on local residents or precluding growth. These planning methods also help preserve the rural character of areas where they are employed and contribute to the positive impacts that farming has on local economies. These are summarized below.

Cluster Zoning

Cluster zoning allows builders to reduce the overall area of their projects without reducing the number of structures they construct. A cluster zoning ordinance may allow a developer with a 200-acre

Figure 3-6. Sussex County Wastewater Districts and Franchise Areas

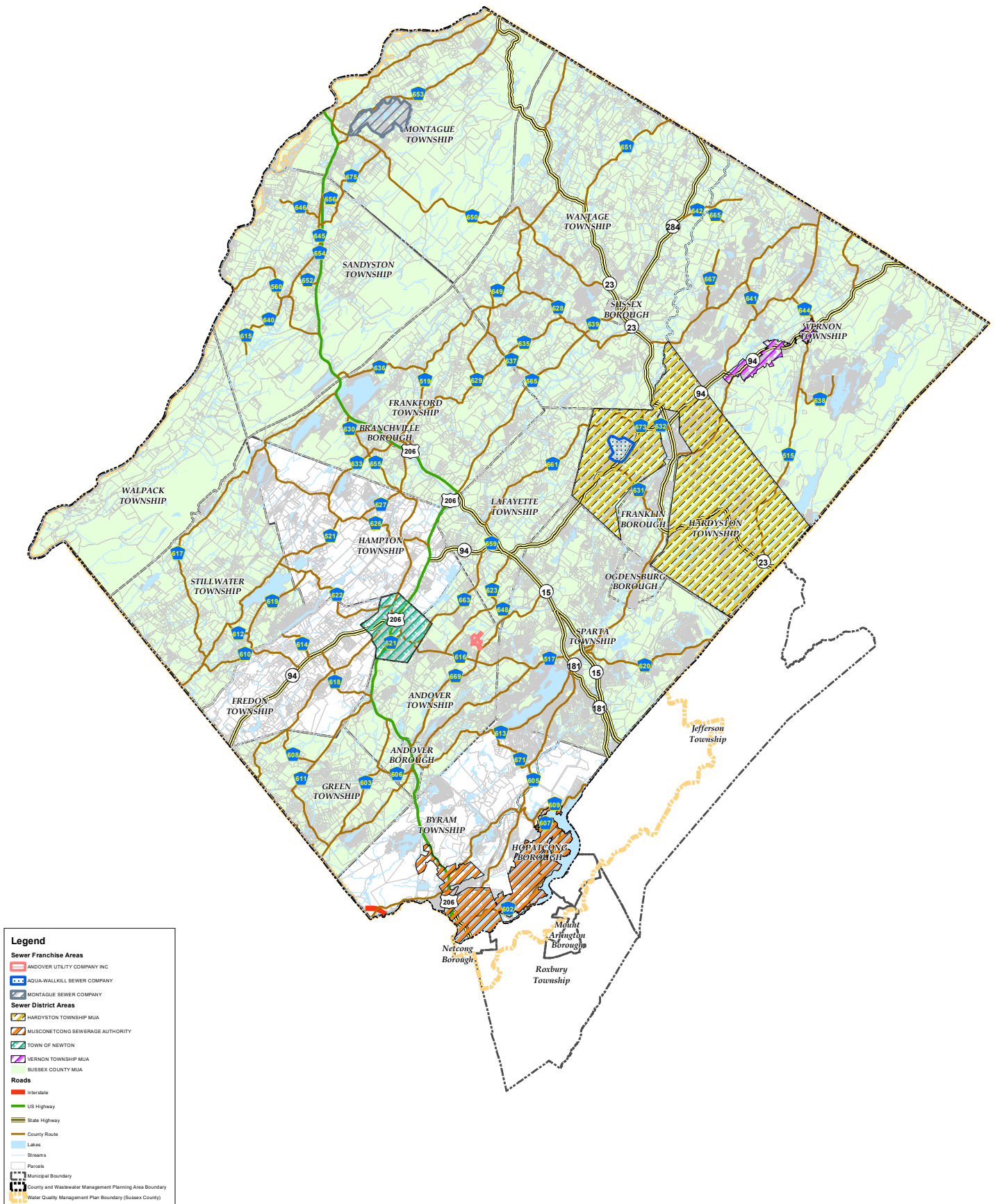


Table 3-3. Sussex County Population: 1950-2020

Municipality	Resolution	Resolution Date	Approval Date
Byram Township	178-2005	11/7/2005	12/13/2005
Frankford Township	Unknown	6/15/2004	5/12/2010
Stanhope Borough	126-06	6/7/2006	5/3/2011
Newton	130-2012	6/25/2012	7/23/2012
Franklin Borough	2012-53	6/26/2012	7/31/2012
Newton	190-2013	10/28/2013	11/7/2013
Sussex Borough	2015-98R	6/16/2015	7/17/2015
Wantage Township	Unknown	7/9/2015	7/30/2015
Hopatcong Borough	2017-39	2/1/2017	3/7/2017
Franklin Borough	2017-17	1/24/2017	3/1/2017
Franklin Borough	2017-39	4/25/2017	5/30/2017
Newton	69-2018	2/26/2018	3/13/2018
Vernon Township	18-127	4/9/2018	5/2/2018
Vernon Township	18-135	4/23/2018	5/10/2018
Newton	241-2018	12/10/2018	1/10/2019
Hardyston Township	21-Dec	2/10/2021	4/1/2021
Sparta Township	21-106	6/22/2021	12/3/2021
Hardyston Township	82-22	9/28/2022	10/24/2022
Vernon Township	22-241	10/13/2022	11/9/2022
Stanhope Borough	143-23	7/25/2023	8/11/2023
Andover Township	2021-91	9/2/2021	10/20/2023
Andover Township	2022-106	8/4/2022	10/18/2023
Andover Township	2023-129	9/21/2023	10/27/2023
Andover Township	2023-142	10/19/2023	11/15/2023
Franklin Borough	2023-140	12/19/2023	1/16/2023

Source: NJDCA NJ Areas in Need of Redevelopment

parcel zoned for a density of 10 acres per unit to construct the permitted 20 units on only a portion of the property. If the builder, through a cluster zoning option, constructs the 20 units on 100 acres of the parcel at a density of 5 acres per unit, the remaining 100 acres are left open. The open area of the parcel must remain in an undeveloped state in perpetuity, but may be used for farming.

Cluster zoning provides both the ability to develop a site to its full extent based on zoning and the preservation of contiguous agricultural lands. This option is often attractive to builders because there tend to be fewer infrastructure costs associated with roadway construction, power lines, and sewage connections in more compact developments. Clustering is attractive to local residents and farmers because it retains some agricultural areas and the

rural character they create. Additionally, the undeveloped portions of clustered developments are permanently deed-restricted, which helps to ensure the permanence of local farming.

Lot Size Averaging

Lot size averaging allows a tract to be developed with lots of varying sizes, some of which can be large enough to continue to support agriculture and retain some of the agricultural characteristics that would otherwise be lost with development.

Non-Contiguous Cluster Zoning

Non-contiguous cluster zoning permits the transfer-of-development density between instead of only within parcels. A sending parcel (where the permitted development density is reduced) and a receiving parcel (where the permitted development density is increased) are designated. The total development potential on both properties is calculated and the entire potential is applied to only one of the properties. In a case where two 50-acre parcels are undergoing non-contiguous clustering under 10-acre zoning, there are 5 permitted units on each lot. The overall development potential (10 units) would be applied to the receiving parcel while the sending parcel was permanently protected from future development.

Non-contiguous clustering allows for development to be moved out of prime agricultural areas and concentrated into more desirable locations. The possibility for landowners and developers to utilize non-contiguous clustering is affected through amending the municipality's master plan and development ordinances.⁵

Transfer-of-Development Rights (TDR)

A TDR program is a realty transfer tool that allows owners of land suitable for preservation to separate the development rights of their property from the property itself and sell them for use elsewhere. Developers who purchase these development credits may then develop areas deemed appropriate for growth at densities higher than otherwise permitted by zoning ordinances. Once the development rights of a property are sold, the land is permanently restricted from further development. Sussex County is not in the TDR program. Below is a description of how this tool can be used and where it could (and is) taking place in New Jersey.

TDR can be used as a tool to advance both redevelopment and preservation efforts. Redevelopment areas can benefit from being designated as receiving zones, which would allow them to accept additional development density beyond what is permitted by existing zoning. TDR facilitates the preservation of land within designated sending areas by prohibiting future development there.

The municipality must prepare a Real Estate Market Analysis (REMA) that quantifies the development potential of the sending zone(s) and the capacity of the receiving zone(s) to accommodate additional development. It must then amend its master plan to include a Development Transfer Plan Element that outlines a mechanism for assigning development credits to areas in the sending zone and reapplying them to areas in the receiving zone. An updated Utility Service Plan and Capital Improvement Program for the receiving zone should be adopted as well. A town must receive approval from the State Planning Commission to adopt the TDR ordinance.

The intra-municipal TDR is one in which sending and receiving areas are located within the same town. This may be appropriate for towns that have proposed centers and large amounts of agricultural or natural resource lands.

Regional or inter-municipal TDR programs can be operated by a county or by a higher level of regional government. In regional TDR programs, development density is transferred from areas with significant agricultural or natural resource lands to existing centers within a geographically defined region. Sending and receiving areas are often located in different municipalities. A tax-based revenue sharing system, such as that run by the New Jersey Meadowlands Commission, can help balance municipal expenditures between sending and receiving communities.

Mandatory vs Voluntary Options

Mandatory TDR involves allocating credits in the sending area based on the zoning prior to TDR enactment. To encourage TDR participation and discourage new development in sending areas, those sending areas are downzoned. Under a voluntary TDR program, there is no associated downzoning and TDR becomes another preservation option for landowners.

The New Jersey State TDR Bank offers Planning Assistance Grants to municipalities looking to establish municipal TDR programs, and directly funds some purchases of development credits. The State TDR Bank can also provide financial banking on loans secured using development credits as collateral, and keeps records of all development credit transfers in the state.

The New Jersey Highlands Council established a regional TDR program that allocates Highlands Development Credits (HDCs) to landowners sending zone property owners. Lots are eligible to apply for HDC allocations if they are located in the protection or conservation zones in the Highlands preservation area and meet some additional criteria. HDCs may then be sold to developers and used to increase the densities at which they can build in appropriate voluntary receiving zones.⁶

In Sussex County, the Highlands Council has certified HDCs in Vernon Township, Sparta Township, and Hopatcong Borough, totaling 297 acres.⁷

Chapter 3 Literature Cited

1 New Jersey Office of Planning Advocacy. Update to State Development and Redevelopment Plan. <https://www.nj.gov/state/bac/planning/state-plan/development/>. Accessed May 2025.

2 Sussex County. 2017 Wastewater Management Plan Update. <https://www.sussex.nj.us/523/Wastewater-Management-Plan-Update>. Accessed April 2026.

3 Ibid.

4 Ibid.

5 New Jersey Future. Chris Sturm and Nicole Heater. April 2012. Preserving Land Through Compact Growth: Case Studies of Noncontiguous Clustering in New Jersey. <https://www.njfuture.org/wp-content/uploads/2025/09/NJ-Future-Non-Contiguous-Clustering.pdf>. Accessed April 2026.

6 NJ Highlands Council. Highlands Regional Master Plan. <https://www.nj.gov/njhighlands/planning/rmp/>. Accessed May 2025

7 NJ Highlands Council. 2023 Annual Report. https://data.nj.gov/Environment-Agriculture/2023-Highlands-Council-Annual-Report/uv83-pm8i/about_data. Accessed May 2025.



Preserved Farm sign, Sandyston Township

Chapter 4

Farmland Preservation Program

There are 19,633 acres in 205 farms which are permanently protected in Sussex County (**Map 4**). While farms have been preserved using a variety of programs, the county easement program has been responsible for the majority of the projects. Keeping the farmland plan updated every ten years ensures Sussex County remains eligible for the State Agriculture Development Committee (SADC) Planning Incentive Grant (PIG) program.

A. Sussex County Agricultural Development Area (ADA)

To qualify for the SADC PIG program, farms must be located within Sussex County's ADA, which designates land that has the potential for long-term agricultural viability. The Sussex County Agriculture Development Board (Sussex CADB) determines which lands fall within the

There are 107,505 acres of farm assessed land in Sussex County.⁵ Of this, the Census of Agriculture identifies 71,688 acres (1,052 farms) as farmland. Nearly a third (27%) of this is permanently protected. Since the completion of the 2008 Farmland Plan, Sussex County has preserved an additional 121 farms, totaling 7,271 acres.

county's ADA based upon statutory and county criteria. By New Jersey statute (NJ Rev Stat 4:1C-18), agriculture must be the preferred, but not necessarily the exclusive use, as long as that land meets the following criteria:

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

The Sussex County ADA includes the most agriculturally productive land in the county.

The heaviest concentration of farm assessed land is located in the Kittatinny Valley stretching from Wantage Township west to Stillwater and Fredon Townships. There is a productive belt of farmland from Montague into neighboring Sandyston Township. These agricultural lands are bounded by High Point State Park, Stokes State Forest, and the Delaware Water Gap National Recreation Area.

Agricultural land extends from Vernon through Hardyston and Sparta into Green Township. Farmland in this region is surrounded by Wallkill River National Wildlife Refuge, Wawayanda State Park, Newark Pequannock Watershed, and Hamburg Mountain Wildlife Management Area.

Excluded are farms that are located:

- In an existing sewer service area.
- Farmland under development.
- Farmland located in a designated center per the 2001 State Development and Redevelopment Plan and the 2008 Highlands Regional Master Plan. (The

Sussex CADB is aware that the State Plan is currently being updated and will revisit this criteria once the State Plan is adopted).

- Farm assessed land in the boroughs and towns due to their proximity and suitability for development. This includes Andover, Branchville, Franklin, Hamburg, Hopatcong, Newton, Ogdensburg, Stanhope, and Sussex.
- Byram Township is excluded from the ADA due to the densely wooded farm assessed land (and lack of tillable land) in the municipality.
- Walpack Township is entirely encompassed by the Delaware Water Gap National Recreation Area and is excluded from the ADA.

All preserved farmland is included within the ADA. This includes preserved farmland in Andover Borough and Byram Township, which are part of larger farm complexes in the adjoining municipalities.

The Sussex CADB includes within its ADA all farmland currently in agricultural production or land that has a strong potential for agricultural production or is farm assessed through a woodland management plan. Previously, the ADA had been parcel-based, it now matches the boundaries of the county's project areas (which are discussed in the following section).

The ADA is shown in **Map 5**. There are:

- 107,505 acres of farm assessed land in Sussex County.
- 93,140 acres of farm assessed land are included in the county's ADA.
- 87% of all farm assessed land is included within the ADA, which is less than the 90% threshold required by the state for inclusion in an ADA.

SUSSEX COUNTY FARMLAND PRESERVATION PROGRAM

FACT SHEET

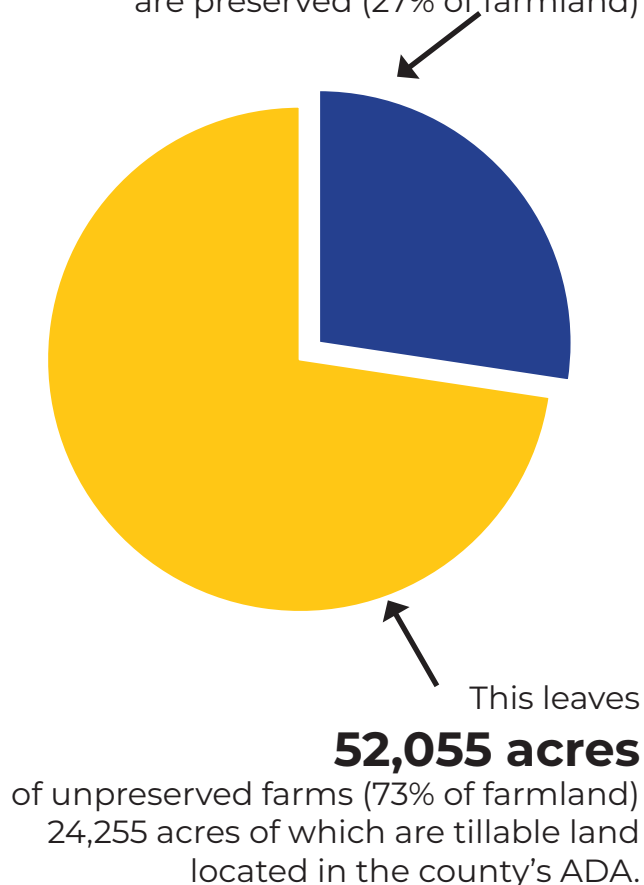
The preservation of Sussex County's farmland has been made possible by the commitment of Sussex County's Commissioners and its landowners. The County's Open Space, Recreation, Farmland, and Historic Preservation Trust Fund (OSTF) has spent \$30,905,904 to preserve 19,633 acres of farmland.

FAST FACTS

Sussex County is
331,999 acres

As of 2025, there are
1,052 farms or 71,688 acres
of farmland in the County (22% of land),
and

205 farms or 19,633 acres
are preserved (27% of farmland)



HISTORY

1983

The Sussex County Board of Chosen Freeholders creates the Sussex County Agriculture Development Board (SCADB).

1989

The SCADB preserves its first farm (74 acres).

2000

The OSTF is established with the support of 73% of Sussex County voters. Collection begins in 2001 at a rate of 2 cents per \$100 of assessed valuation. This tax expired in 2009.

2003

Sussex County's first Farmland Preservation Plan reports 6,164 acres of preserved farmland and sets a goal of preserving 2,522 additional acres of land each year for 10 years.

2005

An additional OSTF is established with the support of 53% of Sussex County voters. Collection begins in 2006 at a rate of 3 1/2 cents per \$100 of assessed valuation.

2008

Sussex County's Farmland Preservation Plan reports 12,362 acres of preserved farmland (including pending farms) and reaffirms the preservation goals set by the 2003 plan.

2015

The OSTF approved in 2005 is renewed with the support of 71% of Sussex County voters. Collection continues at a rate of <1/4 cent per \$100 of assessed valuation.

2025

Work begins on Sussex County's Farmland Preservation Plan Update. To date, 19,633 acres of farmland has been preserved (205 farms). Since the last Farmland Plan Update in 2008, the county has preserved an average of 428 acres per year.

Map 4: Preserved Land
Sussex County, New Jersey

State of New York

Commonwealth of Pennsylvania

Passaic County

Morris County

Warren County

Legend:

- Preserved Farms
- Federal Parks & Open Space
- State Parks & Open Space
- Non-Profit Properties
- Preserved Municipal Open Space
- Land Parcel
- Water Body
- Municipal Boundaries
- County Boundaries
- State Boundaries

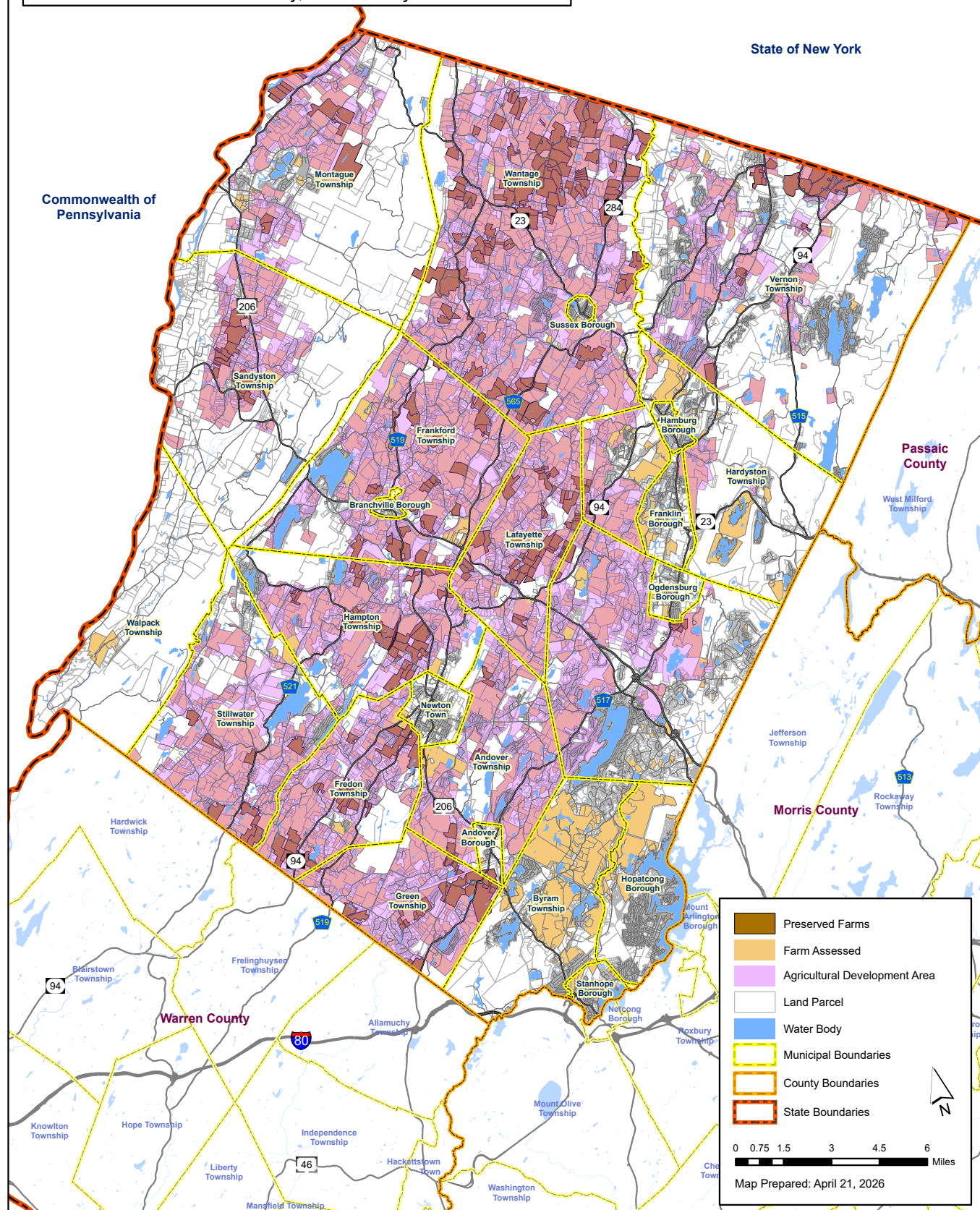
Scale: 0 0.75 1.5 3 4.5 6 Miles

Map Prepared: January 28, 2026

THE LAND CONSERVANCY
19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973) 541-1810
TLC-NJ.ORG

Map 5: Agricultural Development Area

Sussex County, New Jersey



Project Areas

As part of this update to the county's farm plan, the CADB consolidated the ten previous project areas into six. The project areas were based on soils and tillable land areas, as well as productive farmland and existing preserved farmland clusters:

- **Southern Highlands**

Located in the southeast, this area encompasses parts of Andover Borough & Township, Green, and Sparta Townships. It falls within the Upper Delaware River watershed and the Pequest River flows through the region.

- **Northern Highlands**

Located in the northeast, and includes Vernon, Hardyston, and Sparta Townships. It is located within the Highlands Region and its lands are fed by the Pequannock, Rockaway, and Wallkill Rivers.

- **Kittatinny Valley North**

Located in the north it encompasses part of Wantage Township. It falls within the Ridge & Valley, containing agricultural soils and preserved farms. The area is part of the Wallkill River watershed, which provides water for its grassland habitat. Some wetlands are concentrated in its east.

- **Central Kittatinny Valley**

This project area is located between the East and West Kittatinny Valley Project Areas, and includes parts of Wantage, Lafayette, and Frankford Townships. It falls within the Kittatinny Valley and has agricultural soils. The Paulins Kill is the primary surface water source in this region.

- **Kittatinny Valley South**

This project area is located between the Western Highlands and Central Kittatinny Project Areas. It contains parts of Frankford, Lafayette, Stillwater, Hampton, and Fredon Townships. One

farm in Andover Township is included in this project area. Much like the Central Kittatinny Valley, the Paulins Kill is the primary surface water source for Kittatinny Valley West. Wetlands are scattered throughout.

- **Upper Delaware**

This project area is located in the northwestern region of Sussex County, encompassing parts of Montague and Sandyston Townships. A belt of agricultural land stretches across the project area. It is located on the Kittatinny Ridge, in the Delaware River watershed.

For the current plan update, the boundaries of the ADA and Project Areas are now synchronous, with 87% of all farm assessed land included within both geographies (**Map 6**). This will reduce the need for future amendments to the ADA and increase transparency as to what is in and outside of the ADA.

Geographic Information Systems (GIS) Mapping and the ADA

The ADA comprises 87% of the farm assessed land in Sussex County according to the GIS analysis.

In Sussex County:

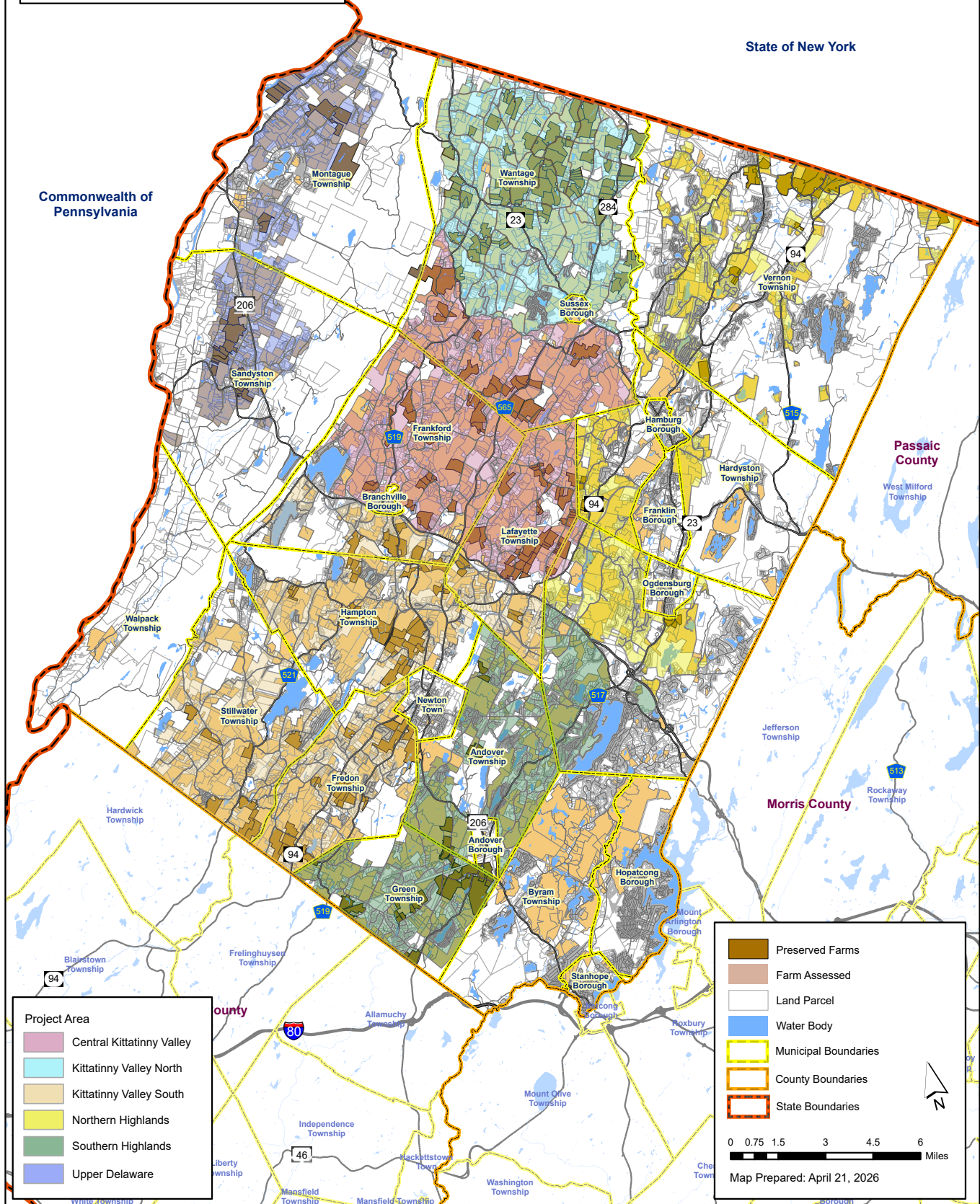
- 107,505 acres is farm assessed (GIS).
- 87% of the county's farm assessed land is in the ADA (93,140 acres).
- 19,633 acres is preserved farms.

According to the 2022 Census of Agriculture:

- 71,688 acres is agricultural land.
- 27% of the agricultural land is preserved.
- 24,255 acres (33% of the unpreserved agricultural land in the ADA) meet the minimum eligibility criteria for preservation.

Map 6: Project Areas

Sussex County, New Jersey



B. Farmland Preserved to Date by Program

The Board of County Commissioners created the SCADB in 1983. According to the US Census of Agriculture, there are 1,052 farms or 71,688 acres of active agricultural land in Sussex County. 205 farms are preserved, permanently protecting 19,633 acres (27% of the agricultural land). Wantage Township has the largest number of preserved farms (64 farms) and the highest amount of preserved farmland (7,019 acres) in Sussex County (Figure 4-1).

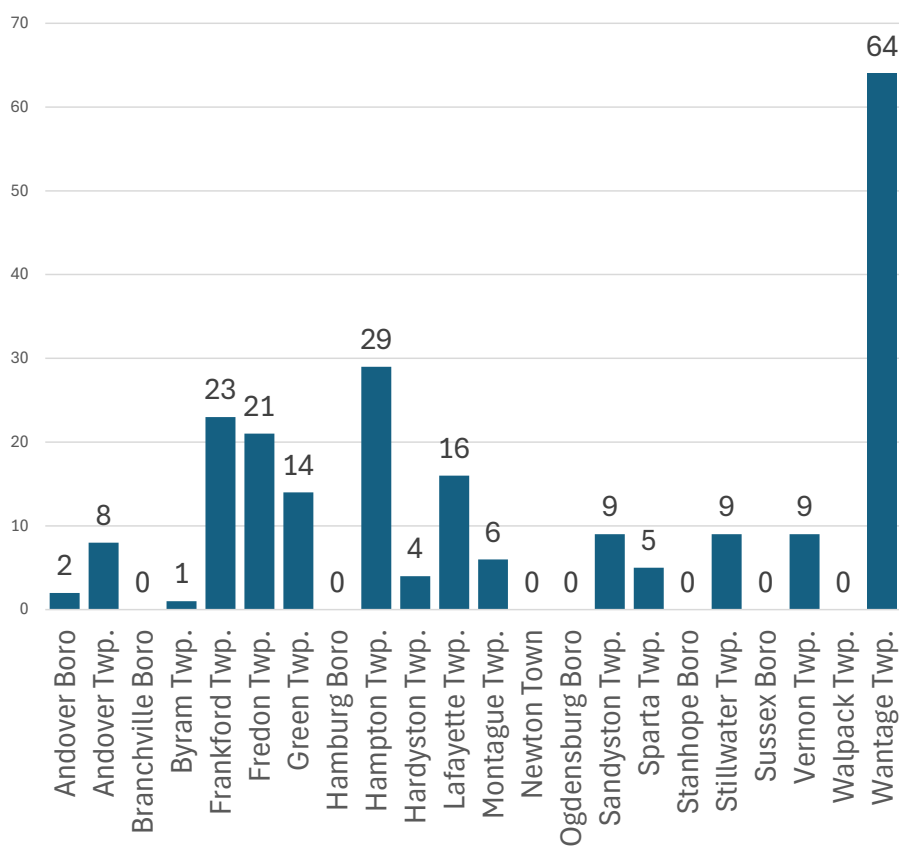


Figure 4-1. Number of Farms Preserved by Municipality, Source: SADC and Sussex County CADB

Figure 4-2. Annual Acres Preserved, Source: SADC and Sussex County CADB

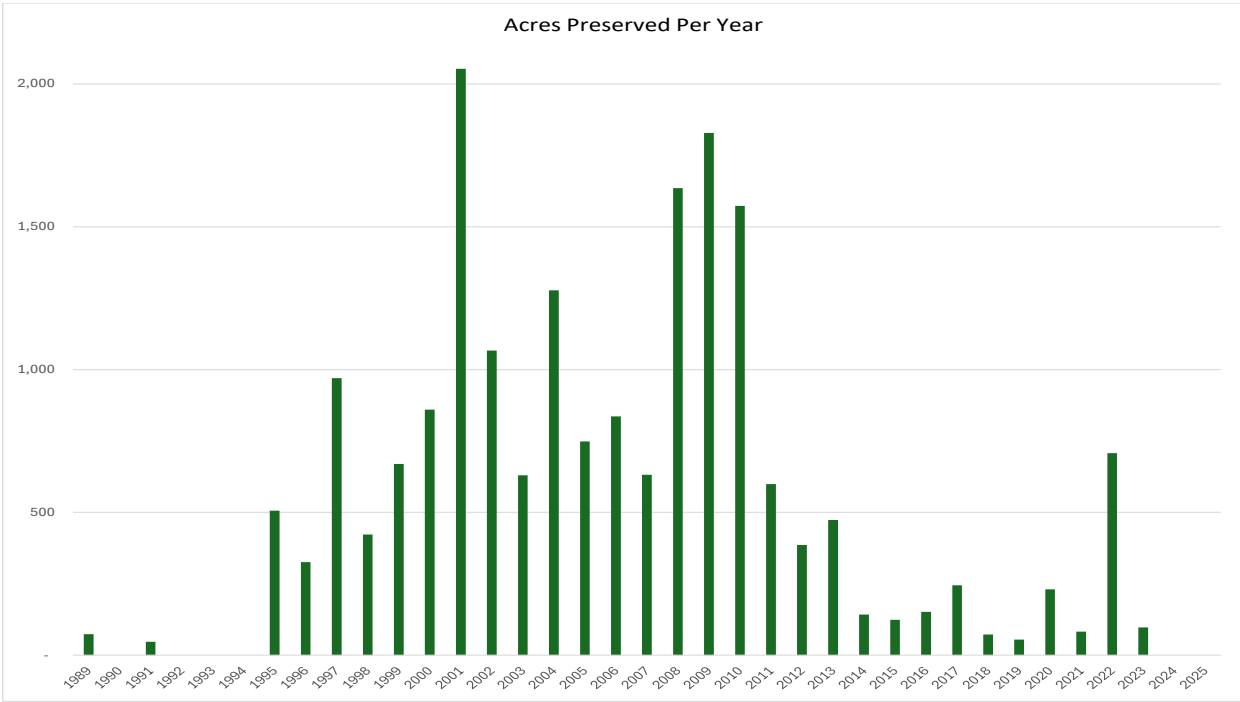


Table 4-1. Total Dollars Spend to Preserve Farms in Sussex County

Municipality	Acres	Total Cost	SADC	County	Municipal	Other
Andover Boro.	52	\$344,831	\$75,301	\$269,530	\$-	\$-
Andover Twp.	358	\$2,214,498	\$1,372,333	\$574,161	\$-	\$268,204
Byram Twp.	16	\$78,622	\$-	\$78,622	\$-	\$-
Frankford Twp.	1,634	\$6,745,881	\$4,208,157	\$2,200,255	\$54,316	\$271,701
Fredon Twp.	1,395	\$10,144,622	\$4,504,527	\$3,513,084	\$-	\$2,127,011
Green Twp.	1,439	\$4,846,072	\$3,140,510	\$1,446,520	\$127,918	\$131,493
Hampton Twp.	1,647	\$6,297,653	\$4,095,356	\$2,174,419	\$27,879	\$32,161
Hardyston Twp.	111	\$512,402	\$351,029	\$161,373	\$-	\$-
Lafayette Twp.	1,639	\$5,648,405	\$3,111,564	\$2,536,841	\$-	\$150,851
Montague Twp.	1,137	\$1,769,222	\$1,342,019	\$427,203	\$-	\$-
Sandyston Twp.	863	\$3,748,987	\$1,827,667	\$1,921,320	\$-	\$-
Sparta Twp.	200	\$1,783,730	\$911,527	\$872,203	\$-	\$-
Stillwater Twp.	747	\$3,110,747	\$1,974,924	\$910,540	\$5,402	\$219,880
Vernon Twp.	1,267	\$4,467,154	\$3,317,810	\$1,141,252	\$-	\$-
Wantage Twp.	7,019	\$20,522,855	\$10,387,242	\$10,222,148	\$-	\$20,073
Total:	19,633	\$74,692,113	\$40,619,967	\$30,905,904	\$215,515	\$3,221,373

Source: SADC and Sussex County CADB

The SCADB preserved its first farm in 1989 (47 acres in Andover Township). The program experienced rapid growth from 1997 through 2002, and then once again between 2008 and 2010 (**Figure 4-2**).

At the time of the 2008 Farmland Plan, Sussex County had preserved 12,362 acres of farmland. Since 2008, the county has preserved, on average, 428 acres per year.

A total of \$74,962,760 has been spent to preserve farmland in Sussex County. \$40,619,967 (54%) of this spending came from the state, and \$30,905,904 (41%) came from Sussex County. The remainder of funds (see **Table 4-1** and **Appendix C**) came from:

- Municipalities: Frankford, Green, Hampton, Stillwater - \$215,515 (0.3%)
- Non-profits and federal government contributions - \$3,221,373 (4%)

The following programs have been used to preserve farms in Sussex County (**Table 4-2**):

State Programs:

- Fee Simple (SADC Fee)

County Programs:

- Easement Purchase (Cty EP)
- Independent Purchase (Cty IEP)
- Planning Incentive Grant (Cty PIG)

Municipal Programs:

- Planning Incentive Grant (Muni PIG)

Non-Profit Programs (NP)

- Easement Purchase (NP EP)
- Fee Simple (NP Fee)

Donations

Wetlands Reserve Program

Table 4-2. Farmland Preserved By Program in Sussex County

Program	# Farms	Acreage	Percent	Cost
SADC Easement Purchase	17	1,745	8.9%	\$7,410,466
County Easement Purchase	111	12,374	63%	\$35,486,503
County Independent Easement Purchase	41	2,467	12.6%	\$16,172,101
County Planning Incentive Grant	19	1,220	6.2%	\$7,239,837
Municipal Planning Incentive Grant	4	133	0.7%	\$559,157
Non-profit Easement Purchase	8	558	2.8%	\$2,584,000
Non-profit Fee Simple	3	451	2.3%	\$5,240,049
Donation	1	576	2.9%	-
Wetlands Reserve Program	1	108	0.6%	-
Total	205	19,633		\$74,692,113

Source: SADC and Sussex County CADB

State Programs

SADC Fee Simple: An SADC fee simple acquisition involves an entire property being purchased directly by the state. The SADC pays the survey and title costs, the landowner is exempt from paying rollback taxes for farmland assessment, and the transaction can be completed in a matter of months. The property is then resold at auction, and the SADC does not retain ownership. To participate in this program, the farmland must be within an ADA, and be eligible for farmland assessment. This program has not been used in Sussex County.

SADC Easement Purchase: The SADC EP program allows a landowner to apply directly to the SADC for the sale of development rights. In most cases, the state will pay up to 100% of the certified appraised easement value. 17 farms in 11 municipalities (Andover, Frankford, Fredon, Green, Hampton, Hardyston, Lafayette, Sparta, Stillwater Vernon and Wantage) have been preserved by the state. This totals 1,745 acres (9% of the total farmland preserved).

County Programs

County Easement Purchase: Prior to the County Planning Incentive Grant (PIG) program, Sussex County typically preserved farms through the County Easement Purchases (EP) and Independent Easement Purchase (IEP) programs which involve the sale of farmland development rights to the county by the landowner. To be eligible for the EP program, the land must be in the ADA and be eligible for farmland assessment. In the traditional EP program, the SADC cost shares with the county on the purchase of the easement. A farm preserved through the county's IEP does not include state funds as part of the acquisition. 111 farms have been preserved through the County EP program and 41 as an IEP, totaling 152 farms or 14,841 acres - 76% of the total acreage preserved.

County Planning Incentive Grant: All farms in Sussex County are now purchased with the help of the SADC through the County PIG program. The goal of the County PIG program is to protect and preserve large pieces of contiguous farmland through the purchase of

development easements. Sussex County completed their 2008 Comprehensive Farmland Preservation Plan to bring the county into compliance with the PIG program. The current PIG program typically provides the county with up to 40% of the cost of a property's fee for easement acquisition, as determined by two independent appraisals. Per NJAC 2:7-6-6.11, the state cost-share can be more or less than 40% depending on the cost per acre.

19 farms, totaling 1,220 acres (6% of the preserved acreage) in Andover Borough and Township, Frankford, Fredon, Green, Hardyston, Lafayette, Vernon and Wantage have been preserved through the County PIG program.

County programs have preserved 82% of all farms protected in Sussex County.

Municipal Programs

Municipal Planning Incentive Grants:

Municipal PIGs are very similar to the County PIGs in their goals, requirements, and implementation. Like the County PIGs, Municipal PIGs require a local financial commitment for preserving farmland. To qualify for this program, the municipality must have an agricultural advisory board and a source of funding for farmland preservation. Municipal PIGs also must establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L.1997, c.24 (C.40:12-15.1 et seq.). Farms to be preserved through a municipal PIG need to be approved by the CADB.

The SADC employs a sliding scale funding policy for County and Municipal PIGS (SADC regulation NJAC 2:76-6.11(d)) which is dependent on the overall cost per acres value, farm size and criteria ranking. The SADC typically funds 60% and may contribute as much as 80% of the funds to

acquire a farm's development easement. Agricultural easements valued lower than \$50,000 per acre are funded at a higher rate, up to 80%, and easements valued at over \$50,000 per acre are funded at a lower rate.

The county typically shares the remaining local cost share on a 50-50 basis. Frankford and Green Townships have preserved four farms with Sussex County and the SADC through the Muni PIG program.

Non-Profit Programs

Grants are provided to non-profit organizations by the SADC, and fund up to 50% of the fee simple or development easement values on farms. In order to qualify for state and county cost share, farms preserved through the non-profit program must fall within the ADA and county project area and meet the other minimum eligibility criteria set forth by the SADC and CADB. 12 farms in Andover, Frankford, Fredon, Lafayette, and Stillwater Townships have been preserved through this program in Sussex County.

Other Programs/Options

Lusscroft Farms, located in Montague and Wantage Townships, was donated to the State of New Jersey in 1931 to be used as an agricultural research station by Rutgers University. Management of the property was transferred to the NJ Department of Environmental Protection (NJDEP) and the SADC in 2002 to ensure its permanent protection.

The federal Wetlands Reserve Program (WRP) was used to preserve one farm (108 acres) in Lafayette Township. This was an innovative example of a conservation partnership involving a private landowner, the USDA-NRCS, and the Sussex County Municipal Utilities Authority Wallkill River Watershed Management Group (SCMUA-

WRWMG). This voluntary program provides technical and financial support to landowners in their wetland restoration efforts. The goal of the WRP is to increase ecological function and value for land enrolled in the program.

C. Term Farmland Preservation Programs

Term Farmland Preservation Programs preserve land for a predetermined period of time. These are cost sharing programs for soil and water conservation projects, in which the farmer receives up to 50% of the costs for these projects, as well as protection against nuisance complaints, emergency fuel and water rationing, zoning changes and eminent domain actions. In return, the farmer signs an agreement that restricts the land to agricultural use for a predetermined period of time (8 or 16 years).¹

For entrance into these programs and to qualify for benefits, a farm must be located within the county ADA. Technical assistance for the soil and water practices comes through the NRCS. The CADB views the Term Programs as a stepping-stone to preservation, introducing participants to preservation and allowing them to participate in grants for needed projects.

There are currently no farms enrolled in the term preservation programs in Sussex County.

D. Coordination with Open Space Preservation Initiatives

The coordination of farmland preservation with open space planning efforts is supported by the SCADB. Appropriate measures need to be taken to separate the public portion of the preserved land (open space) from that which remains in private ownership (farmland). This type

of cooperative partnership involves a strong working relationship between the landowner and the agency which owns and manages the open space. These projects leverage county farmland collars and make use of open space funds and grants.

These hybrid projects are an opportunity to use traditional open space funds to help preserve farm properties, especially where those properties are a mixture of cropland and woodland areas. Publicly preserved open space is shown on the **Farmland Map (Map 1)** in **Chapter I** and **Map 4** in this chapter. To date, no open space purchases have been completed as part of a farmland project.

Sussex County strives to avoid conflicts between agricultural operations and adjoining public open space and supports buffers between adjacent land uses. Trail easements and adjacency to proposed and existing active recreational facilities are potential areas of concern for farmers.

E. Farmland Preservation Program Funding Expended to Date by Source

The Sussex County Farmland, Recreation, and Open Space Trust Fund was approved by the voters in 2000.

- 2000: County voters approved the establishment of the Open Space Trust Fund, not to exceed 2 cents. 90% of the funds were to go to preserve farmland, 10% for open space and recreation. The tax was set to expire in 2009.
- 2005: Voters approved a supplemental fund, not to exceed 1 1/2 cents. This was scheduled to expire in 2016.
- 2015: Voters approved the continuance of the 2005 levy at a rate not to exceed 1 1/2 cents, which is set to expire on January 1, 2026.

- 2025: Voters approved the continuance of the 2005 level at a rate not to exceed 1 1/2 cents, which is set to expire on January 1, 2036.

The 2025 levy is:

- Less than 1/4 cent (\$0.001739) per \$100 of assessed valuation.
- Amount raised: \$395,000.
- Total trust fund revenues: \$40,414,881.²

\$30,905,904 has been spent on farmland preservation projects. The Trust Fund has been used to preserve 22,271 acres of land since 2000.³ 2025 appropriations for the Trust Fund include:

- Development: \$160,000.
- Maintenance: \$120,000.
- Acquisition: \$115,000.

Municipal Open Space Trust Funds

Municipalities have established local open space trust funds. In 1998, Green Township was the first, Hampton and Frankford

followed in 1999. Over the years, additional municipalities added open space trust funds, and some have let them lapse. Frankford and Green also participate in the Municipal Farmland PIG program. **Table 4-3** details revenues from municipal open space taxes in 2024.⁴

Monitoring the Easements

Monitoring is the responsibility of the easement holder. The county is only responsible for easements preserved under the county EP, IEP, and county and municipal PIG program. The SADC is responsible for SADC Direct Easement and Fee Simple farms and non-profits must monitor easements they hold. The inspectors take note of the following:

- Change in ownership.
- Changes in residential, agricultural and non-agricultural uses.
- Evidence of mining or removing of materials such as sand, gravel, rock, etc.
- Evidence of dumping or fallow fields.
- Whether or not the farm has an approved conservation plan.
- Any issues which may be in violation of the deed of easement and determination of what corrective actions may be necessary.

F. Coordination with Transfer of Development Rights Programs

No municipalities in Sussex County have implemented a transfer-of-development rights (TDR) program. Frankford Township was considering implementing a TDR program, and received an Office of Smart Growth Smart Future Grant and Planning Assistance Grant from the State TDR Bank to cover the costs of developing this project, but it has yet to be carried out.

Table 4-3. Municipal Open Space Taxes in Sussex County	
Municipality	Revenue
Andover Borough	\$20,331
Andover Township	\$31,434
Byram Township	\$110,430
Frankford Township	\$74,631
Green Township	\$43,332
Hamburg Borough	\$7,675
Hopatcong Borough	\$10,000
Lafayette Township	\$33,581
Sparta Township	\$341,687
Stillwater Township	\$12,274
Wantage Township	\$60,976
Total	\$1,446,604
Source: 2024 Sussex County Abstract of Rateables	

Chapter 4 Literature Cited

1 Natural Resources Conservation Service. NJ Wetland Reserve Easements. <https://www.nrcs.usda.gov/programs-initiatives/wre-wetland-reserve-easements/new-jersey/new-jersey-wetland-reserve-easements>. Accessed April 2025.

2 Sussex County. 2025 Introduced Budget. <https://www.sussex.nj.us/DocumentCenter/View/2327/2025-Introduced-Budget-PDF>. Accessed April 2026.

3 Ibid.

4 Sussex County Board of Taxation. 2024 Abstract of Ratables. <https://www.sussex.nj.us/ArchiveCenter/ViewFile/Item/70>. Accessed April 2026.

5 The assessment acreage data for **Chapter 4** and **Chapter 5** was derived using ArcGIS mapping. The data is accessed via the New Jersey Geographic Information Network (NJGIN) Open Data portal (njogis-newjersey.opendata.arcgis.com).



Kemah Lake Road & Morris Turnpike, Hampton Township

Chapter 5

Future Farmland Program

In late 2023, the State legislature approved P.L. 2023, c. 245, to amend the Garden State Preservation Trust (GSPT) Act (C.13:8C-38) to authorize the SADC to adopt rules establishing a Statewide Farmland Preservation Value ("statewide formula value, SFV") as an alternative method for valuation of farmland when being preserved. Adopted on April 7, 2025, the SFV offers landowners another value to choose from when seeking to protect their farm. Because farmland has value beyond what the market can capture, the Statewide Formula enhances payment based on the agricultural and natural resource characteristics of the property. Additional value for agricultural and natural resource characteristics could add up to 30% to the base value. These characteristics can generate an easement offer of up to a total of 80% of fee value. The landowner may choose to take up to two additional restrictions, each of

which can add 5% to the easement value, for a maximum formula value of up to 90% of the property's fee value. The new valuations are higher than the traditional offers from the SADC and it is widely anticipated that the new SFV will generate additional interest in the farmland program.¹

In January 2026, New Jersey enacted legislation (S699/A682) allowing funds from the Garden State Preservation Trust to be used to purchase development easements on private forests, to preserve woodland managed farms. The program will be managed by the SADC, similar to the traditional farmland preservation program, and will require landowners to have a forest stewardship plan.

These exciting state initiatives will accelerate the rate and pace of farmland preservation in Sussex County.

A. Preservation Goals

Sussex County:

- 331,999 acres (519 square miles) in size.
- 107,505 acres (or 32% of Sussex County), are under farmland assessment, which includes croplands, woodlands, farm structures, and wetlands/waterways that occur on agricultural property.
- The 2022 Census of Agriculture identifies 71,688 acres (or 22% of Sussex County) as farmland, which excludes some farm assessed parcels that are not in active agricultural production.
- Since 1983, 205 farms protecting 19,633 acres (or 27%) of the active agricultural land have been preserved.
- According to the 2022 Census of Agriculture, this leaves 52,055 acres of active farmland (or 73%) unpreserved.

Milestones for Sussex County's farmland preservation program include:

- 1983: Establishment of SCADB.
- 1989: First farm preserved in the county.
- 2003 Farm Plan: 6,610 acres preserved.
- 2008 Farm Plan: 12,362 acres preserved.
- 2025 Farm Plan: 19,633 acres preserved.

In the 17 years since the 2008 Farm Plan:

- An additional 7,271 acres of farmland have been preserved.
- On average, since the 2008 plan, 428 acres has been preserved per year.

The most recent closings include:

- 97 acres in January 2023 through the state direct program (SADC EP) in Wantage Township.
- The most recent farm the county contributed funding to was in June 2022 to preserve 32 acres in Green Township (Muni PIG).

- The last County PIG project was in September 2020 in Frankford Township (28 acre farm). The county contributed \$40,255 and the state provided \$88,338.

Based upon a parcel based analysis of the State's Minimum Eligibility Criteria and the funding available for farmland preservation, the SCADB will continue to preserve farmland in the county.

B. Project Areas

There are six project areas within the ADA. These are shown in **Map 6** in **Chapter 4**, which includes a detailed summary of each of the project areas. **Table 5-1** includes a breakdown of the total acreage, amount of farm assessed land and preserved farmland for each project area. The six project areas are:

1. Northern Highlands
2. Southern Highlands
3. Kittatinny Valley North
4. Central Kittatinny Valley
5. Kittatinny Valley South
6. Upper Delaware

C. SADC Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC's rules for farmland preservation and project eligibility (Adopted by the SADC May 21, 2007 and July 25, 2019). In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production, and meet minimum tillable land standards (N.J.A.C. 2:76-6.20). To determine which farms maybe potentially eligible for preservation, a series of queries were made using ArcGIS digital mapping software for soils and tillable land. **Appendix D**

The NJDEP Land Use/Land Cover mapping is used to identify tillable land. This includes cropland, pastureland, agricultural wetlands, confined feeding operations, orchards, vineyards, nurseries, horticulture, and other agricultural lands.

describes the state's requirements and the methodology for mapping these on the ArcGIS. These minimum eligibility standards must be met in order for the state to provide matching funds on a farmland preservation project. Sussex County may proceed without state funding on projects that do not meet the standards, but typically, Sussex County will not cost share on applications that do not meet the SADC minimum standards. In all cases, the SCADB will review and process applications from landowners for farmland preservation and follow all state procedures to ensure consistency in application review and processing.

In Sussex County, farmers work marginal land so that it is productive and profitable. Farms may not meet the traditional

definition of agricultural soils based on the NRCS identification of prime and state designated soils. This does not make them ineligible for preservation through the state's PIG program. The SADC and SCADB agree that as long as a farm meets the tillable land criteria, it has soils capable of supporting agricultural production. Tillable farms are shown in **Map 7**.

If a farm is mapped by the ArcGIS software as tillable (**Map 7**), and it falls within the ADA and meets the size thresholds required by the SADC, it is identified as a "target farm" by the SCADB (**Map 8**). There are 24,255 acres of unpreserved farmland located in the ADA that meet the tillable land standards and are potentially eligible for preservation through the farmland program.

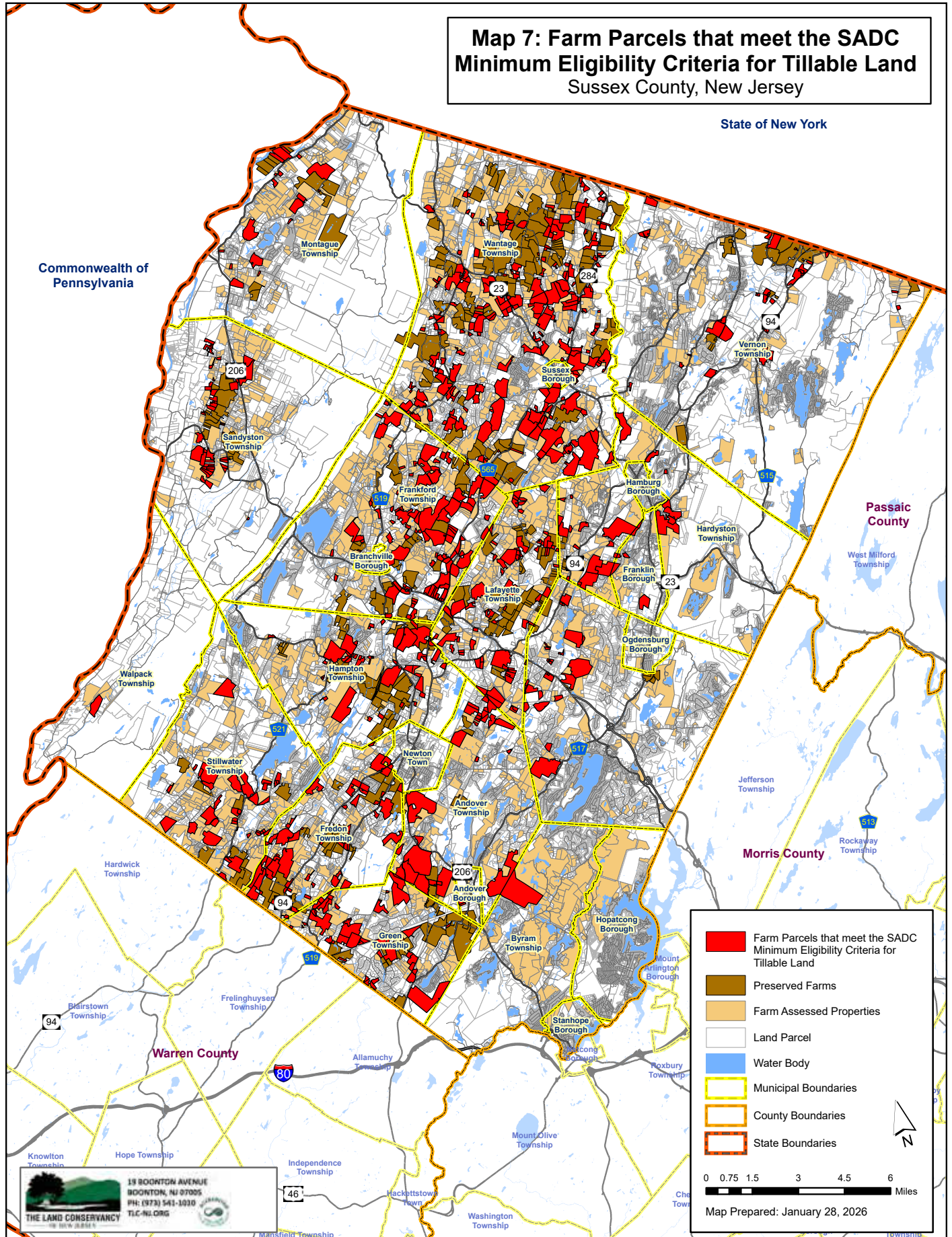
Table 5-1. Sussex County Project Areas: Summary of Farm Assessed Land

Project Area	Total Acres	Farm Assessed Land (acres)	Preserved Farmland (acres)
Northern Highlands	22,271	12,101	1,507
Southern Highlands	22,789	11,853	1,877
Kittatinny Valley North	23,922	16,561	5,419
Central Kittatinny Valley	31,962	21,319	4,556
Kittatinny Valley South	38,161	21,993	4,614
Upper Delaware	14,544	9,314	2,055
Total (Project Areas):	153,649	93,140	20,029*
Total (Outside Project Areas):	178,350	14,365	0
County Total:	331,999	107,505	19,633

Source: Sussex County and SADC

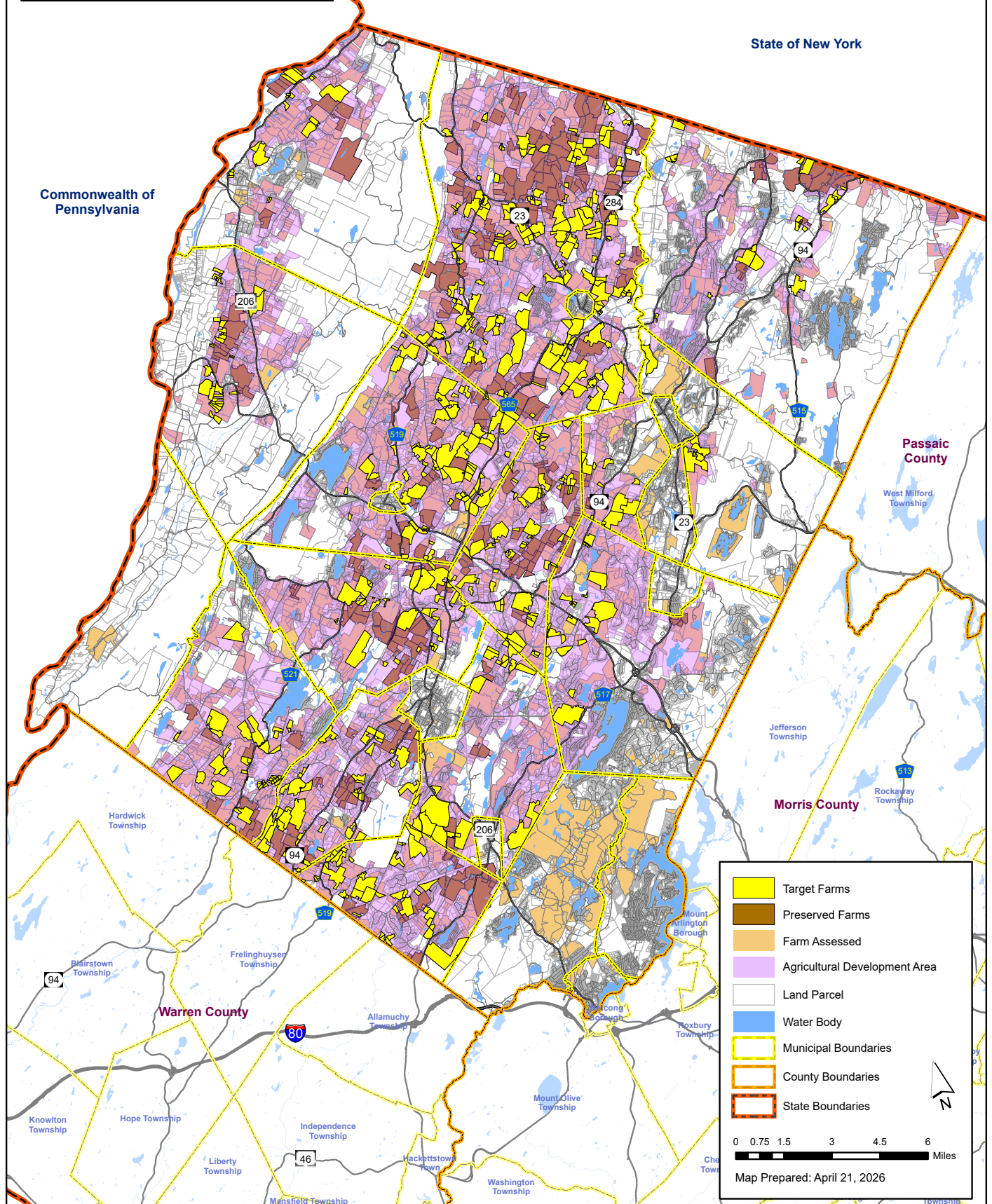
**Acreage as measured by the ArcGIS software, actual acres preserved is 19,633*

Map 7: Farm Parcels that meet the SADC Minimum Eligibility Criteria for Tillable Land Sussex County, New Jersey



Map 8: Target Farms

Sussex County, New Jersey



D. County Ranking Criteria

The SCADB uses the SADC ranking criteria, which examines the size, boundaries and buffers, local commitment, percent of tillable acres, soil type and density of a farm. In addition, the SCADB wants a housing opportunity attached to each preserved farm. To make the best use of public funds, the SCADB is strategically targeting more productive farms. As a base, all farms must be located in the ADA and meet the tillable land criteria from the SADC. There are two ranking options when reviewing multiple applications:

Ranking Option A (Size and Soils):

- Tillable farm is greater than 25 acres.
- Tillable farm is > 25 acres and has agricultural soils identified by the NRCS Soil Survey.

or, Ranking Option B (Productivity):

- Tillable farm is either cropland or pastureland ("active agricultural land").

- Cropland or pastureland is more than 50% of the farm parcel.

The Board will be changing from accepting rolling applications to an annual submission to allow for applications to be reviewed at the same time. These additional ranking criteria will be used if multiple applications are submitted to the SCADB and the board needs to prioritize them for funding.

In addition to these measurable criteria, the SCADB wants to see that farmland preserved through the county program are viable and sustainable. As detailed on the following page, this includes a review of the value of the farm's business plan, whether they are enrolled in the state's Next Gen program, and if it is developable based upon current municipal zoning.

Map 7, Map 8, and Table 5-2 locate and summarize the eligible farms. A block and lot listing of tillable farmland is included in **Appendix E**.

County Ranking Criteria: Option A - Size and Soils

Tier	Tillable Land in the ADA	% of the Unpreserved Farmland in ADA	Tillable	>25 acres	Agricultural Soils
Tier III	24,255 acres	33%	Yes		
Tier II	20,023 acres	27%	Yes	Yes	
Tier I	7,791 acres	11%	Yes	Yes	Yes

County Ranking Criteria: Option B - Productivity

Tier	Tillable Land in the ADA	% of the Unpreserved Farmland in ADA	Tillable	Contain ANY % Cropland/Pastureland	Contain >50% Cropland/Pastureland
Tier III	24,255 acres	33%	Yes		
Tier II	19,130 acres	26%	Yes	Yes	
Tier I	9,368 acres	13%	Yes	Yes	Yes

Table 5-2. Ranking Options for Tillable Farmland in Sussex County							
Meets SADC Minimum Eligibility Criteria				County Ranking Option A: Size of Farm & Soils		County Ranking Option B: Agricultural Productivity	
Project Area	Total Acres	Farm Assessed Land (acres)	Target (Tillable) Farms (acres)	Option A: Tier II, Tillable > 25 acres	Option A: Tier I, Tillable >25 acres, NRCS soils	Option B: Tier II, Tillable, cropland & pasture	Option B: Tier I, Tillable, >50% cropland & pasture
Northern Highlands	22,271	12,101	2,297	1,989	929	1,853	291
Southern Highlands	22,789	11,853	4,077	3,510	1,779	3,686	1,603
Kittatinny Valley North	23,922	16,561	3,861	2,945	756	3,220	2,113
Central Kittatinny Valley	31,962	21,319	7,010	5,960	2,281	5,285	2,848
Kittatinny Valley South	38,161	21,993	5,609	4,620	1,161	3,978	1,982
Upper Delaware	14,544	9,314	1,400	999	886	1,108	530
Total (Project Areas):	153,649	93,140	24,255	20,023	7,791	19,130	9,368
Source: ArcGIS Analysis, NJDEP Land Use/Land Cover, NRCS Soil Survey							

There are 73,987 acres of unpreserved farm assessed land in the ADA. Of this:

- 33% is tillable (24,255 acres) and meets SADC minimum eligibility criteria for preservation ("target farms").
- 27% is >25 acres & tillable (20,023 acres).
- 11% is >25 acres, tillable, and has agricultural soils (7,791 acres).
- 26% is tillable and has cropland and/or pastureland (19,130 acres).
- 13% is tillable and has >50% cropland and/or pastureland (9,368 acres).
- 10% is tillable, >50% crop/pasture, and >25 acres (7,055 acres).

SUMMARY

Of its remaining unpreserved, farm assessed land, 24,255 acres are tillable and in the ADA, making it potentially eligible for farmland preservation funding under the state's criteria. The SCADB reviews all applications for farmland preservation and uses the state's criteria to judge the viability of preserving land. Potential options for ranking these farms are based on its capacity, size, agricultural soils, and productivity. All potential farms must be located in the county's ADA. In addition to these measurable criteria, the SCADB may also consider:

- The market value of a farm's agricultural business,
- Whether the farm has a business plan,
- Whether the farmer is enrolled in the state's Next Generation Farmer Program, and
- Whether the site has development potential.

E. Municipal and County Policies Related to Farmland Preservation Applications

The SCADB follows the SADC's policies regarding housing opportunities, division of premises and exception areas; there have been no changes to these policies since the 2008 Comprehensive Farmland Preservation Plan. Below is a brief summary of the state policies for each of these issues.

Approval of Housing Opportunities

Residential opportunities on preserved farmland are limited because the development rights on the farm have been purchased. The SCADB policies closely follow those of the SADC, which restrict residential opportunities on preserved farmland and govern division of premises,

agricultural labor housing, and exception areas. Housing opportunities are subject to municipal approval. Since the publishing of the *2008 Comprehensive Farmland Preservation Plan*, there have been limited changes to the state and county policies regarding these policies.

Agricultural Labor Housing

The requirements for constructing agricultural labor housing are less stringent than Residual Dwelling Site Opportunities (RDSOs), provided that the house is for non-family related farm labor. Any number of agricultural units may be constructed on permanently preserved farmland as long as the number of units are commensurate with the agricultural production need. It must also be approved by the Grantee and the SADC, and is consistent with the state's requirements, including the updated soil standards. Once an agricultural labor unit is no longer inhabited by an agricultural laborer, the unit must be vacated. When labor housing issues are brought up before the SCADB, the board looks closely at the application to prevent potential misuse.

House Replacement

The SCADB is understanding when it comes to housing replacement on preserved farmland, so long as the applicant is not excessive in their choice for a replacement house. When the existing dwelling is located on the preserved portion of farmland, the request for replacement must first go through the local entity which holds the easement and then submitted to the SADC for approval.

While the SCADB understands that there may be a need for expansion of the house footprint, it should be within reason. It will be reviewed on a case-by-case basis by the SCADB and SADC. The location of the proposed replacement dwelling also plays

a role in the approval for replacement. It should be sited in such a way that minimizes the impact on the current and future agricultural activities and refrains from taking farmland out of efficient production.

If the dwelling being replaced is located on an exception area, the replacement will not need approval from the SCADB or SADC but will be required to comply with local zoning regulations, local approval is always required.

Residual Dwelling Site Opportunity Allocation: Residual Dwelling Site Opportunities (RDSOs)

SADC regulations permit up to one dwelling unit per 100 acres of undeveloped farmland including existing dwellings, an RDSO. By designating an area as an RDSO, the landowner is implying that the land will be used for a residential unit or other structure as referred to in NJAC 2:76-6.17. The RDSO must be approved by the SCADB and SADC and the purpose of the building must be for single-family residential housing and its appurtenant uses only.

To qualify as an RDSO, the SADC requires that the use of the residential unit be for agricultural purposes where at least one person residing in the residential unit is regularly engaged in common site farm practices. After the farm has been preserved, the landowner may exercise the RDSO, where the location of the dwelling must first be approved by the SCADB to ensure it will have minimal impact on the existing agricultural operations.

Division of the Premises

The deed of easement sets forth legal restrictions that apply to a farm once it is preserved. Even if the farm consists of

multiple lots, whether they are contiguous or not, the farm is effectively tied together under one deed. The goal of the SADC is to preserve large tracts of farmland and, therefore, a division of the premises is not an encouraged practice. However, when division does occur, it must be for agricultural purposes and must result in agriculturally viable land parcels.

When reviewing an application for division, the SADC and SCADB consider total tillable acreage, quality of soils, configuration of new parcels, existing agricultural infrastructure, proximity to other farms, proposed agricultural uses, and the benefit to agricultural production. The proposed division will have to pass the SADC's agricultural purpose test and agricultural viability test which examine how division will impact production activities such as agricultural expansion or diversification, and how viable each parcel will be at sustaining a variety of agricultural operations.

Approval of Exception

An exception area is a portion of the farm that is removed from the deed restriction. An applicant may be interested in providing for an exception area if their plans for the future include any non-agricultural production activities such as providing a building lot for a child, operating a non-agricultural business out of the home or a barn, or having the flexibility to replace the home without preservation program approvals. Without an exception area, existing non-agricultural uses cannot be expanded in the future even if they are recognized and allowed at the time of preservation.

There are two types of exception areas: severable and non-severable. Once the farm is preserved, the exception area cannot be moved or expanded, so it is important for landowners to select

a location for the exception area that addresses their current and future needs.

The landowner may also consider multiple exceptions so long as the number is not excessive, the size of exceptions is reasonable, and the purpose and planned use of the exception area is sensitive to the farming operation and will not negatively impact the farming use. In all cases, the acreage of exception areas are not included in the final purchase price of the easement.

Severable:

Severable exception areas can be subdivided and sold separately from the farm provided it meets local subdivision requirements. While it is not necessary to sever or subdivide the severable exception area prior to preservation, the area should have access to a street with a driveway included in the exception.

The lot size of the severable exception area is typically the minimum lot size for the zoning district in which the property is in. Severable exceptions may present a problem because it introduces a new housing unit which is not necessarily related to the farm itself. Each application is reviewed individually for its suitability on the farm.

Non-Severable:

The SADC defines non-severable exception areas as areas of the farm which are exempt from the easement restrictions, but which remain tied to the farm and therefore cannot be subdivided, transferred, or conveyed separately from the farm.

A landowner may want to create a non-severable exception area for the land immediately under the existing farmhouse to remove any questions in the future

about possible additions or permitted uses in the house. In some cases, a non-severable exception area may be for a future house location, although it is important to consider the feasibility of that location as it pertains to septic suitability, ability to obtain water, road access, wetlands, wetland buffers and special regulations that may apply.

F. Funding Plan

County Funding Sources

As discussed in **Chapter 4**, the Sussex County Farmland, Recreation, and Open Space Trust Fund will raise approximately \$395,000 in 2025.

The tax levy is set at less than one-quarter cent and is scheduled to sunset at the end of December 2025. The Commissioners and residents have consistently supported the renewal of the trust fund levy (in 2005 and again in 2015).

\$30,905,904 has been spent on farmland preservation projects. Sussex County has used the Trust Fund to preserve 22,271 acres of farmland and open space since 2000.

State Funding

Through the Corporate Business Tax, the SADC has a dedicated source of funding, whereby, from 2020 onward, the disbursement for farmland preservation will be 31% or approximately \$50.8 million. Of this, 96% will be allocated for easement acquisition (approximately \$48.7 million) and up to 4% will be provided for stewardship soil and water grants (at the SADC's discretion to allocate less). Per the SADC regulation, NJAC 3:76-17A.8, this establishes a competitive pot of funds for county and municipal PIGs to access.

In late 2023, the State legislature approved P.L. 2023, c. 245, to amend the Garden State Preservation Trust (GSPT) Act (C.13:8C-38) to authorize the SADC to adopt rules establishing at Statewide Farmland Preservation Value (Statewide Formula Value, SFV) as an alternative method for valuation of farmland when being preserved.²

The methodology and documentation for determining the Statewide Formula was adopted on April 7, 2025. The additional value for agricultural and natural resource characteristics could add up to 30% to 40% onto the appraised value of the property. The SFV considers the value of farm's natural resources, quality of agricultural soils (including a bonus of the farmer accepts impervious surface limitations in the deed of easement), the size of the agricultural lands to be preserved, its risk of conversion, and proximity to preserved land. It is widely anticipated that the new SFV will generate additional interest in the farmland program.

Financial Policies – Cost-Share Requirements

County Preservation Programs: Municipal contributions are not required in the County Easement Purchase or County PIG programs.

Municipal Planning Incentive Grant Programs: Farms preserved through the municipal PIG need to be approved by the CADB only when there is a county cost share. Traditionally, the SADC will fund 60% of the development easement purchase through the municipal PIG program, and the SCADB and municipality split the remaining cost share equally, based upon the certified market value.

Non-Profit: The SCADB is supportive of non-profit preservation efforts in the county. Non-profits have the flexibility

to independently preserve agricultural land that may fall outside of the ADA or may not meet the minimum eligibility criteria set forth by the SADC and SCADB; however, the county and state will only cost-share on those projects which meet minimum eligibility criteria and fall within the ADA.

Donation/Bargain Sale and Installment Purchase

The SCADB is supportive of donation/bargain sales. It has not preserved farms using an installment purchase, nor has plans to do so in the future.

Cost Projections and Funding Plan Associated with Preservation Goals

Sussex County is committed to farmland preservation. The county does anticipate the collection of the trust fund will continue into the future, although it the current levy sunsets at the end of this calendar year.

Sussex County remains fully supportive of leveraging its funding with the state on farmland projects, especially when the state takes the lead and purchases the deed of easement directly. When the state is a partner, the county typically contributes 40% of the cost of an easement with the SADC paying the remaining share.

Tax Levy: Over the past five years the amount raised by the tax levy has remained steady at \$395,000, with the only variable the additional funding provided by added & omitted taxes, interest income, and reserve funds:

- 2025: \$395,000 (anticipated).
- 2024: \$395,000 plus \$249,552 in taxes, interest income (\$644,552 total).

- 2023: \$395,000 plus \$225,112 in taxes, interest income (\$620,112 total).
- 2022: \$392,400 plus \$179,237 in taxes, interest, reserves (\$571,637 total).
- 2021: \$395,000 plus \$100,514 in taxes, interest, reserves (\$495,514 total).
- 2020: \$395,000 plus \$34,061 in taxes, interest (\$429,061 total).³

The County Commissioners have consistently supported the farmland and open space program at this level and it is anticipated that this allocation will remain unchanged over the next ten years. In 2025, slightly less than 30% of the total funds will be allocated for acquisition of land.

Cost Per Acre: Over the course of the program, the average cost per acre in Sussex County has ranged from \$1,500 per acre in Montague to \$9,000 per acre in Sparta. The highest cost per acre was in Sparta and Vernon Townships (over \$21,000 per acre in 2009) and more recently the costs have ranged from \$2,500 per acre in Wantage Township to \$7,400 acres in Hardyston and Vernon Township (between 2020 and 2023).

It is anticipated that the market will likely rise at an incremental rate over the next 10-year period, at 3% per year.

Debt Repayment: The county does not carry any debt for open space or farmland.

Cost Shares: Utilizing the SADC sliding scale for cost-sharing, and the estimated per acre value of the purchase of a farmland easement in Sussex County, it is likely that the state will contribute approximately 60% of the funding on a PIG project with the county contributing the remaining 40%. Completing this Farmland Plan Update continues the county's efforts to remain eligible for state funding and to support municipal efforts, through the

municipal PIG program, to preserve farms in Sussex County.

Goals and Available Funding: On average, 458 acres of farmland have been preserved each year since the completion of the 2008 Farmland Plan in Sussex County. The rate has been assessed at slightly below one-quarter cent for the last ten years and the annual revenue raised from the levy has been \$395,000.

G. Administrative Resources

Staff/Consultant Resources

Sussex County Division of Planning and Economic Development oversees the farmland program with staff experienced in managing the farmland preservation program. Staff is responsible for program administration, outreach, assistance to farmers in making applications, and monitoring easements. The SCADB has regulatory oversight for the farmland program and also hears county Right-to-Farm cases.

Legal Support

Legal support for Sussex County's farmland preservation program is provided by special counsel, coordinated by the County Counsel, who works with the SCADB.

Database Development and Geographical Information System Resources

The Sussex County Division of Planning and Economic Development tracks all farmland preservation projects, including their applications and status. The Division works with a private consultant on its Geographic Information System mapping.

H. Factors Limiting Farmland Preservation Implementation

Funding continues to be the most limiting factor in the success of the farmland program. The amount raised through the tax levy is low and has to be matched with outside funding, preferably from the SADC.

Additionally, landowner interest in the program continues to waver. Concern about regulatory oversight and low offers has detracted potential applicants. The competition from solar leases and pending warehouse developments has resulted in disincentives for farmland preservation in Sussex County. The implementation of the state's value-based formula for appraising farmland is expected to generate new interest in the program. Funding from the state will continue to be an important part of the county's ability to leverage limited resources and secure permanent protection of additional farmland.

The county would like to see movement on the legislative efforts for woodland managed farms to be included in the state's farmland preservation program. Of the 107,505 acres of farmland assessed land in Sussex County, the 2020 Census of Agriculture identified 71,688 acres as land in active agriculture (cropland and/or pastureland). This means 35,817 acres are most likely woodland managed farms, or one-third of the county's farm assessed land is ineligible for the farmland preservation program, all while bringing in agricultural revenue to the county. Adjusting the tillable land requirements would also open up opportunities for those farms which are both woodland managed and in cropland/pastureland to be preserved (where the tillable percentage is lower).

The farmland preservation program and proactive planning efforts are the crucial link in ensuring the permanence and success of farming in Sussex County. Encouraging new farmers to enroll in the Next Gen program and supporting their efforts to sustain and grow agriculture in the county will ensure its viability into the future.

Chapter 5 Literature Cited

1 NJDA State Agriculture Development Committee. Statewide Farmland Preservation Formula. <https://www.nj.gov/agriculture/sadc/documents/publications/sfvguidancedocument.pdf>. Accessed April 2025

2 Ibid.

3 Sussex County. County Budgets. <https://www.sussex.nj.us/cn/webpage.cfm?tpid=11871>. Accessed April 2025.



Cerbo's Farm Stand, Frankford Township.

Chapter 6

Economic Development

A. Economic Development Strategies

County Strategies: The SCADB and the Planning Division are responsible for the preservation and sustainability of farming in the county. The Four Seasons of Agriculture website, which is being updated, identifies agritourism in Sussex County.¹ The 2007 Strategic Growth Plan synthesized trends in economic data to provide recommendations on:

- Development Patterns.
- Housing.
- Transportation.
- Resource Conservation.
- Agriculture.
- Landowner Equity.

As agritourism continues to grow as a major element of Sussex County's agricultural economy, the introduction of new destination events to draw in residents and visitors can be centered around agriculture. The farm-to-table movement is being marketed to attract visitors and encourage farmers to pursue niche and high-quality products on smaller farms. Behind-the-scenes tours, "pick-your-own" activities, overnight farm trips, and winery tastings are activities that draw residents and tourists to spend money within the county.

The Sussex County Chamber of Commerce provides services to local farms, including grant and loan assistance, and business counseling. The Chamber is also the Destination Marketing Organization for the county's tourism, and they advertise

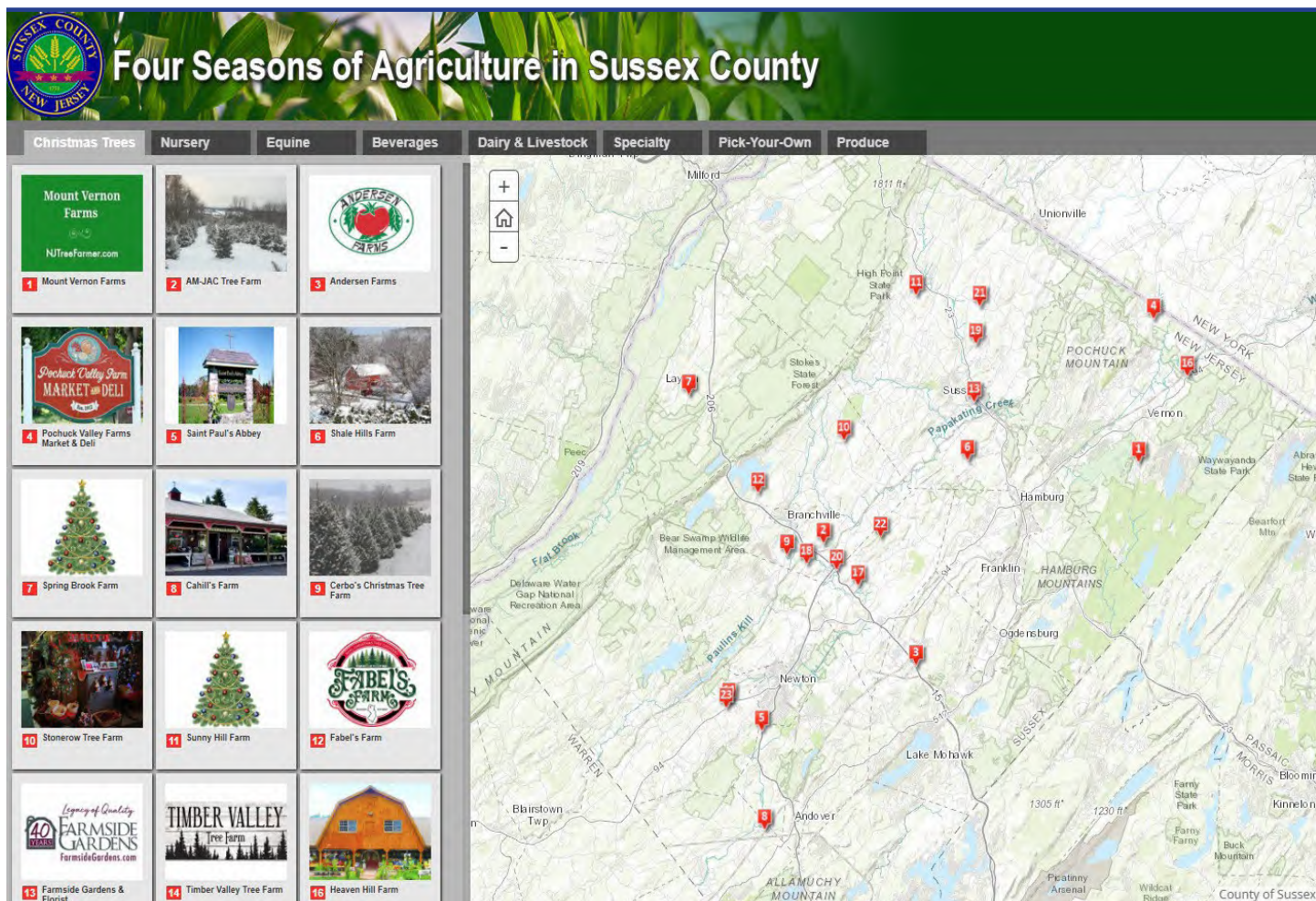


Figure 6-1. Four Seasons of Agriculture website³⁶

these opportunities through its mailings, website, and social media. One tourism event supporting local agriculture was the Harvest Honey and Garlic Festival, which Sussex County sponsored.

State Strategies: The NJDA Smart Growth Tool Kit supports government, businesses, non-profits, and local citizens in their efforts to achieve the goals and objectives outlined in the NJDA Agricultural Smart Growth Plan for New Jersey.² The Tool Kit embraces the five linked components that NJDA has identified as critical for the future of farming:

- Farmland Preservation.
- Innovative Conservation Planning.
- Economic Development.
- Agriculture Industry Sustainability.
- Natural Resource Conservation.

The NJDA 2011 Economic Development Strategies supports the state's agricultural industry.³ While markets are still there, competition has become tougher. Major efforts are directed at increasing the demand for New Jersey-grown produce through branding, agritourism, farm direct sales programs, and farm markets using the Jersey Fresh website and collaboration with Rutgers University through the NJ Agricultural Experiment Station (NJAES-RCE), and promotion of the NJ Farmers Direct Marketing Association.⁴

NJDA's Jersey Fresh labels program is promoted throughout the state, to strengthen the appeal of the Jersey Fresh brand to supermarket chains and other retailers. This has been largely successful, with major retailers such as Wegmans, ShopRite, Trader Joe's, Target, ACME, and Foodtown (among others) carrying and

promoting produce from Jersey Fresh. The NJAES-RCE continues research new varieties of crops resistant to pests and diseases. The NJDA identified the following state strategies to support farmers:

- Farmland Assessment.
- Crop Insurance.
- Technical Assistance.
- Recycling and Food.
- Motor Vehicle Requirements.
- Financing.

Opportunities for promoting produce (and, in many cases, numerous other agricultural products) include:

- NJDA Jersey Fresh.
- NJAES-RCE created an educational website dedicated to agritourism for the public, planning and policy professionals, farmers, and educators.⁵ A training website was also developed by the Rutgers Agritourism Team for farmers.⁶
- The Four Seasons of Agriculture in Sussex County helps to promote all aspects of agriculture in Sussex County. The website has several tabs to select the type of agriculture one is searching for. There is also an interactive map.⁷
- Sussex Farm Visits is also a part of the Four Seasons of Agriculture for Sussex County and has a website listing the Community Markets. There are currently four listed farmers markets within Sussex County.⁸

B. Agricultural Industry Retention, Expansion, and Recruitment Strategies

Using the diversity of agricultural commodities to broaden the agricultural

base would help address any economic downswing in either the general economy or a specific sector of the county's agriculture industry.

Institutional

Farmer Support

The NJDA Farm Link Program is a resource and referral center for farmers seeking access to land and landowners with farmland and business opportunities. Both farmers and landowners can use the resource pages to find more information on getting started in farming, leasing land, finding farmers/landowners, and farm transfer and succession plans.⁹

Two other resources available to farmers through the SADC are the New Jersey Farmland Leasing Guidebook,¹⁰ created as part of the Beginning Farmer Grant Project,¹¹ and the New Jersey Agricultural Mediation Program Handbook, subtitled A Guide for Farmers, Neighbors and Municipalities.¹²

The SADC introduced a new program in 2024 to help new and beginning farmers address the challenges they face when getting started and to help them establish viable farming options. The Next Generation Farmers Program's goal is to develop and implement a comprehensive system to identify, train, equip, and support the next generation of farmers. The SADC is set to release a report in the Spring of 2025 highlighting the challenges and barriers faced by next-generation farmers, their current landscape of support, and recommendations for addressing those challenges.¹³

The NJAES-RCE, Northeast Organic Farming Association of New Jersey (NOFA-NJ) and local supply companies provide seasonal workshops for farmers. NOFA-NJ hosts conferences, open houses,

and technical assistance meetings.¹⁴ Another opportunity is the NJ Agricultural Society's New Jersey Agricultural Leadership Development Program (NJALDP), administrated by Burlington County College.¹⁵ NJALDP is a two-year professional development program for individuals in farming and agribusiness.

The Foodshed Alliance's Sustainable Agriculture Enterprise (SAGe) program is designed to make preserved farmland accessible to emerging, expanding, and underserved farmers with affordable long-term leases. Through this program, the Foodshed Alliance works with land trusts, municipalities, and other landowners that hold deed restricted farmland to offer farmers access to affordable 10-year, renewable lease agreements. SAGe leases individual plots to regenerative farm businesses who are committed to growing with organic practices. As of 2024, there were three SAGe locations across Sussex, Warren, and Hunterdon Counties, with 12 farm businesses in the program.¹⁶

Marketing / Public Relations Support

The SCADB, the NJAES-RCE, and the state can help by communicating to farmers the availability of various free promotional channels such as the Jersey Fresh, Jersey Bred, Jersey Grown, Jersey Equine, Visit NJ Farms,¹⁷ Visit NJ Skylands Region,¹⁸ and the Four Seasons of Agriculture website.

For those farmers who want paid advertising or free media coverage, web resources can help with the planning. The NJ Horticultural Society website publishes ad rates for its quarterly newsletter, Horticultural News.¹⁹ Community Involved in Sustaining Agriculture,²⁰ a non-profit organization in western Massachusetts, offers a Basic Marketing Practices manual, and the Agricultural Marketing Resource Center devotes an entire section to web promotion, advertising, publicity, and

promotional materials.²¹

Signage. Municipal considerations of the farmer's needs when drafting their sign ordinances can help support efforts to promote agricultural products. Having farm-friendly ordinances in place can make it easier for farmers to promote their products and can minimize right-to-farm complaints. Farm signage also can benefit the municipality by drawing more visitors to the area.

For farmers who qualify for the Jersey Fresh marketing programs, signage is available. Jersey Fresh point-of-sale signs and other materials, both free and fee-based, can be ordered using the point-of-purchase application on the NJDA's Marketing and Development Jersey Fresh page.²²

Getting the Word Out. The county and the NJAES-RCE can help promote agricultural activities. Examples include:

- Development of media contacts at local and online websites, and follow-up with those contacts to encourage publication of the information.
- The NJAES-RCE distributes press releases and publishes them on its website and via social media.
- The county can promote press releases to the media and post them on their website.²³
- Inclusion on the Sussex County News and Information website.²⁴
- State agencies, such as the SADC Jersey listings, the Visit NJ calendar of events, and the Visit NJ Farms website.

Community Farmers Markets

Community farmers markets and farm stands eliminate the need for distributors and help farmers realize a more direct

profit from on-farm and market sales. Farmers markets create a centralized location for local farms and businesses. There are currently four community markets listed in Sussex County. Their operating season and hours vary. These are found on the Four Seasons of Agriculture Sussex County website and the Sussex Skylands website.²⁵

Community Supported Agriculture

Advantages of a farm that has a CSA (Community Supported Agriculture) include time efficiency, eliminating or minimizing labor and transportation costs of selling at community markets, or the time and labor of running a farm stand. A CSA can control the scheduling of pick-ups to utilize existing farm personnel in labor downtimes. Like farmers markets, CSAs have been gaining in popularity for locally grown, accessible food.

Agricultural Education & Outreach

Rutgers Cooperative Extension (RCE). The Cooperative Extension assists commercial agriculture operations through research and demonstrations related to tree fruit, small fruit and vegetable crop management, and implementation of Integrated Pest Management Systems (IPM). It also provides soil testing, plant diagnostics, and pesticide manuals, and offers various educational and networking events throughout the year.

NJ Agricultural Experiment Station (NJAES). Programs focus on commercial agriculture and horticulture, fisheries and aquaculture, environmental and resource management, farm business development and marketing, pesticide safety training, IPM, and other related subjects. Educational sessions and workshops are offered as well as consultations in coordination with the Cooperative Extension County Offices.

The Office of Continuing Professional Education (OCPE) provides educational opportunities for adults and adolescents through short courses, workplace training, and youth services. Extension Specialists throughout the state generate research-based information and solutions in the areas of agriculture, food and nutrition, environmental sciences and natural resources, and youth development. Their expertise and programs are delivered through NJAES in Newton.

Rutgers University School of Environmental and Biological Sciences.

The School of Environmental and Biological Sciences (SEBS) includes undergraduate study programs in agriculture; biology, ecology, and environmental sciences; food, nutrition, and health. The Department of Animal Sciences offers a Farm Tour Program for young children and adults to learn about their cattle, goats, horses, pigs, and sheep facilities. Also at Rutgers University, the Equine Science Center at SEBS develops equine-related research

Other. The County Commissioners and SCADB can reach out to Sussex County Community College in Newton regarding the feasibility of promoting their agricultural curriculum, adding continuing education workshops/courses for agricultural operators or serving as a host location to keep farmers up to date on best practices, new technologies, and market trends.

Business

Input Suppliers and Services

Local farmers obtain supplies from several sources in and around the county. Farmers predominantly rely on businesses in northern New Jersey, New York and Pennsylvania. Local support businesses are often insufficient to meet all the

supply and repair needs of the county's agricultural community.

Seventeen county operations are listed on the Jersey Grown [website](#) as certified suppliers of nursery products. The NJ Nursery & Landscape Association's "Find-a-Member" search option lists three growers, nurseries, landscapers, and related establishments in Sussex County.

Product Distributors & Processors

Field and forage crops. Hay and other forage crops are generally sold locally, to other farms and equine operations, to landscapers, nurseries, and farmstands as baled straw, or kept for the farmer's livestock and other uses. Hay is by far the dominant field crop measured by acreage in Sussex County. In great part, this is due to the county's rolling hills, and relatively poor soils which are ideal for hay. Most of the crop is sold directly to consumers from local farms.²⁶

Grains and Beans. Grains and beans have the highest sales in the county, with corn and soybeans taking up the most acreage of the crop commodity. Grains and beans are most commonly sent to grain elevators or used in-house for silage and feed.

Produce. There is a large acreage of vegetable crops in the county, and it has the second-highest sales in the county. Most of the fresh vegetables grown are directly sold to consumers in and around Sussex County. A good portion of produce leaves Sussex County for farmers markets and direct sales.

Greenhouse Crops. This crop commodity is fourth in sales and takes up very little space compared to other crops. Most of the county's greenhouse crops are sold directly to the consumer. There are direct sales for annual plants for those operating greenhouses and nurseries in the county.

Livestock. Plumbsock Farm & Consignment Auction in Sussex, Harker's Auction in Tabernacle (small livestock every Saturday and horse sales on third Fridays), the Livestock Cooperative Auction Market in Hackettstown, and Cedar Lanes Feed and Auction in Salem County are the only remaining livestock auctions in the state. There are several livestock auction markets in New York and Pennsylvania. Sussex County also has the 4-H Market Animal Sale in Andover.

Anticipated Agricultural Trends

Market Location and Product Demand

From a historical perspective, livestock sales, at \$9 million in 2022, have increased above their 2017 level of \$7.3 million. Crop sales increased between 2017 and 2022 from \$10.8 million to \$21 million.

Grains, oilseeds, and dry beans should continue to be a healthy and viable agricultural sector. It has historically been one of the most profitable sectors since 1992 and currently accounts for 26% of all agricultural sales. Grain production tends to experience sharp increases and decreases from year to year. Grains, oilseeds, dry peas, and dry beans occupy the second most land in Sussex County.

Vegetables have also experienced steady value increases and are a historically strong sector in Sussex County. Vegetables make up 23% of crop sales in the county but only 3% of all harvested cropland. Like nursery and greenhouse crops, vegetables require higher input costs which helps reduce their net value. See **Chapter 2** for more information on agricultural trends.

Potential Growth

Value-added products can bring additional income to farms involved in

direct marketing through farm stands and websites. Direct marketers can capitalize on the advantages of selling at retail rather than wholesale, selling from their location rather than having to pay transport costs.

Farmers may also adapt to increased demand for organic and natural goods. Rather than undertake the three-year process for federal organic certification, many farmers may lean toward “natural” farming methods for food crops and livestock. Similarly, an increase in interest in locally grown products may encourage more farmers to have farm stands and on-farm markets and include value-added home-made items.

Another potential avenue to increase sales and product demand is to the viability of wine, beer, and cider production and capitalize on the agritourism industry through tastings and other special events. Wine made from grapes, cider from apples, mead from honey, and beer made from wheat, barley, hops, and a variety of herbs can all be traced back to original ingredients grown on a farm.

Current legislation (N.J.S.A. 33:1-10 (1)(b)) and associated Special Rulings by the Division of Alcoholic Beverage Control do not allow for food to be sold on location or for a restaurant to operate on the premise and retains the stipulation that tastings and sale of beer can only be in conjunction with a brewery tour. Despite the legal restrictions, new breweries should be able to capitalize off the continued interest in agritourism in Sussex County.

Cannabis is also an industry that has a growing interest in Sussex County. A small portion of farms have switched to growing cannabis since the legalization of the crop in early 2021. It can be a lucrative business as it is a cash crop, but there are many obstacles for potential growers. The Recreational Cannabis Program as well

as the Medical Marijuana Programs are regulated by the New Jersey Cannabis Regulatory Commission.²⁷ Prospective growers must read and complete the 2024 New Jersey Hemp Program Instructions located on the NJDA website.²⁸

Whether farmers are interested in opening a brewery, cidery, winery, cannabis farm, or in providing products to the growing number of establishments in the state, the combination of agritourism, value-added products, new legislation, and marketing from beer and wine industries is making such endeavors more attainable. In 2024, the state passed a law permitting farm winery license holders to have food vendors on site. It also removed the tour requirements for craft brewery license holders, while also allowing them to sell food on site. This legislation supports the agritourism industry in the county. In Sussex County, organizations include:

- Four Seasons of Sussex County Agriculture.
- Garden State Wine Growers Association.
- New Jersey Brewer’s Association.
- New Jersey Craft Beer.
- New Jersey CannaBusiness Association.

Other Potential Improvements

Using computer programs that help track production and expense data and test alternative variables will help increase profitability:

- FINPACK, Financial Software for Agricultural and Farm Management, evaluates a farm’s financial position, explores alternatives, and makes farm management decisions.
- UltraFarm software exports to FINPACK and Microsoft Excel and is an accounting software that handles

inventories for crops and livestock, payroll, and check writing.

- FBS Systems Inc. Agriculture XPRT, is an agriculture accounting software, crop production software, livestock production software, and financial analysis software.
- CenterPoint Accounting for Agriculture is a Redwing software with accounting capabilities, a general ledger, production analysis tools for detailed crop and livestock information on a cost-per-unit basis, budgeting and forecasting tools, asset and liability tracking, inventory management, sales order, and purchase order modules.
- EasyFarm offers a service to track livestock and crop production and sales, check writing, payroll, and farm management.

Value Added Products is one of the best strategies farmers can employ to improve net profitability, open new markets, enhance the public's appreciation for the farm, and extend the marketing season. The key benefit in value-added products is that it offers farmers the potential to capture a larger share of the food dollar.

Economic development through preservation. Selling a development right is cashing in a non-performing asset which can create new options for the farm, including transferring property to the next generation, creating new markets, improving the existing operation, or expanding into new ones.

Agricultural Enterprise District (AED). AEDs are modeled after Urban Enterprise Zones. An AED would provide economic development advantages, particularly to preserved farms, and use taxes from farm-assessed land to seed the formation of an economic development corporation and a program to support agriculture. It can be created by a county or a municipality

and is designed and run by farmers and provides a mechanism to do so through specially conceived agricultural economic development.

Agricultural Support Needs

The American Farmland Trust considers a full-time agricultural economic development effort within a farmland preservation program essential to ensure the viability of farm operations into the future, finding ways to assist farmers in diversifying, changing crops, developing business plans, and helping them incorporating new or value-added crops and direct marketing, encouraging the continued development of agritourism and focusing on ways to reduce the costs of production. Fortunately, the state and the NJAES-RCE are actively involved in this process.

Agricultural Facilities and Infrastructure

Regulatory and technical assistance is of most importance to farmers:

- Municipal support through flexible land use regulations and ordinances that take into consideration the special needs of agricultural operations.
- Help with financial and planning matters through workshops and other educational and counseling services.
- Support and encouragement of agricultural suppliers in Sussex County.
- Solution based planning between local, county and state regulators to ensure adequate water resources to meet the needs of county farmers now and in the future.

Flexible Land Use Regulations

The State Plan recognizes that preserving the state's farmers and the agricultural industry that supports them

is as important as preserving the state's farmland.²⁹ Helping the agricultural industry grow and expand will help the state contain sprawl. The State Plan is being updated and should be completed by 2025. Its goals include protecting and enhancing scenic areas, open space, and areas and promoting economic growth.³⁰ The first draft of the State Plan is available on the state's website.³¹

The NJDA's Smart Growth Plan³² connects farmland preservation efforts with economic development strategies and marketing opportunities. Ensuring regulations and programs are flexible and supportive of the farming community will also strengthen the food and agriculture industry statewide. Examples where regulatory flexibility is important are:

- NJDEP's Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:13-et. seq.), which grants exemptions for agricultural activities.
- Flood Hazard Area Control Act Rules (N.J.A.C. 7:13). The latter was adopted in 2007, with amendments for agriculture effective June 2016, including numerous agricultural permits.

The Cluster Development Bill amends the Municipal Land Use Law (MLUL) to provide municipalities with more tools to plan for livable neighborhoods and districts while preserving farmland, open space, and historic sites. Under this bill, municipalities are authorized to specify minimum and maximum lot sizes and dimensions allowing for more compact development forms and choosing options for permanent land preservation.

Having sensitivity to the land use needs of agriculture can be helpful when creating municipal ordinances and regulations:

- Setting specific buffer standards for non-farm development adjacent

to working farms that help to limit trespassing and littering and also protect the residential landowner from dust and spray materials spread during farming activities, thus minimizing potential Right-to-Farm conflicts.

- Code or ordinance provisions requiring developers to notify purchasers of the proximate existence of active agriculture.
- Exemptions for certain farm structures from building height restrictions.
- Allowing additional dwelling units on farms in order to meet the needs of farmers for additional housing for their children or for farm managers.
- Exemptions from setback requirements when farmers seek to expand an existing nonconforming structure.
- Flexible fencing ordinances that make allowances for types of fencing on farms that might not be desirable in residential zones, to prevent wildlife damage.
- Construction fee reduction for agricultural buildings.

Planning and zoning supporting agricultural operations is critical to maintaining and protecting agricultural operations.

Agriculture Representation in Economic Development Organizations

The Division of Planning recognizes that the county has a diverse mixture of businesses, including agribusiness.³³ The Sussex County Chamber of Commerce includes agriculture, agritourism operators, and garden centers and nurseries among its members. Reaching out to more farmers and agricultural businesses to include their input will promote and strengthen this economic sector.

Agricultural Support Implementation

The NJAES-RCE continues to be a source of support to local farmers, helping them adapt to new technologies, introducing new farming practices to improve efficiency, and keeping farmers up to date with market trends. With the rise of online shopping, more and more people are choosing to order products, including agricultural products, from their own homes. The NJAES-RCE can work with local farmers in expanding their presence on the web.

Federal agriculture support can be found on the USDA's Grants and Loans [webpage](#) ranging from farm loans, housing assistance, rural development loan and grant assistance, beginning farmers and ranchers, livestock insurance, specialty crop block grant program, the farmers market promotion program, and the organic cost share program. In a number of these federal programs, the government will assist farmers in the design, implementation, and cost of projects.³⁴

New farmers (with less than ten years of farming experience) have access to webinars, lectures, and service centers to help their business. Similarly, small-to-mid-sized farmers also have access to educational resources, as well as financial assistance programs such as the Farm Storage Facility Loan (FSFL), microloans, Value Added Producer Grants, and Socially Disadvantaged Group Grants. Organic farmers can access the Organic Certification Cost Share Program (OCCSP), in which farmers may receive up to 50% of their certification costs.

Sustainable Agriculture Research and Education (SARE) is a USDA competitive grants program that helps build the future economic viability of agriculture in the

United States. These funds provide grants for farmers.

State agriculture support includes the 2024 Specialty Crop Block Grants, Wine Industry Project Grants, Soil and Water Conservation Grants, Risk Management and Crop Insurance Education, Junior Breeder Loan Fund, Organic Cost Share, and Farm to School Mini-Grants. More information can be found through the NJDA and on its [website](#).³⁵ Support also comes via the state, county and municipal farmland preservation programs.

The **New Jersey Farm Bureau** is a private, non-profit membership organization that represents the agricultural producers and enterprises in New Jersey at all levels of government. The NJFB advocates for farmland preservation, environmental regulations, wildlife and water issues, and legislation relating to agricultural labor and the Right to Farm. Through grants, initiatives, and partnerships, the NJFB educates the public about the agricultural industry and offers farmer training and education programs.

Chapter 6 Literature Cited

1 Sussex County. Four Seasons of Agriculture in Sussex County. https://gis.sussex.nj.us/agriculture_storymap/. Accessed December 2024.

2 New Jersey Department of Agriculture. Agriculture Land Use Planning. Planning for Agriculture Toolkit. http://www.nj.gov/agriculture/divisions/anr/agriassist/smartgrowth_toolkit.html. Accessed December 2024.

3 New Jersey Department of Agriculture (NJDA). 2011 Economic Development Strategies. <http://www.nj.gov/agriculture/pdf/11EcoDevStrategies.pdf>. Accessed December 2024.

4 Jersey Fresh. <https://findjerseyfresh.com/JerseyFresh>. Accessed December 2024.

5 NJAES-RCE. New Jersey Agricultural Experiment Station. <https://njaes.rutgers.edu/>. Accessed December 2024.

6 NJAES-RCE. Extension Training for Agritourism Development. <https://agritourism.rutgers.edu/training/modules.html>. Accessed December 2024.

7 Sussex County, Four Seasons of Agriculture in Sussex County, https://gis.sussex.nj.us/agriculture_storymap/. Accessed December 2024.

8 Sussex Farm Visits, Sussex County Community Markets, <http://www.sussexfarmvisits.com/communitymarkets.htm>. Accessed December 2024.

9 Farm Link. <http://www.nj.gov/agriculture/sadc/farmlink/>. Accessed December 2024.

10 New Jersey Farmland Leasing Guidebook. <https://www.nj.gov/agriculture/sadc/documents/farmlink/resources/leaseguide2.pdf> Accessed December 2024.

11 NJDA. SADC. Project to Enhance Leasing and Linking Resources. <http://nj.gov/agriculture/sadc/farmlink/resources/leasingproject.html>. Accessed December 2024.

12 NJDA. SADC. Agricultural Mediation Program. Agricultural Mediation Program Handbook. <http://nj.gov/agriculture/sadc/agmediation/>. Accessed December 2024.

13 NJDA SADC, Next Generation Farmers, <https://www.nj.gov/agriculture/sadc/nextgen/>. Accessed December 2024.

14 NOFA-NJ. Events. <https://nofanj.org/events/>. Accessed December 2024.

15 New Jersey Agricultural Society. New Jersey Agricultural Leadership Development Program (NJALDP). <https://www.njagsociety.org/ldp-graduation.html>. Accessed December 2024.

16 Foodshed Alliance. (2022, September 9). Sustainable Agriculture Enterprise (SAGE) Foodshed Alliance. <https://foodshedalliance.org/sage/>. Accessed December 2024.

-
- 17 Visit NJ Farms. <https://visitnjfarms.org/>. Accessed December 2024.
- 18 Visit NJ, Skylands Region, <https://visitnj.org/regions/skylands>. Accessed December 2024.
- 19 New Jersey State Horticultural Society. <http://www.horticulturalnews.org/advertising.pdf> Accessed December 2024.
- 20 CISA (Community Involved in Sustaining Agriculture). Resources for Farmers. Tipsheets and Resources. <https://www.buylocalfood.org/resources-for-farmers/tipsheets/>. Accessed December 2024.
- 21 Agricultural Marketing Resource Center, <https://www.agmrc.org/>. Accessed December 2024.
- 22 NJDA Marketing and Development. JerseyFresh. <https://www.nj.gov/agriculture/divisions/md/prog/jerseyfresh.html>. Accessed December 2024.
- 23 Sussex County. <https://www.sussex.nj.us/>. Accessed December 2024.
- 24 Sussex County. News and Information. <https://www.sussex.nj.us/m/newsflash?-cat=16,12,14,6,1,9,7,13,15,8,21>. Accessed April 2026.
- 25 Sussex Skylands. Farmers Markets. <https://www.sussexskylands.com/things-to-do/attractions/farmers-markets/>. Accessed December 2024.
- 26 Personal Communication with Steve Komar, County Agricultural Agent. January 2025.
- 27 NJDA, New Jersey Hemp Program. https://www.nj.gov/agriculture/divisions/pi/prog/nj_hemp.html. Accessed December 2024.
- 28 Ibid.
- 29 Official Site of the State of New Jersey. Office of Planning Advocacy. State Development and Redevelopment Plan (2001). <https://nj.gov/state/bac/planning/state-plan/planning-areas/>. Accessed December 2024.
- 30 Official Site of the State of New Jersey. Office of Planning Advocacy. Update to State Development and Redevelopment Plan (2025). <https://nj.gov/state/bac/planning/state-plan/development/>. Accessed December 2024.
- 31 Ibid.
- 32 NJDA. Agricultural Smart Growth Plan for New Jersey. (2006). <https://www.nj.gov/agriculture/pdf/smartgrowthplan.pdf>. Accessed December 2024.
- 33 Sussex County. Planning and Economic Development. <https://www.sussex.nj.us/286/Planning-Economic-Development>. Accessed April 2026.
-

34 U.S. Department of Agriculture. Grants and Loans. <https://www.usda.gov/topics/farming/grants-and-loans>. Accessed December 2024.

35 NJDA. Grant Information. <https://www.nj.gov/agriculture/financial-services/grants/>. Accessed April 2026.

36 Sussex County. Four Seasons of Agriculture in Sussex County. https://gis.sussex.nj.us/agriculture_storymap/. Accessed April 2026.



Meadows Road, Lafayette Township

Chapter 7

Natural Resource Conservation

When monitoring preserved farms, the county takes advantage of the opportunity to discuss the importance of natural resource conservation and the programs available to help farmers protect the land and water.

A. Natural Resource Protection Coordination

Natural Resources Conservation Service

The Natural Resources Conservation Service (NRCS) helps conserve natural resources on private lands throughout the country. They provide education, cost-

sharing, and financial incentives.¹ The local NRCS office serves Sussex, Morris, Warren, Bergen, Hudson, Essex, and Passaic Counties. Sussex County farmers. NRCS personnel also will reach out directly to landowners if they know of a farmer who requires assistance or can use the guidance of their staff.

Within one year of selling their development easement, owners of preserved farms are required to submit a Conservation Plan. This plan is also required to apply for NRCS conservation programs. The plan is a record of management decisions and conservation practices planned for the farm. The NRCS helps to prepare these plans for

farmer and the NRCS Soil Conservationist will review alternatives with the landowner. This becomes a tool for better management of the natural resources on the property and can be used to direct the landowner to available programs designed to help implement conservation on private lands.²

NRCS technical guides used in each field office are localized so that they apply specifically to the geographic area for which they are prepared.³ Conservation practices pertinent for, and used in Sussex County, include:

- Riparian buffers, including necessary buffer widths and appropriate plant species;
- No-till and minimum-till practices;
- Prescribed grazing and pasture rotation;
- Grassed waterways;
- Nutrient management, including manure and fertilizers; and,
- Animal waste control, including heavy-use area concrete protection pads, which keep animal waste off the ground, and animal waste storage facilities, both of which minimize manure contact with soils, groundwater, and surface water.

Upper Delaware Soil Conservation District

The NJDA Division of Agricultural and Natural Resources implements the Natural Resource Conservation Program administered by the State Soil Conservation Committee (SSCC). The Division provides technical standards to sites regulated by the NJ Soil Erosion and Sediment Control Act program, and policies and procedures associated with the Stormwater Permitting program.⁴

The SSCC coordinates and supports the work of the state's 14 local soil conservation districts (SCDs).⁵ The SCD programs and services include agricultural conservation planning assistance, agricultural conservation cost-sharing programs, application of organic materials on agricultural land, agricultural water supply and management, soil erosion and sediment control, stormwater discharge authorization, and soil surveys.⁶ The Upper Delaware SCD works with the NRCS, providing survey assistance, engineering design, and plans. The Upper Delaware SCD implements three major programs:

- Soil Erosion & Sediment Control Act.
- Forestry.
- Animal Waste Management.⁷

NJ Agricultural Experiment Station, Rutgers Cooperative Extension of Sussex County (NJAES-RCE)

The NJAES-RCE provides both field and technical research that is focused on best management practices (BMPs) for farmers, to ensure the long-term viability of both the agricultural economy and the natural resources upon which it is based. Its Agriculture and Natural Resource Management program assists with soil testing, identification of plant pests, agricultural marketing education, pesticide safety, water resources, farm management, and other land use topics.⁸ The NJAES-RCE of Sussex County is located at 130 Morris Turnpike in Newton. They may be contacted by email at rcesc@njaes.rutgers.edu or by phone at 973-948-3040.

NJDEP Division of Parks and Forestry

The NJDEP's Division of Parks and Forestry offers conservation programs and cost-share opportunities. Properties in Sussex County that are farmland assessed may

include extensive woodland tracts. Such tracts were added as farm products in the 1970s. The NJ Farmland Assessment program tracks the stewardship and management of privately owned productive forest lands under farmland assessment. This totaled 228,000 acres in 2020. Properties actively engaged in agriculture may be assessed at their productivity value instead of their development value. The Division of Parks and Forestry, Bureau of Forest Management (BFM), reviews farmland assessment applications that include Woodland Management Plans (WMPs). There are two classifications of woodlands: appurtenant (or attached) and non-appurtenant (or unattached). Non-appurtenant woodlands must be used by the farmer as a sustainable product and require WMPs to qualify.

- Non-appurtenant woodlands are woodland acreage on a farm over and above total farmed acreage (tilled and pasture). If 50 acres of a farm are tilled or pastured, and there are 125 acres of woodlands on the farm, 75 acres of woodlands would be non-appurtenant (125 woodland acres minus 50 tilled acres).⁹
- Appurtenant woodlands are woodland acreage on a farm less than or equal to farmed acreage. In the preceding example, 50 of the 125 woodland acres would be appurtenant. Appurtenant woodland acres do not require a WMP to qualify for farmland assessment.

Table 1. Non-Appurtenant & Appurtenant Woodland Acreage		
Municipality	Non-Appurtenant	Appurtenant
Andover Borough	40	0
Andover Township	2,441	855
Branchville Borough	6	0
Byram Township	5,048	192
Frankford Township	2,950	1,572
Franklin Borough	114	81
Fredon Township	1,307	925
Green Township	1,465	783
Hamburg Borough	19	0
Hampton Township	2,877	812
Hardyston Township	2,304	854
Hopatcong Borough	1,624	119
Lafayette Township	973	1,528
Montague Township	2,875	629
Newton Town	46	3
Ogdensburg Borough	43	19
Sandyston Township	2,126	376
Sparta Township	2,713	639
Stanhope Borough	165	0
Stillwater Township	4,231	747
Sussex Borough	11	1
Vernon Township	3,329	634
Walpack Township	340	5
Wantage Township	6,373	4,922
Total	43,419	15,696
<i>Source: 2023 Farmland Assessment, Sussex County</i>		

In 2023, Sussex County recorded 15,696 acres of appurtenant woodland and 43,419 acres of non-appurtenant woodland (**Table 1**).¹⁰

USDA Forest Service Forest Stewardship Program

The USDA Forest Stewardship Program provides technical and financial management assistance for the stewardship of forest resources. This program is sponsored through the US Forest Service (USFS) and administered locally by the NJFS. Through the program, woodland owners may be eligible for reduced property taxes if they follow a state-approved forestry plan written by a consulting forester.

In the summer of 2017, the FSP transitioned to a new program that eliminated income requirements and enhanced the monitoring and management of enrolled acres. This program, when fully funded, offers landowners cost-share initiatives of up to 75% of the cost of a new or revised plan to allow the landowners to fully follow the guidelines in their plan.

Private Nonprofit Groups and Local Community Support

Sussex County has the support of a variety of organizations, including the Sussex County Board of Agriculture, NJ Farm Bureau, 4-H (including the annual 4-H Fair), and Future Farmers of America. Local, regional, and statewide nonprofit organizations also contribute to the permanent protection of farmland. These groups include The Land Conservancy of New Jersey, The Nature Conservancy, NJ Audubon, New Jersey Conservation Foundation, Ridge and Valley Conservancy, and the Trust for Public Land.

Some regional initiatives include:

- **The Nature Conservancy.** TNC's Bobcat Alley stretches from Sussex into Warren Counties to protect the habitat

for the bobcat. With their partners, they hope to preserve 10,000 acres by 2030. The Land Conservancy of New Jersey is an active partner in this effort.¹¹

- **New Jersey Conservation Foundation** (NJCF) initiatives include greenway projects, including the Sparta Mountain Greenway project. They aim to connect Sparta Mountain to Allamuchy State Park through the Weldon Brook.¹²
- **New Jersey Audubon** (NJA). In Sussex County, their preservation priorities include Pochuck Mountain, Sparta Mountain, and Wallkill National Wildlife Refuge.¹³

B. Natural Resource Protection Programs

SADC Soil and Water Conservation Grant Program

The SADC has provided soil and water conservation grants to farms that are permanently preserved or are enrolled in the term preservation program, with priority for preserved farms. The purpose of the grants is to protect agricultural lands from soil erosion. These grants fund soil and water conservation projects approved by the Upper Delaware SCD.¹⁴

Generally, up to 50% of the approved costs for a project, based on established cost tables, are paid with grant funds. With the reduction in funding, farmers are not applying. A permanent source of funding must be put in place to ensure that farmers can continue to participate in these beneficial programs.

SADC Deer Fencing Grant Program

The SADC estimates that in some areas of the state, the deer population is more than ten times the carrying capacity of the land, and damages due to deer

populations are estimated between \$5-10 million. Farmers can apply to the SADC for cost-sharing grants for the installation of high-tensile woven wire deer fencing on permanently preserved farms.¹⁵ Farmers who are successful in their applications can cover up to 50% of the cost of materials and installation. Assistance for this program is capped at a total grant amount of \$50,000. Farmers are eligible if they can demonstrate minimum gross sales of \$10,000 from agricultural or horticultural products grown or derived from farm operations the preceding year. Applicants are required to keep the land in agricultural or horticultural production for eight years following receipt of the grant.

In January of 2022, legislation S4231 was passed to create a deer fencing grant program through the NJDA.¹⁶ This grant creates a program similar to the SADC program where the NJDA will provide matching grants for:

- Unpreserved farmland.
- A farm that is located in a sending zone according to Section 13 of the Highlands Water Protection and Planning Act.

Access the New Jersey State Legislature's Bill S4231 on the Deer Fencing Grant Program on their [website](#).

Use the [application](#) at the SADC's website to apply for a Farmland Stewardship cost-share grant, and other cost-sharing grants, for the installation of deer fencing.

Federal Conservation Programs

The Farm Security and Rural Investment Act of 2002 (2002 Farm Bill) was landmark legislation, with much of its focus on conservation funding and environmental issues. Since 2002, the legislature has drafted and instituted new Farm Bill programs in 2008, 2014, and 2018. Programs relevant to New Jersey, and Sussex County, include:

- Conservation Reserve Enhancement Program (CREP),
- Conservation Innovation Grant Program (CIG),
- Environmental Quality Incentives Program (EQIP),
- Farm and Ranch Land Protection Program (FRPP),
- Grassland Reserve Program (GRP), and
- Wetlands Reserve Program (WRP).

These programs were continued under the Food, Conservation, and Energy Act of 2008, renewed in 2014 and 2018, with the most recent legislation being the Agricultural Improvement Act of 2018 (2018 Farm Bill). The 2018 Farm Bill was extended through the American Relief Act, keeping it active through FY2025. As in the past, these programs are administered by the NRCS office and the SCD.

In 2014, the USDA Farm Service Agency (FSA) added two new programs: Price Loss Coverage (PLC) and Agricultural Risk Coverage (ARC), which are continued through the 2018 Farm Bill. These programs pay producers with eligible historical base acres when prices and/or yields of covered commodities fall below a certain amount, regardless of their current planting decisions. Since a significant acreage of field crops are grown in Sussex County, and are also covered commodities

under these programs, such a revenue support system may help specialty crops and niche markets receive their fair share of payment support

Highlights of the 2018 Farm Bill include:

- Increasing mandatory funding for conservation programs by about 2% from 2019-2023.
- Increasing Conservation Reserve Program (CRP) acreage cap from 24 million acres to 27 million acres by 2023.
- Continuing the Conservation Stewardship Program (CSP), but at a reduced funding level, and replacing an acreage cap with a funding cap.
- Increasing funding for EQIP, Agricultural Conservation Easement Program (ACEP), and direct funding for the Regional Conservation Partnership Program (RCPP).

Conservation Reserve Program (CRP) is a land conservation program where farmers enroll on a volunteer basis to remove environmentally sensitive land from agricultural production. In exchange, participating farmers plant species that improve the environmental health of the land and receive a yearly rental payment. The contract period is ten to fifteen years.¹⁷

Conservation Reserve Enhancement Program (CREP) is a partnership between the USDA and the state to address environmental impacts related to agricultural practices. In exchange for removing environmentally sensitive lands from production and introducing conservation practices, landowners are paid an annual rental rate. Participation is voluntary, and the contract period is ten to 15 years. 100% of the cost is paid to establish the conservation practices and annual rental and incentive payments to the landowner.¹⁸

For more information on eligibility, the application process, and types of conservation practices NRCS can help plan and implement visit the USDA NRCS NJ Environmental Quality Incentives Program [webpage](#).

Environmental Quality Incentives

Program (EQIP) provides financial and technical assistance to agricultural producers and non-industrial forest managers and landowners to implement management practices and address natural resource concerns on their lands. Participation in this conservation program is voluntary.¹⁹ Some of the program benefits include reduction of contamination from agricultural sources such as feeding operations, efficient utilization of nutrients that reduce input costs and nonpoint sources of pollution and increasing soil health to help improve drought resiliency. All private land in production is eligible, including cropland, pastureland, and nonindustrial private forests with a forest management plan.

For woodland to qualify for EQIP, they must be large enough to be managed as a production unit, typically larger than five acres. Participants are contracted on a basis of one to ten years, and may be eligible for flat rate payments based on the average costs of their forest management practices.

Conservation Incentive Contracts (CIC) are an option under EQIP with a focus on climate-smart forestry, agriculture, and drought resilience management practices. Conservation Evaluation and Monitoring Activities (CEMA) are also offered to help report the outcomes of practices. Five to ten year contracts are held to manage, maintain, and address natural resource concerns and build on existing conservation efforts. EQIP-CIC practices

eligible for assistance include, but are not limited to conservation crop rotation, amending soil properties with gypsum products, irrigation water management, grazing land mechanical treatment, nutrient management, waste recycling, on-farm recharge, soil health testing, and pest management conservation systems.²⁰

Funded by EQIP, the aim of the **Conservation Innovation Grant** (CIG) is to stimulate the development and adoption of innovative conservation approaches and technologies in conjunction with agricultural production. Funds are awarded as matching grants to non-governmental organizations, tribes, or individuals for projects with a one to three year duration.²¹

The Conservation Stewardship Program (CSP) provides technical and financial assistance to manage and maintain existing conservation systems, implementing additional conservation activities on land currently in production. CSP provides two types of payments through five-year contracts: annual payments for installing new conservation activities and maintaining existing practices; and supplemental payments for adopting a resource-conserving crop rotation.²²

The Working Lands for Wildlife (WLFW) program provides technical and financial assistance to agricultural producers to assist in the implementation of conservation practices that benefit target species and priority landscapes. Sussex County contains habitat for the golden winged warbler, the target of the WLFW Golden Winged Warbler Initiative. Conservation acts in this area will lead to overall wildlife benefits, economic benefits, and climate change mitigation.²³

The **Agricultural Conservation Easement Program** (ACEP) merges three former

programs – the Wetlands Reserve Program (WRP), the Grassland Reserve Program (GRP), and the Farm and Ranch Land Protection Program (FRPP).²⁴ It has two components:

- Agricultural Land Easements (ALE) to prevent the loss of working agricultural lands for nonagricultural uses. NRCS may contribute up to 50% of the fair market value of the easement.
- Wetland Reserve Easements (WRE) provide habitat for fish and wildlife and improve water quality through restoration and enhancement. There are two types available in New Jersey: permanent (100% of the value and 50-75% of restoration costs) and 30-year easements (50-75% of the value and the restoration costs). Land eligible for participation in WRE includes privately held farmland or converted wetlands that can be successfully and cost-effectively restored. Applications for land where an easement will protect and enhance the habitats for migratory birds and other wildlife are prioritized.

At the time of this report's release, the future of farm Farm Bill programs is uncertain due to changes at the federal level. For example, in March 2025, the USDA announced that they will be cutting both the Local Food for Schools Cooperative Agreement Program and the Local Food Purchase Assistance Cooperative Agreement Program, which provided funds for schools, childcare facilities, and food banks to purchase food from local farmers. These programs provided over \$1 billion in funding that supported local farms and helped stabilize local food systems.

In February 2021, the USDA released a final rule to update ACEP as directed by the 2018 Farm Bill. Landowners who enroll in ACEP retain private ownership of their land, but certain land use requirements will apply such as agreeing to cease agricultural activity on wetlands under easement or agreeing to limit non-agricultural uses on land under easement.

The Inflation Reduction Act included \$1.4 billion in additional funding for ACEP over five years. This funding will back easements that reduce, capture, avoid, or sequester greenhouse gas emissions, and extend regular program funding through fiscal year 2031. On March 13, 2024, NRCS announced it will invest \$138 million of financial assistance from the Inflation Reduction Act in 138 new climate-smart conservation easements, through which farms are conserving wetlands, grasslands, and prime farmlands.

The **Regional Conservation Partnership Program** (RCPP) encourages the formation of partnerships to increase the restoration and sustainable use of soil, water, wildlife, and related natural resources on regional or watershed scales.²⁵ There are two funding categories:

critical conservation areas (New Jersey does not fall in one of these eight areas), and state/multistate. To apply for state funding, the project must address at least one of the national or state priorities of soil erosion, soil quality, water quality, and wildlife habitat.

The **Healthy Forests Reserve Program** (HFRP) helps landowners restore, enhance, and protect forest resources through easements and financial assistance. The program provides 10-year cost-sharing restoration agreements, and 30-year or permanent easements for specific conservation actions. The objectives are to promote the recovery of endangered & threatened species, improve plant and animal biodiversity, and enhance carbon sequestration. Under HFRP landowners may avoid regulatory restrictions under the Endangered Species Act by restoring or improving habitat on their land for a specific period.²⁶

The **Agricultural Management Assistance** (AMA) program targets beginning and limited-resource farmers who have had limited participation in other USDA financial assistance programs. AMA provides financial and technical assistance to address water management,

An established farmer is defined as an owner-operator or immediate family member of the owner-operator of a family farm who actively participates in the operation and management of a farming operation, is a resident of the State of New Jersey, spends a substantial portion of time in carrying out a farming operation and planted a crop or acquired livestock or aquatic organisms which were on the farm at the time of the completion of the feasibility plan application.

If the applicant is a cooperative, a corporation, a partnership, or a joint operation, it must be primarily engaged in farming, that is, the applicant entity must derive over 50 percent of its gross income from all sources from its farming operation and its principal place of business shall be in New Jersey.

Source: SADC. Farmland Stewardship Wildlife Fencing Program.⁵¹

water quality, and erosion control by incorporating conservation into their farming operations. Producers may improve water use efficiency through the construction of improving irrigation systems and practices, reducing nonpoint source pollutants through filter strips and nutrient management, and improving habitat conservation through conservation cover. Payments can be up to 75% of the project costs.²⁷

C. Water Resources

Supply Characteristics

The physiographic and geologic layout of Sussex County dictates water supply, availability, and recharge. Much of the county is located within the Appalachian Ridge and Valley physiographic province. The Delaware Valley and the southern portion of the Kittatinny Valley are within the Upper Delaware River Watershed where streams flow to the Delaware River. The northern portion of the Kittatinny Valley is in the Wallkill River Watershed. Both of these watersheds contain streams or portions of streams that are classified as trout production streams and trout maintenance streams.²⁸

Watersheds

Four NJDEP's watershed management areas (WMAs) are in Sussex County (**Figure 7-1**):

- WMA 1 – Upper Delaware
- WMA 2 – Wallkill
- WMA 3 – Pompton, Pequannock, Wanaque, Ramapo
- WMA 6 – Upper and Mid-Passaic, Whippany, Rockaway²⁹

Aquifers

Limited groundwater supplies and some surface water are the only available water sources for the limited amount of irrigation in Sussex County. Towns in the Kittatinny Valley where most of the county's irrigated acres contain aquifers of general poor productivity.³⁰ In Sussex County, there are two main aquifers that are used. These include:

- Valley and Ridge sedimentary unit aquifers.
- Highlands crystalline unit aquifers.

Please refer to **Chapter 1** for more information. As more development occurs, the increased impervious surfaces will prevent water from soaking into the ground, causing more runoff into the streams and rivers of the watershed and diminishing the capacities of the area's aquifers to recharge. The aquifers provide both residential and agricultural water supplies. It is important to balance development with the capacity of the natural resources to serve the area's needs now and in the future.

Agricultural Demand & Supply Limitations

Adequate water supplies are necessary for the success of agriculture operations in Sussex County. Obtaining permits for new wells from the NJDEP and approval from municipalities is a challenging and time-consuming process. For farmers looking to diversify their existing operations from field crops to nursery crops (a growing and lucrative commodity sector), or for farmers who may be introducing crops that require irrigation, permits, and approvals could be a limiting factor.

The NJDEP Division of Water Supply's Bureau of Water Allocation requires that

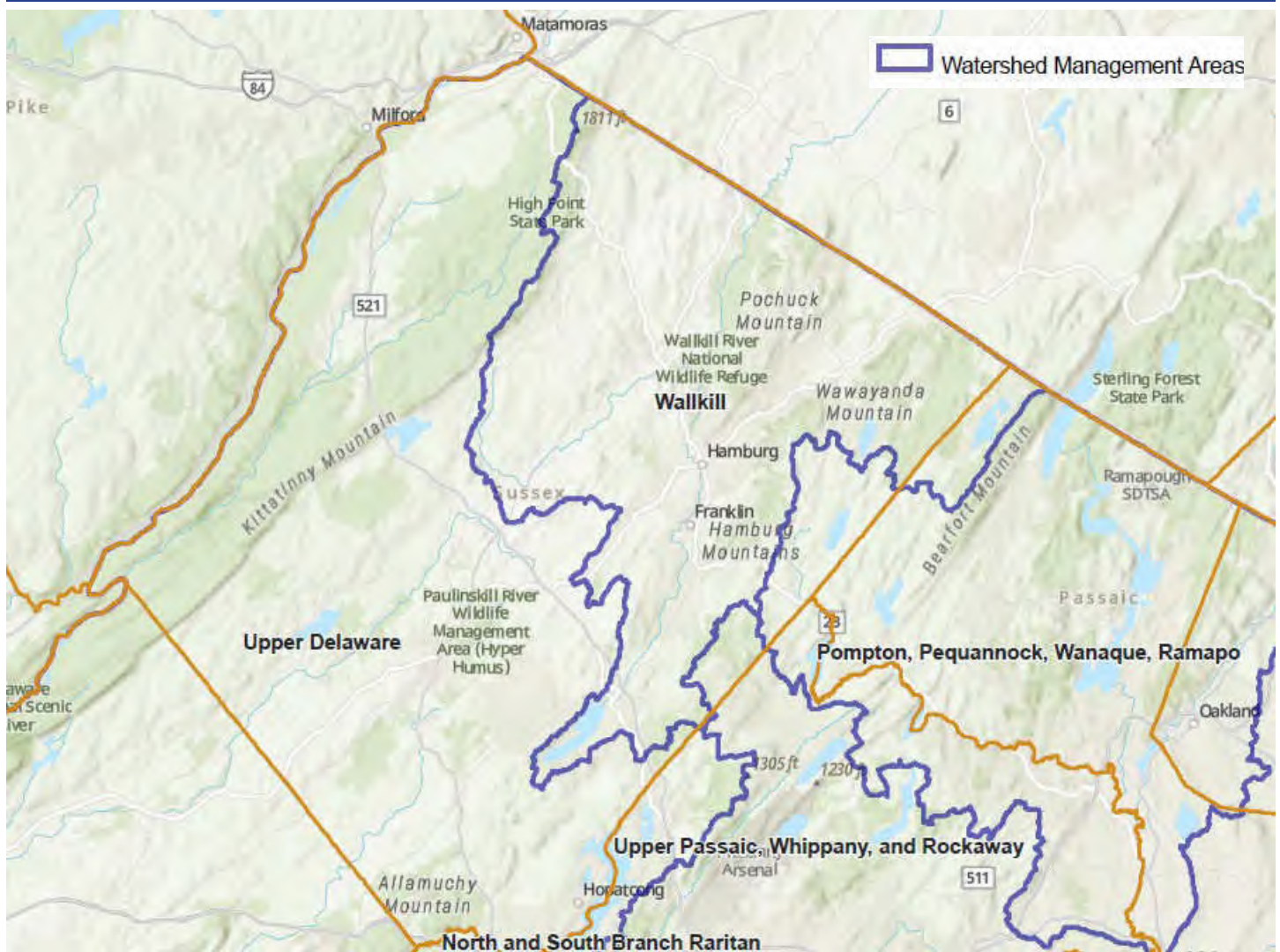


Figure 7-1. Watershed Management Areas in Sussex County

an Agricultural Water Usage Certification or Agricultural Water Use Registration be obtained from the County agricultural agent if a person withdraws ground and/or surface water over 100,000 gallons per day for agricultural, aquacultural, or horticultural purposes. If the property falls within the New Jersey Highlands Preservation Area, farms have a regulatory threshold of 100,000 gallons of water per day.³¹ Farmers are also competing with the general residential and commercial base for existing water resources. Between 2010 and 2020, 652 new residential housing units were approved in Sussex County and the population decreased by 3% or 5,044 people.³²

Climatic changes, as well as increased development, will have impacts on the availability of water resources. Periods of drought will also pose a risk to farmers. Lower rainfall leaves less water available for groundwater and surface water sources.

The U.S. Drought Monitor is a national map created by the National Drought Mitigation Center, USDA, and NOAA. Historic records are available as well, depicting drought conditions that have occurred since 1895. The intensity of drought across the county is depicted using a five-category system, from Abnormally Dry (D0) conditions to Exceptional Drought (D4) conditions.³³

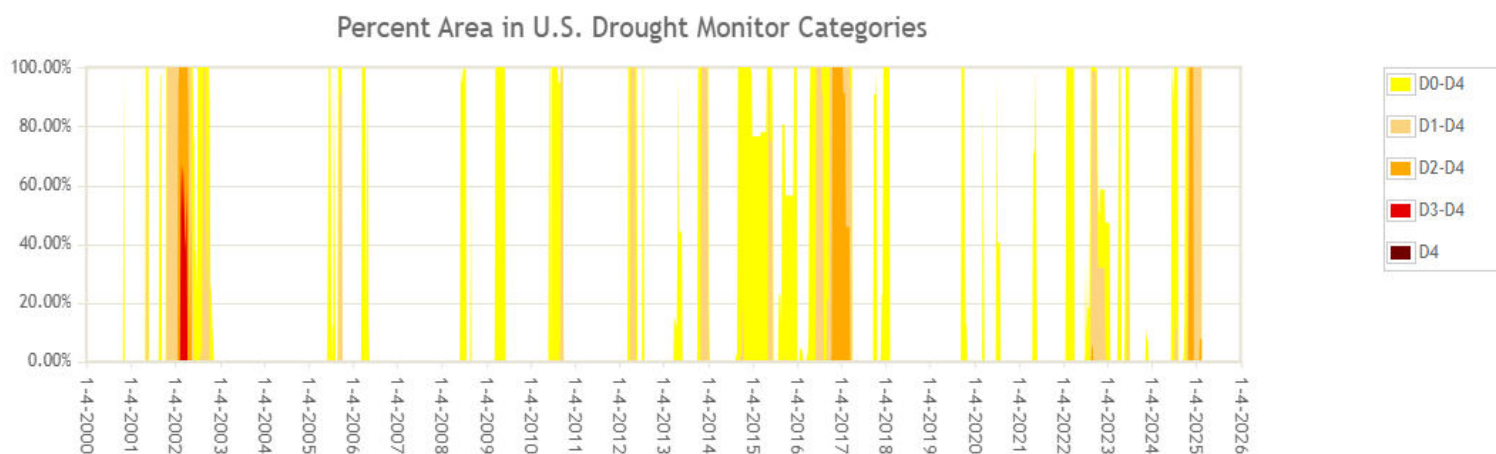


Figure 7-2. U.S. Drought Monitor, Sussex County, NJ

- D0 - Abnormally Dry conditions: Crop growth is stunted, planting is delayed, fire danger is elevated, lawns brown early, and gardens begin to wilt.
- D1 - Moderate Drought: Irrigation use increases, hay and grain yields are lower than normal, honey production declines, and wildfires and ground fires increase.
- D2 - Severe Drought: Specialty crops are impacted in both yield and fruit size, producers begin feeding cattle, and hay prices are high. Warnings may be issued on outdoor burns and air quality is poor.
- D3 - Extreme Drought: Widespread crop loss, Christmas tree farms are stressed, dairy farmers are struggling financially, well drillers and bulk water haulers see increased business, water recreation, and hunting are modified, and wildlife disease outbreak is observed.
- D4 - Exceptional Drought conditions have had minimal or no impact on New Jersey, so the Drought Impact Reporter does not have impacts to report for the D4 category.

intensity, based on data collected weekly from 2000 through January 2025. The x-axis represents the duration of the drought event while the y-axis shows the percentage of acreage within Sussex County affected by the drought event. As of January 2025, D0, D1, and D2 Drought Conditions were present in Sussex County.

- D1 Conditions were recorded several times in the past two decades including in 2001-2002, 2002-2003, in 2005, 2006, 2008 and 2009, 2013, 2015-2019, then consistently from 2020 through today.
- D2 incidents of Severe Drought were most notably recorded twice in 2002, 2016-2017, and most recently in early 2025.
- D3 Conditions of Extreme Drought occurred in 2002.

Farmers in Sussex County can view data on how drought periods are affecting popular crops and livestock commodities. Data from the USDA's National Agricultural Statistics Service (NASS) are overlayed on the Drought Monitor reports to create maps of affected farmland and summaries of affected farm operations.

Figure 7-2 shows droughts by level of

Conservation & Allocation Strategies

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

Corn and hay rely on rain and some groundwater for water needs. As such, water conservation strategies are difficult to implement, given that water usage largely depends on the amount of rainfall during a given growing season. With the more water-intensive nursery and greenhouse operations and produce farming, it is possible to implement conservation strategies such as drip irrigation, water reuse, or watering crops in the cooler parts of the day. However, since vegetable, fruit, and nursery agriculture are minor in terms of acreage when compared to corn and hay, the positive effects of county-wide water conservation efforts are minimized.

The faculty of NJAES-RCE publishes annual crop production recommendation guides for multiple crop groups that include irrigation guidelines and recommendations. These guides include tips for maximizing irrigation efficiency, such as optimizing irrigation scheduling, selecting appropriate growing mediums, planning and installing irrigation systems that provide efficient water use, managing stormwater runoff, and collecting and recycling irrigation water.

Livestock operations require water for animals to drink as well as for washing equipment, producing value-added products, or sanitizing animal areas. Water capture and storage is a way of accumulating water slowly for use in periods of high demand or when water resources are limited.

The National Integrated Drought Information System (NIDIS) and the National Oceanic and Atmospheric Administration (NOAA) publish data on drought conditions by state and county on their webpage, [Drought.gov](https://drought.gov). Offering information regarding drought conditions, short and long-term drought indicators, acres of agriculture affected by drought, water supply stream flow conditions, 1-month precipitation outlooks, and historical drought conditions, this webpage is an asset for Sussex County farmers.

The Office of the New Jersey State Climatologist operates the NJ Weather and Climate Network of weather monitoring stations. Farmers can use the information from stations near them to assist with irrigation water scheduling, as well as pest management and other conservation issues. Several stations in Sussex County (High Point Monument, Wantage, Sandyston, Vernon, Walpack, and Lafayette) can provide weather data for the region.

Waste Management Planning

Waste management in farming includes planning for livestock and animal waste, general operational and machinery waste, crop by-products, and pollutant runoff.

Animal Waste

Waste production from horses and cows is a continuous focal point of conservation practice in the county. Farmers should have Nutrient Management Plans based on crop yield goals, soil tests of available field nutrients, and nutrients from legumes and manure application on fields.³⁴ Proper nutrient management reduces input costs and protects water

quality by preventing over application of commercial fertilizers and animal manure.

Livestock production is a major producer of waste materials that requires management. Wastes from livestock can include manure, wastewater from sanitizing operations, unused pesticide mixes and pesticide containers, and residue from food processing operations. Poor management of animal and livestock waste can introduce unwanted microorganisms into natural systems and cause disease among farm animals.

Horse farms particularly have waste management concerns because of their relatively high density of animals per acre of land, and regular maintenance and collection of animal wastes, bedding materials, and wastewater. Cattle and dairy farms tend to occupy acreage at lower densities, making it possible to spread animal waste for nutrient recycling more efficiently and safer for health on fields.

The Agricultural Waste Management Field Handbook (AWMFH) provides specific guidance for planning, designing, and managing systems where agricultural wastes are involved. The AWMFH can be used to create a Comprehensive Nutrient Management Plan (CNMP) to manage and maintain the resource base of producers. All activities outlined in a CNMP must comply with NRCS standards and specifications.³⁵

Other waste management planning tools include the creation of an Animal Waste Management (AWM) Plan. AWM can be used for animal feeding operations to estimate the production of manure and necessary animal bedding, and process water to determine the size of storage and treatment facilities. The evaluation includes existing facilities, herd size, local climate, and details about bedding,

washing, and flush water.³⁶ AWM Plans apply to all livestock farms, including equine operations, and require farms to follow these general requirements:

- Animals in confinement areas only have controlled access to water.
- Manure storage areas must be at least 100 feet from water and on slopes of less than 5%.
- Land application of manure must follow Best Management Practices.
- Livestock contagious disease must be reported to the State Veterinarian.

In addition to regulations on animal waste management, the NJDEP has implemented programs targeting Concentrated Animal Feeding Operations (CAFOs) to protect water quality from waste nutrients associated with livestock farming. The NJDEP implemented a statewide stormwater permitting program for CAFO and designated animal feeding operations (AFO), as required by the Environmental Protection Agency. Farms that qualify as concentrated animal feeding operations must apply for a permit if they discharge pollutants into a state waterway.

Recycling

The Sussex County Municipal Utilities Authority (SCMUA) has limited recycling opportunities related to agriculture. It does accept mulch and compost every Monday through Sunday. There are currently no plans to implement an agricultural recycling program in the County.

The Cumberland County Improvement Authority's agricultural plastics recycling facility in Deerfield is open to all New Jersey farmers and accepts collections year-round; a tipping fee of \$20/ton applies. It is open by appointment only.³⁷

AgChoice in Andover specializes in food waste recycling, and works with corporations and agricultural operators to reduce waste and organic matter.

Cavalier Environmental Compliance Service (CECS) Inc. provides recycling services, with an emphasis on recycling materials from the construction and demolition industry. They also are able to recycle tractor tires. They provide service to 11 counties, including Sussex County.

The NJDA [website](#) lists several commercial recyclers who accept nursery/greenhouse film (year-round), pesticide containers (seasonal), agricultural plastics – mulch film, drip irrigation tape – and/or plastic nursery pots, plug trays, and flats. Agricultural Recycling Services, Inc., in Atlantic County, will accept almost any non-container agricultural plastic including mulch film, drip tape, nursery/greenhouse film, peat moss bags, silo covers, hay bale covers, pots, and trays. Using a commercial recycler can reduce farmers' landfill costs and, in the case of some products such as nursery pots and flats, generate some revenue.³⁸

For household hazardous waste, the SCMUA sponsors two collection days for residents on the first Saturday in June and November. The collected materials are recycled and reused (e.g., motor oil, gas cylinders) or disposed of in an environmentally sound manner (e.g., solvents, fertilizers, weed killers, pesticides, paints, stains, and thinners).³⁹

On-farm recycling can include composting, recycling leaves on the property, using the culled product from vegetable harvesting and other food waste to feed the soils or animals, and collecting animal waste in temporary waste containers and using it as fertilizer.

In his final days in office in January

2026, New Jersey Governor Phil Murphy signed legislation into law requiring solid waste management districts to develop strategies to reduce their food waste intake by 50% by 2035. Additionally, the law tasks the NJDEP to develop a tiered structure for compost facilities.⁴⁰ While these actions do not directly impact farmers, the legislation may promote a shift in the waste industry to provide new waste management strategies when it comes to food waste.

D. Energy Conservation Planning

The state's Clean Energy Act of 2018 includes these goals:

- Standard: 35% of the energy sold in the state is to come from qualifying energy sources by 2025 and 50% by 2030.
- Solar: Accelerates the solar renewable portfolio standards to 5.1% by 2021 and establishes a Community Solar Energy Pilot Program.
- Offshore Wind: Codifies the Governor's goal of 3,500 megawatts (MW) of offshore wind by 2030 and provides tax credits for offshore wind.
- Energy Efficiency: Requires each utility to implement energy efficiency measures to reduce electricity usage by 2% and natural gas usage by 0.75%.
- Energy Storage: Codifies the governor's goal of achieving 600 MW of energy storage by 2021 and 2,000 MW by 2030.

In 2019, Governor Phil Murphy signed the Updated Global Warming Response Act seeking to reduce greenhouse emissions 80% by 2050. Green energy policy is also echoed in Governor Murphy's Energy Master Plan, in which the state seeks to transition to 100% clean energy by 2050.

The NRCS has the authority to use EQIP to implement Agricultural Energy

Management Plans (AgEMP) to address energy conservation concerns. As a part of the EQIP On-Farm Energy Initiative, these plans are designed to evaluate energy use and efficiency within farming operations. These energy audits can qualify a farmer for financial assistance to implement process recommendations.

The EQIP natural resource conservation program pays for some energy production programs, such as the replacement of older, dirty polluting working diesel engines, with newer, more efficient, cleaner-burning diesel engines that will meet EPA Tier requirements for the program year. The NJ Board of Public Utilities offers rebates for solar electric, wind, and sustainable biomass systems if funding is available.

Solar Energy

Solar energy can be harnessed via the installation of solar panels. This harnessed or stored energy can then be used to create electricity and provide heat. If excess electricity is generated, it can be sold back to the electric grid for a profit.

The overall use of solar panels has greatly increased in New Jersey.⁴¹ New Jersey's Clean Energy Program offers registration in the Solar Renewable Energy Certificate (SREC) Registration Program (SRP), which allows owners of registered, installed systems to enter energy generated into an SREC tracking system; these SRECs can be sold to generate revenue during the first 15 years of the solar operation. In the last year, the program has been receiving between 500 and 1,500 SRPs per month.⁴² As of April 2026, this program is no longer offered.

Wind Energy

The power of a strong wind can be captured by turbines or windmills, turning

such power into electricity. Expanding and evolving technology makes this option more attractive to farmers to cut energy costs, but adequate wind speeds are requisite to make this a successful alternative. New Jersey farmers might take advantage of a distributed or "small" wind system, which uses 100 kilowatts or smaller turbines to power a home, farm, or small business directly.

The NJDEP Division of Land Use Regulation supports wind turbine projects within developed areas of the state.⁴³ The SADC permits wind energy projects according to NJSA 4:1C-32.4, but they are required to review and approve applications proposed on preserved farmland whether the project is proposed on preserved land or any exception area. Respective CADBs will also have a say in the project review and approval to determine if the use is suitable for the preserved farmland. New Jersey's Clean Energy Program incentives for wind energy installations have been on hold since 2011.⁴⁴

Incentives and assistance for small wind systems include the Renewal Energy Incentive Program (REIP) and the Anemometer Loan Program, administered by Rutgers and four other state universities.⁴⁵ As of April 2026, this program is no longer offered. The anemometers help determine the economic feasibility of wind turbine installation. Both Rutgers and Rowan University have waiting lists for anemometer loans.

Biopower

According to the U.S. Department of Energy's Biomass Program, after hydropower, biopower provides a larger share of the world's electricity than any other renewable energy resource. Biopower can be used in combined heat

and power (CHP) systems to generate both heat and electricity and it can be sourced from any organic matter such as wood, plants, agricultural waste, and other materials.⁴⁶ Agricultural producers can serve as a source for biomass fuels and, potentially, an end user. Starting in 2017, biopower projects are incentivized through the Combined Heat and Power Program (CHP). Program participants are eligible to receive financial incentives for CHP installations to further enhance energy efficiency in their buildings.

Ethanol

Ethanol is a renewable fuel made by distilling starch and sugar in a variety of plants. It can then be blended into gasoline as an oxygenate, reducing air pollution. Unlike the gasoline additive MTBE, ethanol will not contaminate groundwater. Corn, used to produce ethanol, is an important field crop in Sussex County, as it had the most bushels produced in the county in 2022. As uses for corn depart from being feed products for cattle and dairy, corn production can carry on as a way to meet demands for ethanol production.

Biodiesel

Petroleum diesel is an emitter of sulfur emissions, a major air pollutant. Biodiesel, made from the oils of soybeans, is an alternative to petroleum diesel. This organic fuel can be blended and used in diesel engines without modification, resulting in less harmful fumes.

Biogas

Agricultural waste and manure are among the variety of waste that could be used to create energy through anaerobic digestion, with the added benefits of reducing landfills and producing a nutrient-rich fertilizer that could be used

by farmers. Fats, oils and greases, and food waste produce the most biogas. New Jersey ranks 30th nationwide in biogas production. Out of 59 operational systems, down from 62 in 2015, 22 are landfill systems, 32 are wastewater systems, and five are food waste systems.⁴⁷ The American Biogas Council has identified 144 potential new projects statewide, unfortunately, they see little potential for agriculture-based biogas systems; the vast majority of potential projects deal with wastewater and food waste.

Switchgrass Pellets

Switchgrass is a tall, warm-season perennial grass used for summer hay and pasture, soil conservation, and wildlife habitat. It has also gained recent attention as a biomass energy crop either for direct combustion in stoves or power plants or for cellulosic conversion to ethanol. Switchgrass is adaptable to harsher conditions where other grasses may suffer. The NJAES-RCE has developed a fact sheet that further explains Switchback production and use within New Jersey.⁴⁸

Renewable Energy Grant Programs

New Jersey's Clean Energy Program:

Administered by the Board of Public Utilities, this program provides financial incentives to install clean energy systems, including fuel cells, photovoltaics (solar electricity), small wind and sustainable biomass equipment. Financial incentives are in the form of rebates, grants, and loans. Additional information is at www.njcep.com.⁴⁹

USDA Rural Energy for American

Program (REAP): Authorized under the 2014 Farm Bill, the REAP Renewable Energy System and Energy Improvement Guaranteed Loan and Grant Program provides financial assistance to agricultural producers and rural small

businesses to purchase, install, and construct renewable energy systems; make energy efficiency improvements to non-residential buildings and facilities; use renewable technologies that reduce energy consumption; and participate in energy audits and renewable energy development assistance.⁵⁰

E. Outreach and Incentives

The Sussex CADB, the NJAES-RCE of Sussex County, and regional agencies such as the NRCS, SCD, and FSA local service centers stand ready to educate and assist farmers regarding natural resource conservation and agricultural productivity. The CADB supports and encourages the implementation of programs to aid in natural resource conservation in the county.

Chapter 7 Literature Cited

- 1 USDA. Natural Resources Conservation Service. <https://www.nrcs.usda.gov/>. Accessed January 2025.
- 2 Personal Communication with Kent Hardmeyer and/or Ron Phelps, Formerly of the United States Department of Agriculture, Natural Resources Conservation Service, May 15 and 16, 2007; June 6 and 22, 2007.
- 3 USDA. Natural Resources Conservation Service. Field Office Technical Guide. <https://efotg.sc.egov.usda.gov/#/>. Accessed January 2025.
- 4 New Jersey Department of Agriculture. Agricultural and Natural Resources. <https://www.nj.gov/agriculture/divisions/anr/>. Accessed January 2025.
- 5 New Jersey Association of Conservation Districts, USDA, Natural Resources Conservation Service, New Jersey Department of Agriculture, State Soil Conservation Committee. New Jersey Conservation Partnership Congressional Report. March 2025. <https://hepsoilnj.org/NJCP-Congressional-Report-2025-v11.pdf>. Accessed April 2026
- 6 New Jersey Department of Agriculture. Agricultural and Natural Resources. <https://www.nj.gov/agriculture/divisions/anr/>. Accessed January 2025.
- 7 Upper Delaware Conservation District, <https://www.upperdelawarescd-nj.com/>. Accessed January 2025.
- 8 Rutgers New Jersey Agricultural Experiment Station, Cooperative Extension of Sussex County. Agriculture and Natural Resources. <https://sussex.njaes.rutgers.edu/>. Accessed February 2025.
- 9 New Jersey Division of Taxation. Farmland Assessment. <https://www.nj.gov/treasury/taxation/lpt/lpt-farmland.shtml>. Accessed April 2026.
- 10 New Jersey Department of Agriculture, State Agriculture Development Committee. New Jersey Farmland Assessment. Sussex County Summaries for 2023.
- 11 The Nature Conservancy. Building Bobcat Alley. <https://www.nature.org/en-us/about-us/where-we-work/united-states/new-jersey/stories-in-new-jersey/building-bobcat-alley/>. Accessed May 2025.
- 12 New Jersey Conservation Foundation. Tri-County Farm Belt. <https://www.njconservation.org/project/tri-county-farm-belt/>. Accessed February 2025.
- 13 New Jersey Audubon. <https://njudubon.org/>. Accessed April 2026.
- 14 New Jersey Department of Agriculture, Soil and Water Conservation Grants. <https://www.nj.gov/agriculture/sadc/farmpreserve/postpres/#1>. Accessed April 2026.
- 15 NJDA. NEW JERSEY DEPARTMENT OF AGRICULTURE ANNOUNCES ENHANCED

WILDLIFE FENCING GRANTS. <https://www.nj.gov/agriculture/news/press/2024/press240216.shtml>. Accessed February 2025.

16 NJDA Agricultural Assistance. Wildlife Fencing. <https://www.nj.gov/agriculture/divisions/anr/agriassist/deerfencing.html>. Accessed February 2025.

17 USDA. Conservation Reserve Program. <https://www.fsa.usda.gov/programs-and-services/conservation-programs/conservation-reserve-program/index>. Accessed February 2025.

18 USDA. Conservation Reserve Enhancement Program. <https://www.fsa.usda.gov/programs-and-services/conservation-programs/conservation-reserve-enhancement/index>. Accessed February 2025.

19 USDA. Environmental Quality Incentives Program (EQIP). <https://www.nrcs.usda.gov/programs-initiatives/eqip-environmental-quality-incentives>. Accessed February 2025.

20 USDA. EQIP Conservation Incentive Contracts. <https://www.nrcs.usda.gov/programs-initiatives/csp-conservation-stewardship-program/eqip-conservation-incentive-contracts>. Accessed February 2025.

21 USDA. Conservation Innovation Grants. <https://www.nrcs.usda.gov/programs-initiatives/cig-conservation-innovation-grants>. Accessed February 2025.

22 USDA. Conservation Stewardship Program. <https://www.nrcs.usda.gov/programs-initiatives/csp-conservation-stewardship-program>. Accessed February 2025.

23 Working Lands for Wildlife, How We Work. <https://www.wlwf.org/>. Accessed February 2025.

24 USDA NRCS. Agricultural Conservation Easement Program. <https://www.nrcs.usda.gov/programs-initiatives/acep-agricultural-conservation-easement-program>. Accessed February 2025.

25 USDA NRCS. Regional Conservation Partnership Program. <https://www.nrcs.usda.gov/programs-initiatives/rcpp-regional-conservation-partnership-program>. Accessed February 2025.

26 USDA NRCS. Healthy Forests Reserve Program. <https://www.nrcs.usda.gov/programs-initiatives/hfrp-healthy-forests-reserve-program>. Accessed February 2025.

27 USDA NRCS. Agricultural Management Assistance. <https://www.nrcs.usda.gov/programs-initiatives/ama-agricultural-management-assistance>. Accessed February 2025.

28 Sussex County (2007) Sussex County Farmland Preservation Update. Accessed February 2025.

29 State of New Jersey, 2019 Hazard Mitigation Plan, "Appendix L. Watersheds of New Jersey." https://www.nj.gov/njoem/mitigation/pdf/2019/mit2019_Appendix%20L_Watersheds_of_NJ.pdf. Accessed February 2025.

-
- 30 Morris Land Conservancy in Cooperation with the Sussex County Agriculture Development Board. A Comprehensive Farmland Preservation Plan for the County of Sussex. Boonton, NJ, September 2003.
- 31 NJDEP, Agricultural, Aquacultural, and Horticultural Water Use Certifications & Registrations. https://www.nj.gov/dep/watersupply/a_ag.html. Accessed February 2025.
- 32 United States Census Bureau. Sussex County, New Jersey. https://data.census.gov/profile/Sussex_County,_New_Jersey?g=050XX00US34037#housing. Accessed February 2025.
- 33 U.S. Drought Monitor. New Jersey. <https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?NJ>. Accessed February 2025.
- 34 FARM, Nutrient Management Fact Sheet, <https://nationaldairyfarm.com/wp-content/uploads/2023/01/New-Jersey-2.18.22.pdf>. Accessed February 2025.
- 35 USDA, Agricultural Waste Management Field Handbook, (2013). https://efotg.sc.egov.usda.gov/references/public/IA/AWMFH_Amendment_IA-3_July_2013_Complete.pdf. Accessed February 2025.
- 36 SADC, Animal Waste Management. <https://www.nj.gov/agriculture/divisions/anr/agriassist/animalwaste.html>. Accessed February 2025.
- 37 NJDA, New Jersey Nursery and Greenhouse Film Collection Sites (Year-Round) <https://www.nj.gov/agriculture/divisions/anr/nrc/filmsites.html>. Accessed February 2025.
- 38 NJDA, New Jersey Agricultural Recycling Programs, <https://www.nj.gov/agriculture/divisions/anr/nrc/recycling.html>. Accessed February 2025.
- 39 SCMUA, Recycling Events, <https://scmua.org/recycling/recycling-events/>. Accessed February 2025.
- 40 State of New Jersey. 221st Legislature. Assembly, No. 2090. https://pub.njleg.state.nj.us/Bills/2024/A2500/2090_R2.PDF. Accessed January 2026.
- 41 New Jersey Department of Agriculture. Agriculture and Green Energy. <https://www.nj.gov/agriculture/news/hottopics/topics060222.html>. Accessed February 2025. Note: this webpage is no longer available.
- 42 New Jersey's Clean Energy Program. SREC Registration Program. <http://www.njcleanenergy.com/renewable-energy/programs/solar-renewable-energycertificates-srec/new-jersey-solar-renewable-energy>. Accessed February 2025.
- 43 NJDEP. Wind Turbines. <https://dep.nj.gov/wlm/lrp/common-projects/wind-turbines/>. Accessed February 2025.
- 44 New Jersey's Clean Energy Program. New Jersey Clean Learning Center. <https://cleanenergy.nj.gov/resources/new-jersey-clean-energy-learning-center>. Accessed April 2026.
-

45 New Jersey's Clean Energy Program, Programs and Incentives. <https://cleanenergy.nj.gov/programs>. Accessed April 2026.

46 U.S. Department of Energy. Biopower Program. https://www1.eere.energy.gov/bioenergy/pdfs/biopower_factsheet.pdf. Accessed February 2025.

47 American Biogas Council. New Jersey. <https://americanbiogascouncil.org/resources/state-profiles/new-jersey/>. Accessed February 2025.

48 OK State, Switchback Production and Use in New Jersey. <http://switchgrass.okstate.edu/other-information-sources/switchgrassproductionnewjersey.pdf>. Accessed February 2025. Note: this webpage is no longer available.

49 New Jersey's Clean Energy Program. <https://www.njcleanenergy.com/>. Accessed February 2025.

50 USDA. Rural Development. Business and Cooperative Assistance. Renewable Energy System & Energy Efficiency Improvement Guaranteed Loan and Grants. <https://www.rd.usda.gov/programs-services/energy-programs/rural-energy-america-program-renewable-energy-systems-energy-efficiency-improvement-guaranteed-loans>. Accessed February 2025.

51 SADC Farmland Stewardship Wildlife Fencing Program Application for Cost-Share Grant Funding for the Installation of Wildlife Fencing on Permanently Preserved Farmland. <https://nj.gov/agriculture/sadc/documents/farmpreserve/postpres/wildlifefencingapplication.pdf>. Accessed February 2025.



Springhouse Dairy, Fredon Township

Chapter 8

Agricultural Industry Sustainability, Retention, & Promotion

A. Existing Agricultural Industry Support

Right to Farm

To ensure farmers can continue accepted agricultural operations, the State Legislature enacted the Right to Farm Act in 1983 and amended it in 1998. The Act provides “protection of commercial farm operations from nuisance action, where recognized methods and techniques of agricultural production are applied, while, at the same time, acknowledging the need to provide a proper balance among the varied and conflicting interests of all lawful activities in New Jersey.” (4:1C-2)

The 1983 Agriculture Retention and Development Act created the State Agriculture Development Committee (SADC), and authorized counties to create County Agriculture Development Boards (CADBs) to establish agriculture retention and development programs. The SADC and CADB implement the Right to Farm Act.¹ Over the past five to six years, the Board has seen an increase in Right to Farm protection and conflict resolution applications.

The SADC maximizes protections for commercial farmers under the Right to Farm Act by developing Agricultural Management Practices (AMPs), tracking right-to-farm (RTF) cases, offering a

To qualify for Right to Farm protection, a farm must:

- Meet the definition of a “commercial farm” in the Right to Farm Act.
- Be operated in conformance with federal and state law.
- Comply with AMPs recommended by the SADC, or site-specific AMPs developed by the Sussex County Agriculture Development Board (CADB) at the request of a commercial farmer.
- Not be a direct threat to public health and safety.
- Be in an area where agriculture is permitted under municipal zoning ordinances.²⁸

conflict resolution process, and reviewing rules proposed by other state agencies to assess the impact they may have on agriculture.

As of February 2025, the SADC had 12 AMPs in place, the latest being an AMP for On-Farm Direct Marketing Facilities, Activities, and Events, adopted on April 7, 2014. AMPs clarify standards for RTF protection.²

When a RTF issue surfaces, the CADB first encourages the parties to use the State’s Agricultural Mediation Program through which the SADC will provide mediation or conflict resolution at no cost to the participants.³ If the CADB determination does not resolve the issue, either party in the dispute may take the matter for a subsequent appeal first to the SADC and then to the NJ Superior Court, Appellate Division.⁴

If a complaint is filed with the CADB and it

concerns a type of issue the CADB has not heard before, the CADB may send it to the SADC for a determination as to whether the farm falls within the parameters established by the Act for RTF protection.

Once either the SADC or the CADB has determined that the complaint falls within the RTF parameters, and any additional fact-finding and technical review takes place, the issue is given a public, quasi-judicial hearing at the county level. After all the information has been considered, the CADB will determine whether the RTF Act protects the agricultural activity or whether changes to the operation will be required.⁵

Municipalities can and should limit the number of RTF complaints and encourage farming as an industry by:

- Adopting comprehensive Right to Farm ordinances (RTFO) as outlined by the SADC;
- Making agriculture a permitted use in all appropriate zones;
- Requiring buffers between new non-agricultural development and adjacent existing farmlands; and
- Requiring notification to homeowners purchasing a home in a new subdivision where active agriculture occurs on adjacent property.

All municipalities within Sussex County with commercial farms are encouraged to adopt an RTFO and to update their existing ordinances to be consistent

The SADC lists seven conflict resolution determinations for Sussex County, all of which have been resolved by the Sussex CADB, two of which went through the SADC or higher court systems (NJ Supreme Court or NJ Superior Court-Appellate Division).²⁷

Right to Farm ordinances (RTFO) are encouraged for municipalities that wish to enter the Farmland Preservation Program unless preserving land through the SADC direct acquisition program or a non-profit acquisition program and therefore not utilizing Planning Incentive Grant funding.

with the SADC model ordinance. If a municipality has a RTFO on file with the CADB, that ordinance is referenced during any RTF hearings. If the municipality does not have such an ordinance, the CADB references the State's language.

Currently, 13 of the 24 municipalities in Sussex County have established a RTFO.⁶

The SADC Model Ordinance is on the state's website, found under Right to Farm Resources, found [here](#). The sections of the state model ordinance are listed in **Appendix F**, along with a brief analysis of how the Sussex County municipal RTFOs align with the model ordinance.

Farmland Assessment

The Farmland Assessment program is a tax incentive that reduces property taxes on active commercially farmed land. Land in active agricultural use can be assessed on its productivity and soil capability values rather than its market value. This program offers financial incentives to encourage farmers to keep land in agricultural production. This tax incentive is made possible by the Farmland Assessment Act of 1964, N.J.S.A. 54:4-23.1 et seq. Its provisions were updated by legislation that was signed into law in 2013, becoming effective in tax year 2015.

Farmland Assessment does not apply to farm structures, such as barns and storage facilities. It has been proposed that

additional tax incentives are necessary that encourage farmers to maintain their buildings in good working order as part of active farm operations, and that do not financially penalize them for renovating, or replacing, old or unsafe structures.

In determining the area of eligible land for farmland assessment, all the land under barns, sheds, seasonal farm markets that sell predominantly agricultural products, silos, cribs, greenhouses and like structures, lakes, dams, ponds, streams, irrigation ditches and like facilities are included, provided that their use is related to agriculture or horticulture. Appurtenant woodland acreage that is equal to or less than the acreage in cropland and pastureland is also counted. Preserved farmland must still meet the criteria to receive reduced farmland taxes.

Ineligible land area is land under the farmhouse and additional land used in connection with the farmhouse, including but not limited to, land used for lawns, flower gardens, home outdoor entertainment spaces (such as residential pool areas and patios), and recreation. This land will not be counted towards the five-acre minimum requirement for Farmland Assessment eligibility.

In 2023, 29% of Sussex County was farmland assessed (99,030 acres out of 342,701 acres). Farmland assessed acres have decreased by 12% since 2000 (**Chapter 1**). The only category of farmland assessed land that increased between 2000 and 2023 was woodland/wetlands. This is likely the result of abandoned cropland undergoing ecological succession and becoming forested after a long period of time.

It is important to sustain and expand tax incentives such as Farmland Assessment to keep land in farms, and to encourage the development or extension of other tax

Basic eligibility requirements for farmland assessment include:

- Applicants must own the land.
- The property owner must apply annually for Farmland Assessment on or before August 1 of the year immediately preceding the tax year, and effective as of tax year 2015, must submit proof of sales or clear evidence of anticipated gross sales along with the FA-1 application form.
- Land must be devoted to agricultural and/or horticultural uses for at least two years before the tax year the applicant is applying for.
- Land must consist of at least 5 contiguous acres being farmed and/or under a woodland management plan. Land under or adjoining a farmhouse is not counted towards the minimum 5 acres.
- Effective as of tax year 2015, gross sales of products from the land must average at least \$1,000 per year for the first five acres, plus an average of \$5.00 per acre for each acre over five. In the case of woodland or wetland, the income requirement is \$500 for the first five acres and \$0.50 per acre for any acreage over the five. Depending on the agricultural or horticultural products being produced, the farmer can also offer clear evidence of anticipated yearly gross sales, payments, or fees within a reasonable period.
- The property owner must represent that the land will continue in agricultural or horticultural use to the end of the tax year.

There are additional requirements for the boarding, training, or rehabilitation of livestock and woodlands under a woodland management plan.²⁹

incentives for the agricultural industry. By making agriculture more profitable and viable, tax incentives will help ensure a steady, permanent source of agricultural lands for the County's farmland preservation efforts.

B. Additional Strategies to Sustain, Retain, and Promote Agriculture

Permit Streamlining

Municipalities play a key role in the preservation of farming as an industry. Municipal zoning protects farm activities and farmland from non-farm uses, prevents conflict between agricultural and other land uses and protects open land uses to foster growth more selectively.

The viability of farming is impacted by government regulation, development pressures, and the economics of the marketplace. Building flexibility into government regulation can offer support to farmers and farmland.⁷

Agriculture Vehicle Movement

As Sussex County's rural landscape becomes developed for residential subdivisions and commercial uses, the conflicting lifestyles of farmers and suburban residents clash. On rural local and county roads, conflicts between large, slow-moving farm equipment and faster-moving personal vehicles can be dangerous. Since many farm vehicles travel over local municipal roads, municipalities should continue to support local agricultural businesses right to

do so. The SADC model Right to Farm ordinance recognizes the operation and transportation of large, slow-moving farm equipment over roads as a specific right. Two of the 13 municipalities (Fredon and Stillwater) with RTFOs include farmer's rights to utilize municipal roads. The eleven other towns should consider updating their ordinances to protect the movement of farm equipment and farm vehicles on their roads. In addition, where feasible, Sussex County and local road departments can consider creating "farm travel lanes" by widening shoulders on key roads used by farmers to transport farm equipment. Posting farm-friendly signs such as "Caution Farm Equipment" will assist in this effort.

In January 2017, the NJ Motor Vehicle Commission (MVC) updated its agriculture-related regulations to reflect current industry practices with input from the Division of Highway Traffic Safety, the NJDA, and the NJ Farm Bureau. Updates include:

- Allows vans and sports utility vehicles to purchase "farm truck" license plates.
- Increases the hours a registered farm vehicle may be operated on state roadways provided that the vehicle is equipped with proper safety lighting.
- Requires registration for vehicles with a 35-mph threshold speed capacity (which was increased from the previous 20-mph capacity).
- Requires that all self-propelled sprayers be registered with the MVC and that they be issued "farm use" license plates.
- Requires that any motor vehicle, not for hire and used exclusively for farming purposes or farming equipment drawn by a motor vehicle must have a slow-moving vehicle emblem affixed to the rear when operated on roadways.

Flexibility in Government Regulation

Positive and supportive public policy: This includes legal protection (right to farm), priority in decisions on taxation (farmland assessment), regulation exemptions, and financial incentives (planning incentive grants).

Flexibility: State agencies should consider the NJDA *Agricultural Smart Growth Plan* when making decisions regarding existing and proposed infrastructure, developing, and amending regulations and programs, and protecting environmental and historical resources. These agencies should coordinate with NJDA to ensure that regulations and programs are attuned to the needs of farmers.

Agriculture-Friendly Zoning: This refers to a comprehensive land use practice that coordinates zoning and land use policy in a proactive way which encourages agribusiness, while at the same time reducing the incidence of farmer-homeowner nuisance issues.

- Requires motor vehicles that are traveling in the same direction as a slow-moving vehicle to reduce their speed to that of the slow-moving vehicle before passing, unless in an area where there are two or more lanes of traffic flowing in the same direction. (NJSA 39:3-24.4)⁸

Agricultural Labor Housing, Training

An adequate labor supply is integral to farming, especially in labor-intensive sectors such as produce farming, equine, and agritourism operations. At the local level, interest in farming as an occupation has slowed, creating a need for industry support and hired farm workers. As the

average age of farmers in Sussex County rises, and their children seek jobs outside of the industry, gaps in labor need to be filled.

Farm owners can lease their land to farmers, but there are not enough farmers to lease all of the land available. Managing fragmented farm properties and transporting equipment to various locations is a limiting factor for farmers leasing land.

Rising production costs, wages, labor availability, property taxes, and on-farm housing are some of the factors affecting the agricultural workforce in Sussex County.

On-farm housing is an added benefit, beyond wages, that can be attractive to agricultural laborers and seasonal farm workers as it relieves employees, especially those who are seasonal, from finding

affordable housing and transportation to their place of work.

Residential opportunities on permanently preserved farmland are limited because the development rights on the farm have been purchased during preservation. Even so, there are special situations where a new residential structure may be warranted given the farm size and the nature of the operation. The CADB and the SADC do permit housing on preserved farmland provided they meet the criteria for residential dwelling site opportunities (RDSO), agricultural labor housing, or housing located in exception areas.

While farm worker housing availability and permanency remain an ongoing discussion, other labor issues include worker education and training, modernization and streamlining of the immigration process, and wages.

Regulations for Motor Vehicles for Farmers

- *Farmer Plates:* Farmers may be granted a license plate marked “farmer” to indicate motor trucks engaged in carrying or transportation of farm products and farm supplies.
- *Farm Use, Tractor Plates, and Tractor Registration Exemptions* can be issued for farm trucks and farm tractors. Motor vehicles that are used exclusively as farm tractors, traction equipment, farm machinery, or farm implements that cannot be operated at a speed over 20mph do not have to be registered.
- *Farmer and Farm Use Regulations* are limitations on operations between farms, hours of travel, distance of travel, speed limitations, vehicle dimension, and other regulations apply to farm vehicles.
- Before securing a Farmer or Farm Use plate from the local Motor Vehicle Office, a “*Farmer’s Certificate*” from the Rutgers Cooperative Extension is needed.
- Commercial Driver’s License (CDL) - if a farmer is traveling intrastate within 150 miles of their farm and not hauling for hire, federal regulations and NJ statute exempt farmers from CDLs.
- *Student Agriculture License* - a Class G Agricultural License allows individuals between 16 and 17 years of age to operate vehicles registered for farm use.
- *Diesel Emissions* - diesel-powered motor vehicles registered with “farmer” or “farm use” plates are exempt from the periodic diesel emission inspection.

The U.S. Census of Agriculture figures for 1992 through 2022 show that farm labor costs in Sussex County have been slightly increasing from 12% to 16% of total farm production expenses as seen in **Figure 8-1** (note, not all farms require hired labor). In those 30 years, the number of farms requiring hired labor as a percentage of all farms has risen slightly, while the cost has increased 204%, to \$6.4 million. Overall production expenses rose 132%, from \$16.8 million in 1992 to \$38.9 million in 2022.⁹

New Jersey raised the minimum wage on January 1, 2025 to \$15.49, an increase of \$1.36 since January 2023. However, agricultural workers are guided by a separate minimum wage timetable and were given until 2027 to reach the \$15 per hour minimum wage. Employees who work on a farm for an hourly or piece-rate wage saw their wages increase by 59 cents, rising to \$13.40/hour in January of 2025. Similarly, seasonal workers saw their wages increase by 80 cents, rising to \$14.53/hour at the start of 2024.¹⁰

The NJ Board of Agriculture (BOA)

issued an opinion on agriculture and the minimum wage following the 2024 State Agricultural Convention. This addressed the growing need for hired farm labor and the wages that workers are paid. The concern is that labor-intensive operations are commonly family-owned, and hired labor is needed to complete tasks that family and aging farmers can not complete on their own. Many produce farmers pay a “piece-rate” where workers are paid based on the number of fruits or vegetables they pick, so during peak harvest, efficient workers can make more than minimum wage, but during other seasonal fluctuations, there may not be enough crops to pick to maintain that wage rate. They stated that all workers wages, regardless of how many crops are picked, must be equal to at least the minimum per-hour wage.

The BOA created a list of steps to bolster the industry’s economic viability in response to the passage and signage of the new minimum wage in the state:

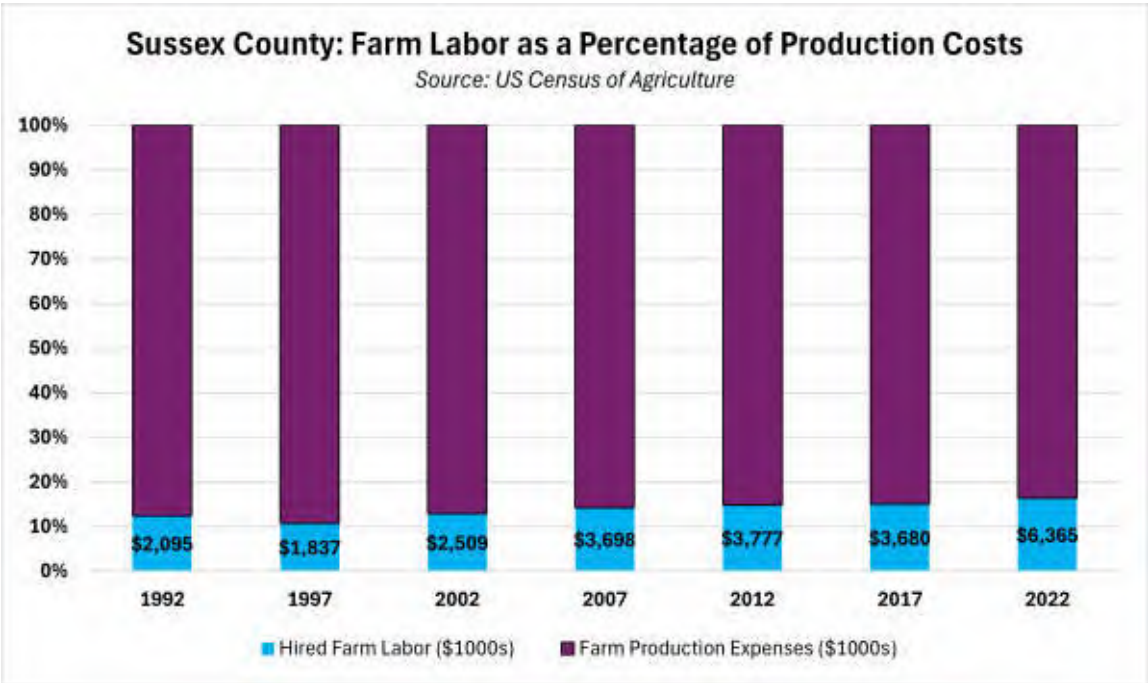


Figure 8-1. Farm Labor Cost Percentage of Production Costs

- Tax credits for farmworker housing and transportation: Credits to help offset the cost of provisions that benefit farmworkers beyond their base wages.
- Accelerated depreciation allowances: Adopt federal tax allowances for New Jersey business tax returns to allow for more rapid depreciation of capital expenses, especially for equipment that will improve efficiency.
- Expand property tax exemption for single-purpose agricultural structures: Extend the types of buildings under the current definition of “exempt structures” to lower a farm’s tax burden.
- Definition of agricultural labor: Update the definition of “farmworker” to better match the range of today’s farm workforce.
- Seasonal farmworker job retention incentives: Offer incentives to farmers based on the difference between the 2013 constitutionally mandated minimum wage levels and the increases for seasonal workers.

At the same Agricultural Convention, the BOA addressed labor-intensive agricultural industries, including those operations that require daily care of plants and animals, and harvesting of fruits and vegetables. The resolution states that to ensure the future of its agriculture, New Jersey must not only preserve its farmland but address the needs of its farm workforce and ensure the availability and supply of farm labor. The resolution supports measures to reform immigration policy and provide expansions and exemptions to immigration restrictions for farm workers to provide for an adequate agricultural workforce.

The NJ Department of Labor (DOL) is a useful resource for employment and training services targeted at farm workers.¹¹ Agriculture labor education and

training are funded through the Workforce Development Programs. These programs can help assist in upgrading the skills and productivity of the agricultural workforce.

New and Beginning Producers

The 2022 Agricultural Census recorded 150 young producers on 114 farms in Sussex County, making it the third-ranked county in the state in terms of young producers. In 2022, Sussex County was also third in the state for most farms with new and beginning producers with 541 producers on 350 farms. Sussex County has been reasonably successful at attracting new and younger producers to farm within their boundaries. These numbers may increase if county, state, and federal regulations can maintain the flexibility needed to encourage new and young farmers to join the industry and support their endeavors as they navigate the ever-changing agricultural field. The SADC has developed a program to support young farmers. The Next Generation Farmers Program’s goal is to develop and implement a comprehensive system to identify, train, equip, and support the next generation of farmers (see **Chapter 6**).

Wildlife Management Strategies

Management of nuisance and crop-damaging wildlife is critical to the short and long-term sustainability of the agriculture industry. Crop damage from wildlife and insects leads to economic loss for the farmer and/or landowner. A range of insects, deer, bears, turkeys, geese, and groundhogs are major contributors to the ever-increasing problem. So is residential/industrial development, which narrows the habitat for the nuisance animals and their predators, increasing the densities of the unwanted animals and pushing the predators to seek other territories.

Deer fencing may be effective for protecting produce since produce is grown on relatively small plots of land. However, it is not cost-effective to erect deer fencing on large tracts of land. Farmers can apply for depredation permits (issued by the NJDEP Protection Fish and Wildlife program) that allow them to hunt out of season. As farms become smaller and developments are built adjacent to farms, areas can no longer be hunted, even by the farmers who own the land, because they would be too close to a neighboring dwelling. County farmers continue to work with the NJDEP and NJDA, to implement wildlife control strategies on privately and publicly owned land.

Insects also cause crop loss. The pesticides used to control them may cause other kinds of damage, possible health concerns for the applicator and end user of the product, and pollution of the water supply. Some of the most critical and destructive threats to forests and forest resources include the gypsy moth, emerald ash borer, and spotted lanternfly. The gypsy moth is the most destructive forest insect pest to infest New Jersey's forests. Repeated defoliation by the gypsy moth can severely weaken trees and shrubs, leaving them more susceptible to disease, and ultimately cause death to large sections of forests, orchards, and landscape plants. The NJDA Division of Plant Industry programs oversees programs to protect forests from infestations.¹²

Sussex County has been affected by the gypsy moth per the 2024 NJDA Division of Plant Industry Aerial Defoliation Survey.¹³ Nine municipalities in Sussex County have seen heavy deforestation effects from the gypsy moth: Frankford, Hampton, Montague, Sandyston, Sparta, Stillwater, Vernon, Walpack, and Wantage Townships. The NJDA promotes an integrated pest management approach, however aerial

spray treatments in residential and recreational areas using the selective, non-chemical insecticide, *Bacillus thuringiensis*, is recommended where natural controls are unable to keep the pest population in check.

The Emerald Ash Borer (EAB) was discovered in New Jersey in 2014 in Somerset County and has since killed tens of millions of ash trees throughout the US and Canada. As of 2022, the EAB had been found in all 21 counties in New Jersey. The destructive pest has been present in Sussex County since 2017 (**Figure 8-2**). Tree mortality due to the EAB poses serious safety threats to farm and residential infrastructure. Managing the standing timber to prevent damage from falling limbs and trees can be a dangerous and

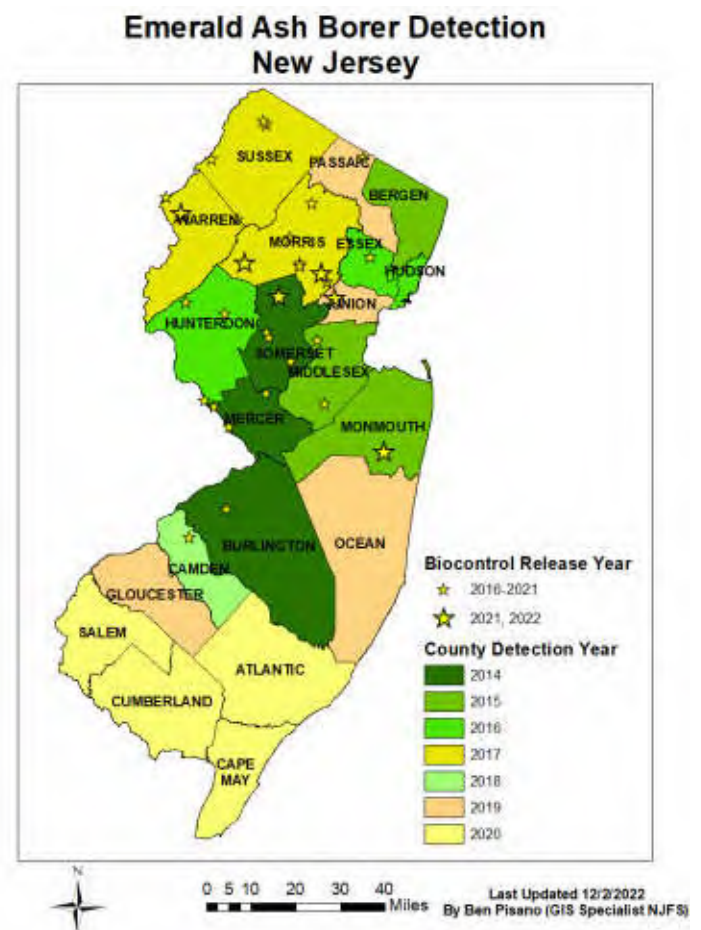


Figure 8-2. EAB Detection in NJ

expensive task for farmers who may need to seek out logging or forester companies to remove affected trees. At this time, there are no conservation or stewardship funding programs that aid farmers in managing EAB impacts.

The Spotted Lanternfly (SLF) was first discovered in the US in Berks County, Pennsylvania in 2014, and has since spread to numerous neighboring states, including New Jersey. The insects in their various life stages feed on the sap of many different fruit, ornamental, and woody trees including grapevines, maples, black walnut, and other plants. Currently, there is no commercially available biological control option for SLF, but the NJDA is researching potential parasitoids or pathogens that can be released as a long-term control solution. Based on studies in 2018 and 2019, paraffinic and/or mineral oils such as JMS Stylet oil, Damoil, and Lesco Horticultural oil were the most effective products against insect egg masses, and research trials are still ongoing to evaluate the best application method and active ingredients for systemic insecticides.

The Network for Environmental and Weather Applications (NEWA) is a web-based weather and pest reporting and forecasting system for insect and disease pests of fruits and vegetables. As part of a farm-integrated pest management (IPM) plan, NEWA can help save users money on spray costs and prevent crop losses by keeping farmers up to date on pest and weather conditions in their area and aid in decision-making to enhance pest control tactics with reduced costs and environmental burden. Pest forecasts include but are not limited to apple diseases and insects, apple leaf wetness events, grape diseases and downy mildew, potato blight, tomato blight, sweet corn Stewart's wilt, alfalfa weevil, and turfgrass diseases.

Agricultural Education and Promotion

Education and training for farmers will promote a more efficient business environment and sustain a diverse and stable industry. This includes farmer risk management education, labor education including worker safety, agricultural leadership training, and secondary school, and college agricultural education. Programs include:

- Rutgers Cooperative Extension (RCE): During the growing season, NJAES-RCE of Sussex County can provide one-on-one, on-site consultations with farmers to assist with the control of insect infestations and plant diseases for fruits, vegetables, greenhouse nurseries, ornamentals, Christmas trees, and field crops. Similar farm animal consultation can be provided on a year-round basis. Also, during the growing season, NJAES-RCE of Sussex County coordinates with other RCE offices in New Jersey to conduct on-site farm meetings regarding a range of agricultural issues including vegetable growing, safe operation of farm equipment, and programs to certify and recertify farmers for pesticide application licenses.
- Annie's Project is a farm risk management education program for women provided by Rutgers University, and Cornell Small Farms Project offering online courses for farmers. Rutgers University, NOFA-NJ, and NRCS provide twilight meetings, field days, farm-based education programs, and other training courses.
- The SADC Next Generation Farmer Program coordinates resources to identify, train, and support new farmers in New Jersey.¹⁴ Other NJDA programs, courses, and events that are listed on its [website](#).

- NOFA-NJ offers educational programs for farmers of all ages and skill sets, including a course for aspiring farmers, mentorship opportunities, technical assistance meetings, and more.¹⁵
- NJ Farm Bureau hosts meetings and provides educational information for farmers about legislative issues, farmland preservation, and labor resources.¹⁶

Due to the aging farmer population in Sussex County (average of 51.3 years in 1992, as compared to 59.7 years in 2022), the next generation of the county's farmers needs to become interested in, and exposed to the business of agriculture, and be prepared to enter the industry. Educational programs include:

- NJDA's Agricultural Education Program administers grants for schools delivering agricultural education, professional development for teachers, members of the Future Farmers of America (FFA) (educational organization for students enrolled in secondary agricultural education program), and application processes for students to develop their work-based learning.¹⁷
- Part of the NJ Council of County Vocational-Technical Schools, Sussex County Technical School offers a Natural Resources and Conservation/Horticultural Studies program using the agricultural science education curriculum that prepares students for careers related to natural resource management and horticulture production, processing, and business operations.¹⁸
- At the college level, Sussex County Community College offers an Associate of Applied Science Degree in Agricultural Business that teaches planning, marketing, and administration for agricultural business.

- FFA programs are available to students at Newton High School and the Sussex County Technical School.

A list of 4-year colleges located in the northeast that offer agricultural programs is found on the NJDA [website](#).¹⁹

The Sussex County agricultural community can look to expand agriculture education to more schools, including elementary schools, which currently do not offer classes or programs within the county.²⁰

- 4-H: The Sussex County NJAES-RCE helps promote the 4-H program. 4-H is an informal, practical educational program for youth that assists young people interested in farming and farm animals through different research projects, programs, field trips, and livestock projects.²¹
- NJ Agricultural Society's (NJAS) Agricultural Leadership Program is a two-year professional development opportunity designed for individuals interested in farming and agribusiness, hosted, and designed in collaboration with Rutgers University.²²

Promoting Agriculture

Over the last 50 years, New Jersey has transformed from a largely rural and agricultural landscape to a more urban and suburban landscape. However, farming remains strong and viable in many portions of the state, including Sussex County. If the county's remaining agricultural areas are to survive and prosper, then the non-farming public needs to be aware of and financially supportive of the continuing economic, cultural, scenic, and agricultural contributions made by Sussex County's farming community. Public education and outreach can increase the recognition of the farm industry's importance to the non-farming residents.

Marketing, advertising, and agritourism initiatives by individual farmers provide visibility for the agricultural community and are positive forms of public outreach. This outreach can be supported and built on by county, state, and municipal-level organizations that promote the farming community as a whole. Expansion of agriculture and agritourism-related signage at the municipal and county levels will increase visibility. An agricultural presence at fairs, festivals, and other community events will complement and expand on what is already happening, such as at the annual Sussex County 4-H Fair.

Encouraging farmers to offer on-farm tours to students and participating in the Farm Based Learning Network can help expand agricultural education in Sussex County.

Statewide programs, such as Jersey Fresh, act as an advertising, promotional, and quality grading resource.²³ The Jersey Fresh Program was initially launched in 1984 to help inform customers about the availability of fruits and vegetables grown in New Jersey. Now, the label is nationally known and produce under the label is recognized as meeting quality standards and grown locally here in New Jersey. The NJDA Division of Marketing and Development has expanded upon this successful brand by promoting other similar labeling including Jersey Grown for locally grown plants, trees, shrubs, and flowers, Jersey Raised for livestock, Jersey Seafood, and Jersey Equine.

In January 2022, bill S4128 was enacted to restrict the labeling of food products as “locally grown,” “locally harvested,” “locally sourced” to only those fruit and vegetable products that are grown and harvested within the state. This will ensure that only fruit and vegetable products grown and harvested in New Jersey will be advertised

as a “local” product and will reduce out-of-state competition to the sales of Jersey Fresh labeled products.²⁴

The USDA has an array of loans and grants, known as the Rural Development Program, to assist residents in rural areas of the country to support essential public facilities and services. Grants and loans are available in three key areas:

- Business-Cooperative,
- Housing and Community Facilities (including farm labor housing), and
- Utilities (including Broadband).²⁵

To qualify for some of the program’s loans and grants, municipalities must have less than 10,000 residents.

The USDA Farm Service Agency (FSA) has four different loan programs that support farmers:

- Guaranteed Loan Program: Includes farm loans made and serviced by commercial lenders and guaranteed by FSA.
- Direct Loan Program: Includes loans that are made and serviced by FSA for farm ownership or operations.
- Land Contract Guarantee Program: Farm sales to a beginning or socially disadvantaged farmer are guaranteed by FSA.
- Highly Fractionated Indian Land Loan Guarantee: This program establishes a revolving fund to eligible intermediary lenders who then make loans to tribes, tribe members or similar entities to consolidate ownership of highly fractionated Indian lands.²⁶

The **Rutgers Cooperative Extension of Sussex County** may provide:

- Assistance with obtaining water certification and registration permits from the New Jersey Department of Environmental Protection, for groundwater and/or surface water allocations.
- Soil testing for fields and pastures.
- Assistance with obtaining farmer certificates for N.J. Division of Motor Vehicle registrations.
- Assistance with applications for “Outstanding Young Farmer” (OYF) nominations. OYF is a state award given annually by the NJDA which “recognizes the outstanding achievements of a young person engaged in farming in New Jersey.”³⁰
- Assistance with grant applications to the NJDA for various types of economic assistance. Examples include Jersey Fresh grants to advertise.
- Distribution of Jersey Fresh and Jersey Grown promotional material such as bumper stickers, banners, and t-shirts.
- Assistance to connect owners of farmland with tenant farmers, so that land may stay in farmland assessment.
- Assisting new farmers with various regulatory requirements, and acquaintance with various farmer organizations.
- Holding Forestry Stewardship Programs.
- Development of specialized literature, such as a Peach Buyers Guide for buyers and distributors, a factsheet series and a Web page for agritourism.
- Procuring a USDA Specialty Crops Block Grant to conduct Direct Marketing Seminars for farmers.
- Providing outreach through the NJAES-RCE of Gloucester County Website, and at the annual 4-H Fair.
- Providing agricultural fact sheets and bulletins and links to NJAES-RCE publications in other counties through the NJAES-RCE of Gloucester County website.
- Publication of an email newsletter that is available to anyone who provides their email address. The newsletter covers news and issues for county farmers.

Chapter 8 Literature Cited

- 1 New Jersey Department of Agriculture, SADC, Right to Farm, Agricultural Management Practices. <https://www.nj.gov/agriculture/sadc/rtfprogram/amps/>. Accessed February 2025.
- 2 New Jersey Department of Agriculture, SADC, Right to Farm, Agricultural Management Practices. <https://www.nj.gov/agriculture/sadc/rtfprogram/amps/>. Accessed February 2025.
- 3 New Jersey Department of Agriculture, SADC, Agricultural Mediation, <https://www.nj.gov/agriculture/sadc/agmediation/>. Accessed February 2025.
- 4 New Jersey Department of Agriculture, SADC, Right to Farm. Conflict Resolution. <https://www.nj.gov/agriculture/sadc/rtfprogram/conflictres/>. Accessed February 2025.
- 5 New Jersey Department of Agriculture, SADC, Right to Farm, Formal Conflict Resolution Process. <https://www.nj.gov/agriculture/sadc/rtfprogram/conflictres/formal/>. Accessed February 2025.
- 6 New Jersey Department of Agriculture, SADC, Local Right-to-Farm Ordinances. <https://www.nj.gov/agriculture/sadc/rtfprogram/resources/localordinances.html>. Accessed February 2025.
- 7 New Jersey Department of Agriculture, Agricultural Smart Growth Plan. (2006) <http://www.state.nj.us/agriculture/pdf/smartgrowthplan.pdf>. Accessed February 2025.
- 8 New Jersey Motor Vehicle Commission, Slow Moving Vehicles, (2017). <https://www.nj.gov/mvc/vehicletopics/slowvehicles.htm>. Accessed February 2025.
- 9 United States Department of Agriculture, 1992, 1997, 2002, 2007, 2012, 2017, 2022 Ag Census. <http://www.agcensus.usda.gov/Publications/>. Accessed February 2025.
- 10 Official Site of the State of New Jersey, Department of Labor & Workforce Development. New Jersey's Minimum Wage to Exceed Governor Murphy's \$15/Hour Goal on January 1. (2023) https://www.nj.gov/labor/lwdhome/press/2023/20231227_minimumwage.shtml. Accessed February 2025.
- 11 Official Site of the State of New Jersey, NJDOL, Farm Workers. https://www.nj.gov/labor/myworkrights/worker-protections/farm_workers/. Accessed February 2025.
- 12 NJDA Division of Plant Industry: Contacts. Department of Agriculture. (n.d.). <https://www.nj.gov/agriculture/divisions/pi/about/contacts.html>. Accessed February 2025.
- 13 NJDA Division of Plant Industry. (2024). New Jersey LDD Aerial Defoliation Survey. <https://www.nj.gov/agriculture/divisions/pi/pdf/2024%20LDD%20Aerial%20Defoliation.pdf>. Accessed February 2025.
- 14 NJDA, SADC. Next Generation Farmers. <https://www.nj.gov/agriculture/sadc/nextgen/>. Accessed March 2025.

-
- 15 NOFA-NJ. Programs. <https://nofanj.org/programs/>. Accessed March 2025.
- 16 New Jersey Farm Bureau. <http://njfb.org/>. Accessed February 2025.
- 17 NJDA, Food, Agriculture & Natural Resources Education. https://www.nj.gov/agriculture/ag_ed/. Accessed March 2025.
- 18 Sussex County Technical School. Natural Resources and Conservation/Horticultural Studies. https://www.sussextech.org/apps/pages/index.jsp?uREC_ID=4408926&-type=d&pREC_ID=2637953. Accessed March 2025.
- 19 SADC FFA. (rep.). 4-Year Colleges in the Northeast Offering Agriculture-related studies. https://www.nj.gov/agriculture/ag_ed/ffa/scholarships/4yrAgColleges.pdf. Accessed February 2025.
- 20 National Agriculture in the Classroom, <https://agclassroom.org/> Accessed February 2025.
- 21 Rutgers NJAES Cooperative Extension of Sussex County, About 4-H. <https://www.sussex4h.org/about-4-h#nj4h>. Accessed March 2025.
- 22 NJ Agricultural Society, Farm Based Learning Network. <https://www.njagsociety.org/agricultural-education.html>. Accessed March 2025.
- 23 NJDA, Jersey Fresh, <https://www.nj.gov/agriculture/divisions/md/prog/jerseyfresh.html> Accessed March 2025.
- 24 NJ-S4128, Bill Track 50 (2022). bill. <https://www.billtrack50.com/billdetail/1397307>. Accessed March 2025.
- 25 USDA. Rural Development Executive Overview. https://www.rd.usda.gov/sites/default/files/RD_ExecutiveOverviewFolder2025.pdf. Accessed March 2025.
- 26 USDA Farm Service Agency, Your Guide to FSA Farm Loans. https://www.fsa.usda.gov/sites/default/files/documents/your_guide_to_farm_loans.pdf. Accessed March 2025.
- 27 New Jersey Department of Agriculture, SADC. New Jersey Farmland Preservation Program. *Site-Specific AMP Determinations*. <https://www.nj.gov/agriculture/sadc/rtfprogram/formdet/ssamp/> Accessed February 2025.
- 28 New Jersey Department of Agriculture, SADC, *Right to Farm Eligibility Criteria*. <https://www.nj.gov/agriculture/sadc/rtfprogram/eligibility/> Accessed February 2025.
- 29 New Jersey Department of Agriculture, Farmland Assessment. *Farmland Assessment Overview*. July 2015. <http://www.nj.gov/agriculture/divisions/anr/pdf/farmlandassessment-toverview.pdf>. Accessed February 2025.
- 30 NJDA, *Outstanding Young Farmer's Award, New Jersey's Annual Competition*. <https://www.nj.gov/agriculture/boards-councils-taskforces/state-board/outstanding-young->
-

[farmer/](#) Accessed April 2026.

Appendix

A. Public Engagement Materials

Referenced in Executive Summary

B. Agricultural Soils in Sussex County

Referenced in Chapter I, Section B

C. Preserved Farms in Sussex County

Referenced in Chapter IV, Section B

D. SADC Minimum Eligibility Criteria

Referenced in Chapter V, Section C

E. Target Farms

Referenced in Chapter V, Section C

F. Sussex County RTFO Analysis

Referenced in Chapter VIII, Section A

APPENDIX A

Public Engagement Materials

1. Public Meeting 1: October 21, 2024 CADB

News Release, Website Announcement, Agenda, Handout, Minutes

2. Public Meeting 2: November 12, 2024 CADB

Meeting Announcement, Agenda, Presentation, Meeting Notes

3. Sussex CADB: April 20, 2026

Agenda, Handout, and Minutes

Resolution approving Plan Update

4. Planning Board: June 1, 2026

Notice and Agenda

Resolution adopting Plan Update

5. Public Survey Results

Municipal Survey Results

1. Public Meeting 1: October 21, 2024 CADB

Public Meeting 1: News Release (10/11/2024)

10/15/24, 9:54 AM

Farmland Preservation Plan Update Meeting - Sussex County News

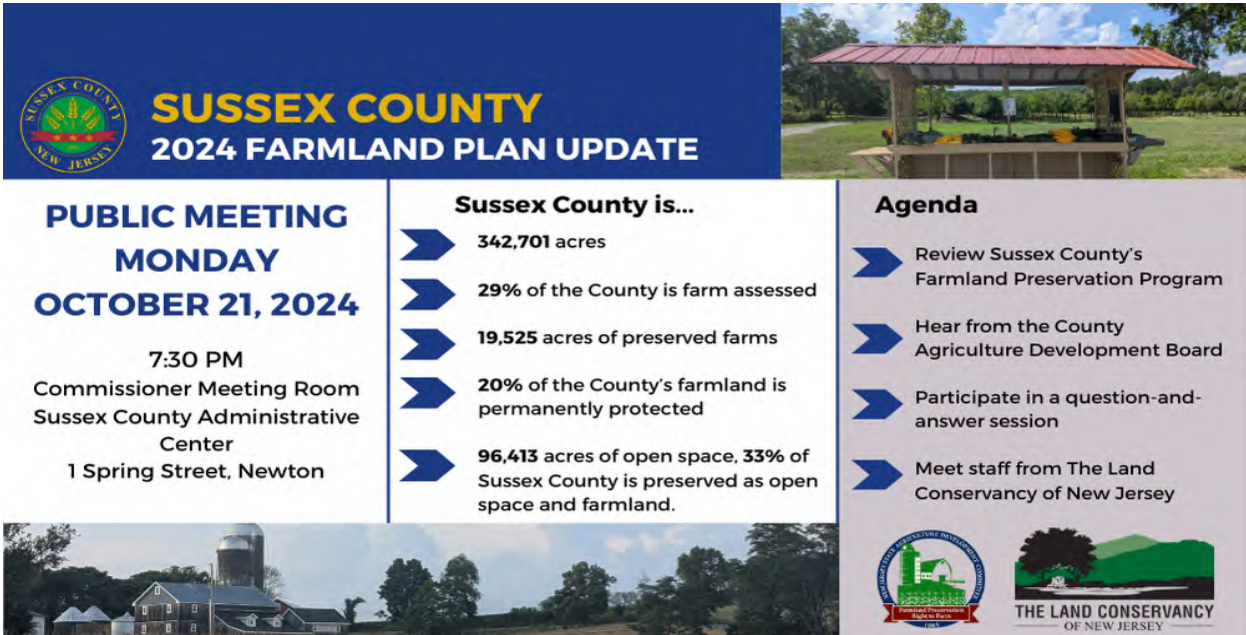
Sussex County NJ

Farmland Preservation Plan Update Meeting

Release Date: October 11, 2024

You're invited to the first public meeting on Sussex County's 2024 Farmland Preservation Plan Update! Sussex County encourages anyone interested in identifying the strategies and goals for the County's Farmland Preservation Plan to attend on **October 21 at 7:30 PM at the County Administration Building at One Spring Street, Newton, NJ 07860**. This meeting offers you the chance to participate in the future of the farmland program.

Since the program's inception in 1983, the County Agriculture Development Board has preserved 19,525 acres of farmland, the Sussex County Farmland Preservation Plan identifies areas in which future farmland preservation efforts will be concentrated. The Agricultural Development Board cordially invites you to this meeting to learn about our efforts and to voice your input on October 21st!



The flyer is a promotional graphic for a public meeting. It features a blue header with the Sussex County seal and the title 'SUSSEX COUNTY 2024 FARMLAND PLAN UPDATE'. Below the header, the meeting details are listed: 'PUBLIC MEETING MONDAY OCTOBER 21, 2024' at '7:30 PM' in the 'Commissioner Meeting Room' at the 'Sussex County Administrative Center' located at '1 Spring Street, Newton'. To the right, a section titled 'Sussex County is...' lists four statistics: 342,701 acres, 29% of the county is farm assessed, 19,525 acres of preserved farms, and 20% of the county's farmland is permanently protected. Further right, an 'Agenda' section lists four items: Review Sussex County's Farmland Preservation Program, Hear from the County Agriculture Development Board, Participate in a question-and-answer session, and Meet staff from The Land Conservancy of New Jersey. The bottom of the flyer includes a photograph of a farm with a silo and two logos: the Sussex County seal and 'THE LAND CONSERVANCY OF NEW JERSEY'.

PUBLIC MEETING	Sussex County is...	Agenda
MONDAY	➤ 342,701 acres	➤ Review Sussex County's Farmland Preservation Program
OCTOBER 21, 2024	➤ 29% of the County is farm assessed	➤ Hear from the County Agriculture Development Board
7:30 PM	➤ 19,525 acres of preserved farms	➤ Participate in a question-and-answer session
Commissioner Meeting Room Sussex County Administrative Center 1 Spring Street, Newton	➤ 20% of the County's farmland is permanently protected	➤ Meet staff from The Land Conservancy of New Jersey
	➤ 96,413 acres of open space, 33% of Sussex County is preserved as open space and farmland.	

Public Meeting 1: Website Announcement (10/11/2024)



SUSSEX COUNTY
NEW JERSEY



Select Language

Powered by Google Translate





Government

Departments

Municipalities

Directories

How Do I?

How can we help?



FARMLAND PRESERVATION
PLAN UPDATE MEETING

CLICK FOR
MORE INFO

Join us at our Public Meeting on
October 21, 2024 at 7:30 PM
to review Sussex County's
Farmland Preservation Program



CLICK FOR
MORE INFO

Home

Animal Bites/Rabies Clinics

Public Works

News and Announcements

Events

Public Meeting 1: Agenda (10/21/2024)



DEPARTMENT OF ENGINEERING AND PLANNING
Division of Planning & Economic Development
Sussex County Administrative Center
One Spring Street, 3rd Floor
Newton, N.J. 07860
Tel. 973-579-0500
FAX 973- 579-0513
Email: scplanning@sussex.nj.us
County Website: www.sussex.nj.us

County of Sussex

Sussex County Agriculture Development Board

Meeting Agenda

October 21, 2024

7:30 P.M.

Meeting Held In-Person

Commissioner Meeting Room, 1st Floor
Sussex County Administrative Center
One Spring Street, Newton, NJ

1. **Call to Order** - This meeting is being held in compliance with the Open Public Meetings Act (P.L. Chapter 231). Proper notice has been sent to the local newspaper, County website, and has been posted on the bulletin board of the County Administrative Center, One Spring Street, Newton, N.J. 07860.
2. **Roll Call**
3. **Review and Approval of Minutes:** September 16, 2024
4. **Correspondence**
 - A. This Week in Farm Bureau 09-20-2024, 09-27-2024, 10-04-2024, 10-11-2024
 - B. Next Generation Farmer Program
 - C. Notice of Funding Opportunity for the Highlands Conservation Act (HCA) Grant Program
 - D. FY2025 Grant Eligibility for Farmland Preservation Funding
 - E. SADC Direct Easement Outreach
 - F. NJDA-Wildlife Fence Cost Share Program: County Agricultural Development Boards
 - G. Free Compost Workshop
5. **Rutgers Cooperative Extension of Sussex County - Agriculture Agents Report**
6. **Right to Farm**
 - A. Commercial Farm Certification
 - i. 37 Old Stage Coach Road Resolution
7. **Farmland Plan Subcommittee**
 - A. Update from Subcommittee
 - B. Public Meeting to Review Strategies and Goals For Updating the Plan
8. **New Business**

None
9. **Old Business**

None
10. **Public Comment**
11. **Executive Session**
12. **Adjournment**

Public Meeting 1: Handout



SUSSEX COUNTY 2024 FARMLAND PLAN UPDATE

PUBLIC MEETING #1

Monday, October 21, 2024 | 7:30 PM

Commissioner Meeting Room,
Sussex County Administrative Center
1 Spring Street, Newton



SUSSEX COUNTY IS...

- **342,701** acres
- **29%** of the County is farm assessed
- **19,525** acres of preserved farms
- **20%** of the County's farmland is permanently protected
- **96,413** acres of open space, **33%** of Sussex County is preserved as open space and farmland.

AGENDA OCT. 21

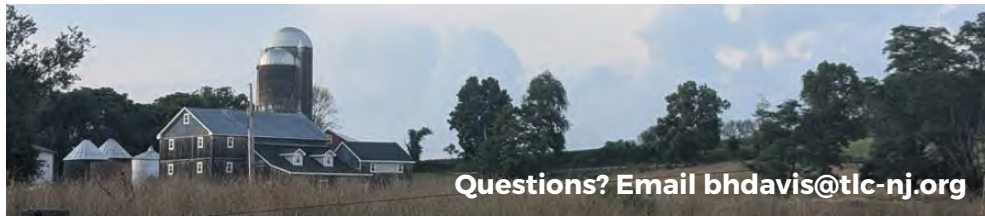
- Review Sussex County's Farmland Preservation Program
- Hear from the County Agriculture Development Board
- Participate in a question-and-answer session
- Meet staff from The Land Conservancy of New Jersey

PUBLIC MEETING #2: TUESDAY, NOVEMBER 12, 2024

Sussex County invites municipal officials and professionals to attend a Zoom meeting to discuss recommendations for the County Farm Preservation Plan Update.

AGENDA NOV. 12

Hear about Sussex County's farmland preservation program.
View the draft maps & municipal data for Plan Update.
Offer recommendations about the future of farmland preservation in Sussex County.



Questions? Email bhdavis@tlc-nj.org



Public Meeting 1: Minutes (10/21/2024)



DEPARTMENT OF ENGINEERING AND PLANNING
Division of Planning & Economic Development
Sussex County Administrative Center
One Spring Street, 3rd Floor
Newton, N.J. 07860
Tel. 973-579-0500
FAX 973- 579-0513
Email: scplanning@sussex.nj.us
County Website: www.sussex.nj.us

County of Sussex

SUSSEX COUNTY AGRICULTURE DEVELOPMENT BOARD

MINUTES

October 21, 2024

The meeting was called to order at 7:34p.m. by Chairperson Southway. The meeting is being held in compliance with the Open Public Meetings Act, (P.L. Chapter 231.) Proper notice has been sent to the local newspaper, County Website and has been posted on the bulletin board of the County Administrative Center, One Spring Street, Newton, NJ 07860.

ROLL CALL:

MEMBERS PRESENT: Peter Southway, Chair
Brian Hautau, Vice Chair
Lori Day
Lisa Chammings
Anthony Lentini
Billy Marotta-LaRegina
Caleb Orr

STAFF PRESENT: Brigitte Bogart, P.P. On-Call Planner
Bill Koppenaal, P.E. County Engineer
Michael Lavery, Esq., Ag. Counsel
Christy Degeorges, Recording Secretary
Rudy Dragan, Sr. Planning Aide
Corey Minnick, Sr. Planning Aide

ALSO PRESENT: Barbara Heskins Davis, PP, AICP, The Land Conservancy
Christine Dunbar, Foodshed Alliance, Sparta
Ernest Cosh, Wantage Township
Amy Cosh, Wantage Township
Carol Cosh, Branchville Borough
Holly Systema, Wantage Township
William Systema, Wantage Township
Will Kehoe, Stag Pond
Art McMahon, Meadowview Farm
Judy McMahon, Meadowview Farm
Andrea Colfax, Wantage Township
Steven Colfax, Wantage Township
Rony Ahmed, Khan Farms

County of Sussex is an Equal Opportunity Employer

Public Meeting 1: Minutes (10/21/2024)

MINUTES
10/21/2024

Kirk Stephens, Vernon Valley Farm/Lowland Farm
Rocky Gonsalves, Khan Farm
Mohammed M. Khan, Khan Farm
Kew Van Wingerden, Hidden Meadow Farm
Michael Momhineway, Hardyston Township
Tim Van Wingerden, Augusta Hill Farm
Jonathon Rose, Ergodiz Farm
Anthony Cerbo, III, Cerbo's Nursery
Anthony Cerbo IV, Cerbo's Nursery
Dawn Fantasia, State Assemblywoman, NJ Legislature, District 24
Steve Komar, Ag. Agent
Dave Zayback, SADC
Earl Schick, Commissioner
Jack Degroot, Commissioner Liaison to the SCADB

MINUTES CORRECTION/APPROVAL:

A motion was made by Lisa Chammings to approve the Minutes of September 16, 2024 as presented. The motion was seconded by Brian Hautau. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lisa Chammings-Yes; Peter Southway-Yes; Billy Marotta-LaRegina-Yes; and Caleb Orr-Yes. Motion carried.

The Agenda was amended as follows; agenda item 7, Farmland Plan Subcommittee & Public Meeting to Review Strategies and Goals for Updating the Plan; 4, Correspondence; 5, Rutgers Cooperative Extension of Sussex County - Agriculture Agents Report; 6, Right to Farm - 37 Old Stage Coach Road Resolution; 8, New Business; 9, Old Business, 10, Public Comment; and Adjournment.

FARMLAND PLAN SUBCOMMITTEE

- A. Update from Subcommittee and the Public Meeting to Review Strategies and Goals for Updating the Plan

Barbara Heskins Davis of the Land Conservancy introduced Commissioner Jack Degroot.

Commissioner Degroot welcomed everyone to the meeting. He gave a history of the Farmland Preservation Update which has not been updated since 2008.

Barbara Heskins Davis introduced herself and gave her credentials and that the Land Conservancy are working on the Sussex County 2024 Farmland Plan Update.

Ms. Heskins-Davis began by saying the purpose of updating the plan is money. So the County can access State funds to help preserve more land. She explained the two different State programs, the competitive program and the Planning Incentive Grant (PIG) program.

Ms. Heskins-Davis explained the mission statement for the SCADB; "to preserve farms that are highly productive due to soil, proximity to other preserved farms, farm size, and effort and efficiency of the farmer". She explained that she wants to make sure that her work yields the greatest response by the State of New Jersey and that Sussex County receives the greatest

Public Meeting 1: Minutes (10/21/2024)

MINUTES

10/21/2024

amount of funds it can from the State of New Jersey. She explained that the plans must be updated every 10 years and our current Plan from 2008 no longer qualifies for PIG grants.

Ms. Heskins-Davis explained the State's new Formula Based Value for appraising farms. The SADC Rules for Farm Plans and the PIG program were adopted May 24, 2007 and amended July 25, 2019. She gave an overview and explained the different parts of the Plan update and the data used in determination.

- I. Agricultural Land Base
- II. Agricultural Industry
- III. Land Use Planning
- IV. Farmland Preservation Program
- V. Future Farmland Preservation Program
- VI. Economic Development
- VII. Natural Resource Conservation
- VIII. Sustainability, Retention, and Promotion

Ms. Heskins-Davis, using several GIS maps, showed the preserved land in Sussex County. Sussex County has 96,413 acres protected as open space, 19,525 acres of preserved farmland out of 99,030 of assessed farmland in the County and that there are a lot of woodland managed farms. She explained the Sussex County Agricultural Development Area. The State has said that the minimum thing a farm has to do to qualify for State funds is to be in this area and she explained the how that is defined at the State, County, and municipal levels. Sussex County uses a parcel based approach to the Ag. Development Area. In order to qualify for State funding you have to meet three criteria; have soils capable of supporting ag. production, have to be growing something on the farm, and it has to be developable.

Ms. Heskins-Davis explained the soil inconsistencies and problems with NRCS soil mapping. She stated that they had a meeting with the State where they stated that if the farmer is farming the property and growing a product whether or not the NRCS is mapping the soil as agricultural or not and therefore if the criteria is "soils capable of supporting agricultural production" then it is tillable land layers that's the criteria on whether or not a farm qualifies for farmland money and the State agreed. She thinks that the SCADB should revisit their County Agricultural Development Area, to determine those farms that are now considered tilled, that in 2008 were not necessarily being tilled.

Ms. Heskins-Davis described and explained the Plan Schedule and Deliverables to the SCADB members and where we are at currently in the process.

Chairperson Pete Southway opened it up to public comment.

Rudy Dragan commented that the ADA should be areas and not parcels. She explained her reasoning for it. It is too random with parcels.

Lori Day explained that they did not want to create specific ADA's because they wanted ANY farming property to eligible.

Chairperson Southway and the SCADB members thanked and congratulated Rudy Dragan and the SC Planning staff for the successful Honey and Garlic Festival.

Public Meeting 1: Minutes (10/21/2024)

MINUTES 10/21/2024

Brian Hautau asked how the funding plan changes are going to effect the time it is going to take for the preservation process.

Ms. Heskins-Davis responded that it is very slow process and it should not be. And with the formula based value it is going to take even longer. Applicants are waiting to see if they can get a better value for their property.

NJ State Legislature Assemblywoman Dawn Fantasia, District 24, stated that it is slow process. Once the appropriations are approved, the Legislature has to allocate the money that comes from two funds; the corporate tax revenue and the 2009 Farmland Preservation Fund. It has to go through both houses and is then signed by the Governor and then the money is allocated. The Governor signed it in July. The process is slow. She explained the different barriers involved in getting a farm loan program for beginning farmers. New Jersey has roughly 10,000 farms on about 750,000 acres of farmland, the same as it was a decade ago. The concern is that New Jersey ranks in the bottom 15 States for new farmers. What she and another member did was put forth a bill that made it through committee to establish a loan program for “new farmers” to help with startup, cost of equipment, capital expenses, etc. This does not replace what is available federally or through the USDA but it is a supplement, there is no cap on it. She explained the specific criteria. She stated that if anyone has any questions to contact her.

Christine Dunbar of the Foodshed Alliance, Sparta explained what the Foodshed Alliance does to help farmers in the County. The challenge is finding land that farmers can farm on and to find young people interested in farming. She is hoping that there can be some sort of awareness associated with the bill for new farmers.

Kirk Stephens of Vernon Valley Farms gave some feedback on the farmland preservation formula understanding that we are not just talking about the formula but the overall plan components that require updating. First, he is concerned that just tillable acreage is considered a qualifier and Sussex County has a tradition of animal husbandry and orchards which should be considered. He gave examples of farms trying to be preserved but does not have a lot of tillable acres but has excellent pasture surrounded by other farms. It is frustrating to see it languish and not be able to move ahead especially in a time when not enough people are applying. Second, he attended one of the public comment sessions available online as part of the State level information gathering for the new preservation formula. The difficulty his family is facing is that they have a large farm that is not preserved. They are getting approached by solar developers with offers putting them in an impossible situation that the amount of money offered through the Farmland Preservation Formula is inadequate compared to some of the other offers. They want to steward the land and keep it. The appraisal process is based on land sales and not leases which most of these solar deals are leases and all of that market data is omitted from the appraisal process. He is hoping that these would be taken into consideration as qualifiers.

Ms. Heskins-Davis addressed the situation on tillable land. She stated that the Land Conservancy takes a generous approach to its definition. It includes orchards and pastures, as long as you are growing something on the land it would qualify as tillable land. She stated that the second point made by Mr. Stephens could be included in the plan but is too late for the new formula, but she will email the State so they are aware. The changes in Sussex County has to be reflected and is not reflected in the data.

Public Meeting 1: Minutes (10/21/2024)

MINUTES 10/21/2024

Chairperson Southway asked Dave Zayback of the SADC if there is any conversation about the revenue aspect in the formula other than adjusting the appraisal methodologies.

Mr. Zayback encouraged anyone who would like to hear the specifics of the formula to join in the meeting being held via Microsoft Teams on Thursday, October 24, 2024 where they will be discussing and detailing the specifics of the formula. They are limited by the regulations which allows them to value based on the appraised value, which is a regulatory issue not in their control. It will take legislative action and regulation change which the SADC supports. He encouraged them, to speak with their Assemblywoman.

Art McMahon of Frankford Township asked what the input they are expecting is. Is it from the municipalities where they live or the actual farm based people that live there? He provided a personal example to the SCADB members. Tillable should not be the criteria, if you can grow something and animals can live on it, it should be considered decent farmland. Sussex County is the area that people are coming to live now. Options are try to stay on your farm and hope to get a reasonable amount of money to make that possible or sell it. He also has had offers from people to buy his land, which he does not want to do. They got an appraisals value at one point and it was insulting. The challenge is to keep the farm with fair appraisals.

Chairperson Southway explained the challenges and problems of the current appraisal methodologies and the formula program and what is valued and taken into consideration for farmland preservation.

Ms. Heskins-Davis stated that the Highlands Council is updating their Open Space and Recreation Plan and are taking a broad view on what would qualify for preservation. One of the recommendations that the Land Conservancy strongly made was the issue of woodland managed farms that currently don't qualify but should which is a challenge in Sussex County.

Chairperson Southway explained that the face of land use is changing and Sussex County is behind in bringing that valuation to the per acre calculation which needs to be worked on.

Ms. Day added that the definition of tillable needs to be changed or expanded with more options.

An unidentified member of the public stated that she is concerned about what Sussex County looks like. Morris County is getting \$35,000 an acres to preserve. If we continue to let this go Sussex County is going to look like Morris County. We need to get the per acre prices up and be competitive in this program if we want to preserve our heritage. She gave appraisal examples from their property and neighboring properties.

Andrea Colfax introduced herself and her husband Steven Colfax, they own a preserved farm in Wantage. She explained that the younger generation of farmer's barrier to entry is the startup costs. She gave the example of their own farm and problems with estate planning. She stated that coming from the younger generation, agro tourism is important. As a preserved farm they are limited by what they can do on their farm and it is a barrier for entry to preserve a farm.

Mr. Zayback explained the Special Occasion Event one-time application that allows for preserved farms to hold 26 event a year to Ms. Colfax.

Chairperson Southway explained the SOE process and put them in contact with Rudy Dragan to help with the process.

Public Meeting 1: Minutes (10/21/2024)

MINUTES
10/21/2024

Commissioner Degroot thanked everyone for turning out for the meeting and how important this is to Sussex County. He explained the goals back in 2008 of preserving 25,000 acres in 10 years which we are short of. Going forward he is looking at attainable goals and what it would look like. He stated that certain municipalities carry most of the County and that they are going to be doing outreach to the municipalities talking to the professionals and elected officials and getting their input.

Chairperson Southway asked Ms. Heskins-Davis the best way the public can track the progress of the plan and future meetings.

Ms. Heskins-Davis stated that the next meeting is a municipal based meeting via Zoom on November 12, 2024 and the information is on the board and on the handouts.

CORRESPONDENCE:

Brigitte Bogart presented and explained the correspondence that included;

- A. This Week in Farm Bureau 09-20-2024, 09-27-2024, 10-04-2024, 10-11-2024
- B. Next Generation Farmer Program
- C. Notice of Funding Opportunity for the Highlands Conservation Act (HCA) Grant Program
- D. FY2025 Grant Eligibility for Farmland Preservation Funding
- E. SADC Direct Easement Outreach
- F. NJDA-Wildlife Fence Cost Share Program: County Agricultural Development Boards
- G. Free Compost Workshop

Chairperson Southway informed the SCADB members that the State has postponed the meeting about the Windy Brow sign until November, there is no resolution as of yet.

AG. AGENT'S REPORT:

Steve Komar the SCADB members on the status of flying the fields for bear damage, 4000 acres so far and the grants for the drone program.

Chairperson Southway asked Mr. Zayback to update SCADB members on the current SADC activities.

Dave Zaback updated the SCADB members on the most recent SADC activities, which includes the formula values that are going to be presented at the upcoming committee meeting. He will send Ms. Bogart information on Next Generation Farmer via email.

Public Meeting 1: Minutes (10/21/2024)

MINUTES
10/21/2024

RIGHT TO FARM:

- A. Commercial Farm Certification
 - i. 37 Old Stage Coach Road Resolution

MOTION

A motion was made by Billy Marotta-LaRegina to approve the resolution as presented. The motion was seconded by Lori Day. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lisa Chammings-Yes; Peter Southway-Yes; Caleb Orr-Yes; and Billy Marotta-LaRegina-Yes. Motion carried.

NEW BUSINESS:

None

OLD BUSINESS:

Chairperson Southway asked if Executive Session is needed tonight.

Mike Lavery, Esq. stated that it would be on the agenda for next month.

PUBLIC COMMENT:

Chairperson Southway opened the meeting to the public.

No public was present.

Chairperson Southway closed the meeting to the public.

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Brian Hautau. The motion was seconded by Caleb Orr and carried unanimously. The meeting adjourned at 9:06p.m.

2. Public Meeting 2: November 12, 2024 CADB

Meeting Announcement (10/23/2024)



DEPARTMENT OF ENGINEERING AND PLANNING
Division of Planning & Economic Development
Sussex County Administrative Center
One Spring Street, 3rd Floor
Newton, N.J. 07860
Tel. 973-579-0500
FAX 973- 579-0513
Email: scplanning@sussex.nj.us
County Website: www.sussex.nj.us

Autumn M. Sylvester, P.P.
Division Director

County of Sussex

This is not a paid ad.

**SUSSEX COUNTY
AGRICULTURE DEVELOPMENT BOARD
SPECIAL MEETING NOTICE**

In accordance with the Open Public Meetings Act (Sunshine Laws,) the Sussex County Agriculture Development Board will meet on Tuesday, November 12, 2024 at 9:00 AM virtually, via Zoom. The purpose of the Special Meeting is to discuss the Farmland Preservation Plan Update.

To join the meeting: <https://us02web.zoom.us/j/87592747122?pwd=ekR3dmUxeC9hVFZqeVhCN2NWbmZyZz09>

To call into the meeting by phone, dial 1 (929) 205-6099 followed by the meeting ID which is 87592747122, then press the # sign, then press the # sign again, enter the meeting password which is 99 followed by the # sign.

Christy Degeorgis

Christy Degeorgis
Division of Planning and Economic Development

Dated: October 23, 2024

Faxed to: NJ Sunday Herald
NJ Herald
Star Ledger
WSUS Radio (Code 6029)
WNNJ Radio

On file with the County Clerk
Posted on the Bulletin Board at the Sussex County Administrative Center

County of Sussex is an Equal Opportunity Employer

Public Meeting 2: Announcement for website and email

LEND YOUR VOICE TO THE UPDATE OF THE

SUSSEX COUNTY

2024 FARMLAND PRESERVATION PLAN



**The Sussex County CADB invites
municipal officials and professionals to
attend a Zoom meeting to offer
recommendations for the
County Farm Preservation Plan
Update.**

AGENDA ITEMS

Discuss Sussex County's farmland preservation program
Meet Sussex CADB and Planning Staff
Meet staff from The Land Conservancy of New Jersey
View the draft maps & municipal data for Plan Update
Participate in a question and answer session

Learn more by emailing bhdavis@tlc-nj.org

**PUBLIC MEETING #2:
TUESDAY, NOVEMBER 12, 2024**

Virtual Meeting

Time: 9:00 AM

Location: Virtually over Zoom

The Zoom instructions are below:

[https://us02web.zoom.us/j/87592747122?](https://us02web.zoom.us/j/87592747122?pwd=ekR3dmUxeC9hVFZqeVhCN2NWbmZyZz09)
[pwd=ekR3dmUxeC9hVFZqeVhCN2NWbmZyZz09](https://us02web.zoom.us/j/87592747122?pwd=ekR3dmUxeC9hVFZqeVhCN2NWbmZyZz09)

To call into the meeting by phone please do the following:

- Dial 1 (929) 205-6099 followed by the meeting ID which is 875 9274 7122
- then press the # sign
- then press the # sign again
- enter the meeting password which is 99 followed by the # sign

Public Meeting 2: Agenda (11/12/2024)

PUBLIC MEETING 2: November 12, 2024

9:00 – 10:00 AM Zoom

Audience: Municipal Officials and Professionals, AAC Members, Public, County Officials

Zoom instructions :

<https://us02web.zoom.us/j/87592747122?pwd=ekR3dmUxeC9hVFZqeVhCN2NWbmZyZz09>

To call into the meeting:

Dial 1 (929) 205-6099 followed by the meeting id which is 875 9274 7122 then press the # sign, then press the # sign again and enter the meeting password which is 99 followed by the # sign

Agenda:

- **9:00 AM** **Welcome and Introductions, Sussex County**
 - **CADB Chair, Peter Southway and Commissioner Liaison, Jack DeGroot**
- **9:10 AM** **Farm Plan Update, Presentation, Polling: Barbara Davis**
 - Presentation
 - Farmland Program
 - POLL #1 – WHO IS HERE?
 - Farm Plan Update
 - POLL #2 – LOCAL PROGRAMS?
 - Why update the farm plan
 - Sussex County preserved land map/metrics
 - POLL #3, #4 – BARRIERS TO PROGRAM
 - Next Steps: What is eligible? Future farmland preservation
- **9:40 AM** **Questions/Discussion**
- **10:00 AM** **Meeting Close**

Public Meeting 2: Presentation

LEND YOUR VOICE TO THE UPDATE OF THE

SUSSEX COUNTY

2024 FARMLAND PRESERVATION PLAN



The Sussex County CADB invites municipal officials and professionals to attend a Zoom meeting to offer recommendations for the County Farm Preservation Plan Update.

PUBLIC MEETING #2:
TUESDAY, NOVEMBER 12, 2024

Virtual Meeting
Time: 9:00 AM
Location: Virtually over Zoom

The Zoom instructions are below:
<https://us02web.zoom.us/j/87592747122?pwd=ekR3dmUxcC9hVFZqeVhCN2NWbmZyZz09>

To call into the meeting by phone please do the following:

- Dial 1 (929) 205-6099 followed by the meeting ID which is 875 9274 7122
- then press the # sign
- then press the # sign again
- enter the meeting password which is 99 followed by the # sign

AGENDA ITEMS

- Discuss Sussex County's farmland preservation program
- Meet Sussex CADB and Planning Staff
- Meet staff from The Land Conservancy of New Jersey
- View the draft maps & municipal data for Plan Update
- Participate in a question and answer session

Learn more by emailing bhdavis@tlc-nj.org





Welcome and Introductions

Sussex County Agriculture Development Board

Peter Southway, *Chair*
Brian Hatau, *Vice Chair*
Lisa Chamings
Lori Day
Brian Hautau
Anthony Lentini
Billy Marotta
Caleb Orr

Bill Koppenaal, *Administrator, Dept. of Engineering & Planning*
Autumn Sylvester, *Program Administrator*
Rudy Dragan, *Program Assistant*
Steve Komar, *Rutgers Cooperative Extension*

Jill Space, *Director, County Commissioners*
Jack DeGroot, *Liaison, County Commissioners*

2024 Farmland Preservation Plan Update

Presentation

Barbara Heskins Davis
The Land Conservancy of New Jersey



Farm Plan Update Overview

Mission of the CADB:

The Sussex CADB's mission in implementing the farmland preservation program in Sussex County is to preserve both farmland and farmers. In accomplishing these goals, the Board seeks to preserve farms that are highly productive due to soil types, proximity to other preserved farms, farm size, as well as the effort and efficiency of the farmer.

Sussex County:

- ❖ 14% of land is covered by soils of agricultural importance.
- ❖ 29% of the County is assessed as farmland.
- ❖ 20% of the County's farmland is permanently protected.

Public Meeting 2: Presentation

Poll Question 1

Tell Us About Yourself

Are you:

- **Municipal:**
 - Elected Official
 - Administrator, Manager or Clerk
 - Planner or Engineer
 - Member of the Agricultural Advisory Committee, Open Space Committee, or Planning Board
- **Farmer:**
 - Owner or Lessee
- **County:**
 - Elected Official or an Employee
- **State:**
 - Elected Official or an Employee
- **County Resident**
- **Non-Profit Organization**

What town are you from?

Why update the Farm Plan?

The County Farmland Plan has not been updated since 2008.

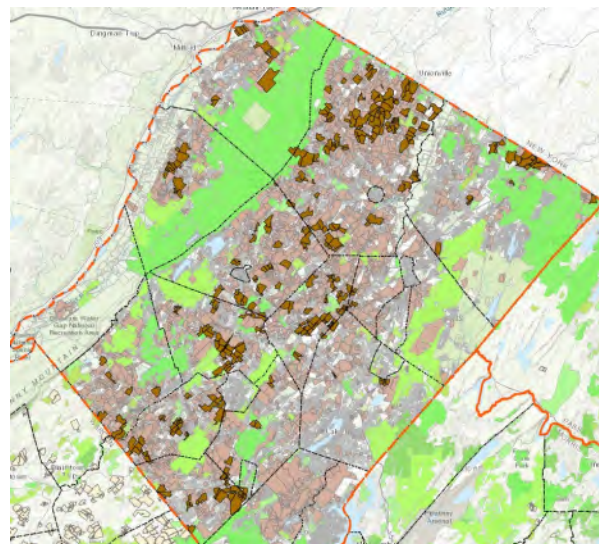
The update will keep Sussex County current for 10 years for matching funds through the SADC PIG program.

Poll Question 2

Tell Us About Your Town

Please select all options that apply:

- My town has or is working on a **Farmland Preservation Plan**
- My town **collects a tax** for farmland preservation
- My town has a farmland **preservation program**
- My town is **considering** a farmland preservation program



2024 Sussex County Farmland

536

square miles total
(342,701 acres)

99,030

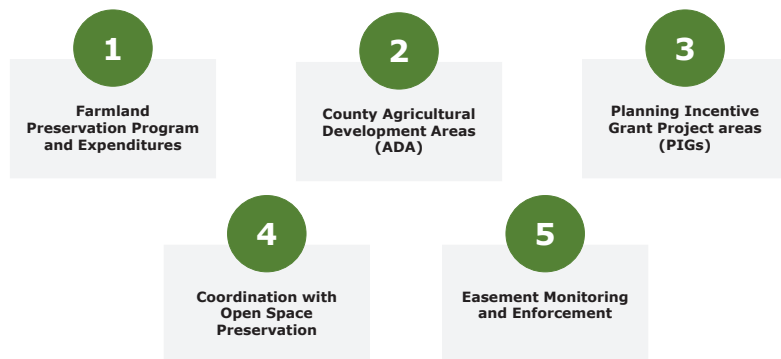
of assessed farmland

19,525

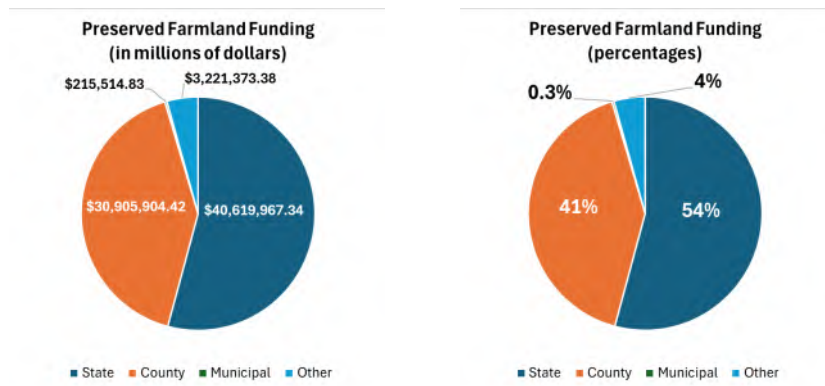
acres of preserved
farmland

Public Meeting 2: Presentation

Farmland Preservation Program

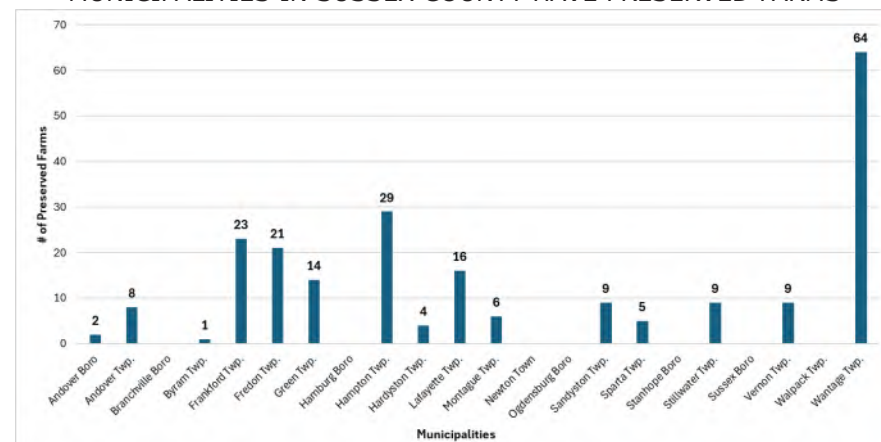


OVER \$74 MILLION
STATE, COUNTY, MUNICIPAL, AND OTHER FUNDING SOURCES SUPPORT
FARMLAND PRESERVATION IN SUSSEX COUNTY

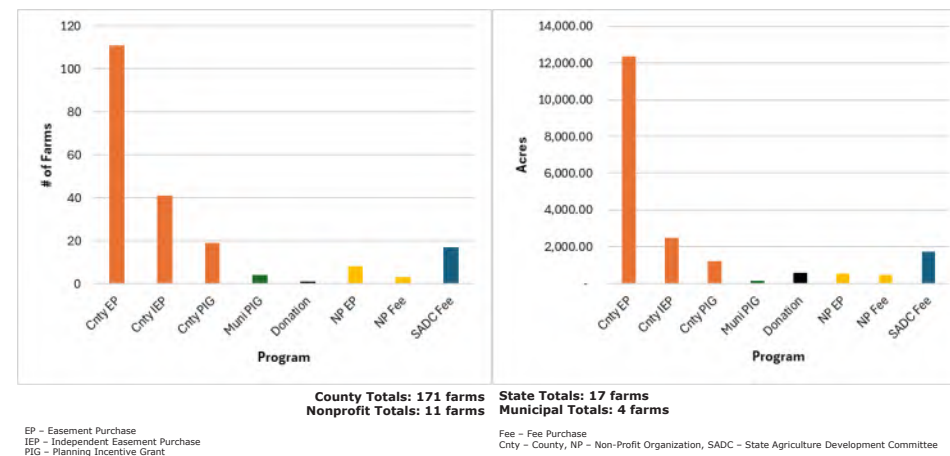


15 OUT OF 22

MUNICIPALITIES IN SUSSEX COUNTY HAVE PRESERVED FARMS



What programs have been used?



Public Meeting 2: Presentation

Poll Question 3

Challenges to Participating

What do you think are the challenges of farmland preservation programs?

Choose two:

- Appraisal Requirements
(note: SADC will be implementing a new "formula based value" to supplement appraisals)
- Difficulty of the program rules
(example: new state soil standards)
- Length of time
(between application submittal and closing)
- Coordination with program staff
- Perception – Landowner expectations and concerns about the farmland program

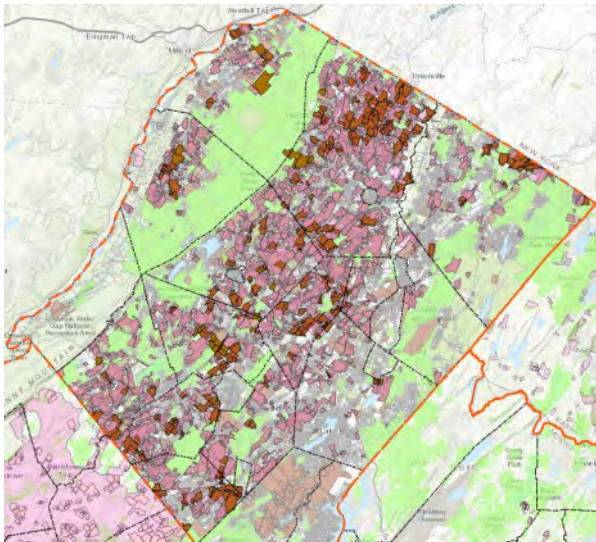
Future Farmland Preservation Program

Goals for Farmland Preservation

Minimum eligibility and ranking criteria to prioritize preservation.

County policies and their impacts.

Limiting factors and potential strategies – funding, costs, landowner interest.



Sussex County Agricultural Development Area

Land must be agriculturally productive or have the potential to be.

Suburban and commercial development must be reasonably nonexistent within the ADA.

Poll Question 4

Barriers to Farmland Preservation

What do you feel are the barriers to preserving a farm in your town?

Choose two:

- Value – Price offered to the farmer
- Competing uses:
 - Warehouse or residential development
 - Solar leases
- Governing body support for preservation
- Funding – Availability of matching funds

Public Meeting 2: Presentation

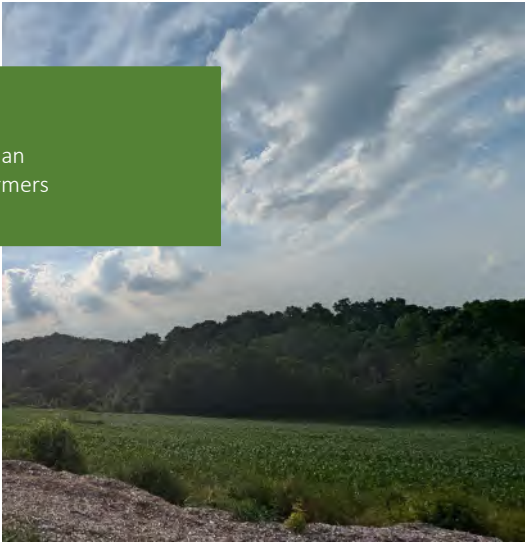
Schedule and Deliverables



We'd like to hear from you.

Your input is invaluable to creating a Plan that reflects Sussex County and the farmers that work and live here.

- What are the priorities for farmland preservation in your municipality?
- What are your future goals and targets for preservation?
- What do you see as challenges to preservation in your town?
- Do you have any other suggestions or comments?



Public Meeting 2: Meeting Notes (11/12/2024)

Sussex County Farmland Preservation Plan Update: Public Meeting #2

Tuesday, November 12, 2024

9 am – Virtual (Zoom)

- **Presenting:**

- Barbara Davis – TLCNJ
- TLCNJ Staff: Jake Gerardi & Cassady Turnbach
- Sussex County Planning Staff: Bill Koppenaal, Christy Degeorgis and Rudy Dragan

Purpose: The Land Conservancy is updating Sussex County's 2008 Farmland Preservation Plan and seeking input on the challenges, barriers, and successes of the County's program. Discussion about the future of the farmland program in Sussex County.

Attendees:

- Jack DeGroot (Commissioner)
- Lisa Chammings (CADB, Stillwater)
- Glenn Deitz (Mayor, Fredon)
- Kevin O'Leary (Twp Committee, Lafayette)
- Joe Krumpfer (Deputy Mayor, Montague)
- Jim Zepp (Manager, Sparta)
- Paul Weber (resident, Vernon)
- Michael Estrel (Administrator, Wantage)
- Melissa Morales (Clerk, Wantage)
- Alison Kopsco (Municipal Planner, J Caldwell Associates)
- David Zaback (SADC)
- Anonymous phone callers: 2

Introductions and Welcome:

- The County is updating the plan for the first time since 2008 – hoping to implement the new plan by 2025
- One of the main goals of the plan is to identify farms that can be preserved. The project is led by Sussex CADB.

Poll #1A: Tell us about yourself – Choose all that apply (Multiple Choice)

- Mayor/member of government: 27% (3)
- Municipal administrator, manager, clerk: 36% (4)
- Municipal planner/engineer: 9% (1)
- Municipal Ag. Advisory, Open Space, or Planning Board: 0
- County Commissioner: 9% (1)

Public Meeting 2: Meeting Notes (11/12/2024)

- State elected official: 0
- State employee: 0
- Farm owner/lessee: 0
- Non-profit organization: 9% (1)

Poll #1B: Please tell us what town you are from.

- Fredon
- Hampton
- Lafayette
- Montague
- Sandyston
- Sparta
- Stillwater
- Vernon
- Wantage
- Wantage
- J Caldwell Associates representing: Green, Newton, Hamburg, Vernon, Sussex Borough, Fredon, Wantage

Poll #2:: Tell us more about your town's farmland program - Choose all that apply:

- Collects a tax: 38%
- Has a farm plan: 35%
- Considering a farm plan: 25%
- I'm not sure: 13%
- Does not have farm plan: 13%

Poll #3: What are the biggest challenges to preserving farmland in Sussex County?

Choose two:

- Appraisal requirements: 63%
- Program rules: 13%
- Length of time to preserve: 25%
- Coordination with staff: 13%
- Perception/expectations: 63%

Public Meeting 2: Meeting Notes (11/12/2024)

Poll #4: What are the greatest barriers to preserving a farm in Sussex County? Choose two:

- Value/price: 88%
- Competing uses: 75%
- Funding availability: 25%
- Government support: 0%

Post-Presentation Comments:

Jim Zepp (Sparta):

- Sparta has a farm that is interested in applying but has been waiting for the new formula-based appraisal.

David Zaback (SADC):

- SADC suggests submitting an application regardless and then waiting for the appraisal based on the new formula which should arrive in mid-2025.
- This will help get those interested on the list and then will be appraised by the new formula when it arrives.

Jack DeGroot (County Commissioner):

- His next steps: Gauging where interests lie – 5 farms across the county currently expressing interest, waiting on formula value. Informing them to apply now to limit waits.
- Matching funds at \$4.1 million
- Assessing municipalities for the perception of preservation vs. development.
- Advocating for municipal outreach.
 - Some towns have more preservation than others, and it is important to understand the approach and direction at the local level.

Next Steps for Farmland Plan Update:

- **TLCNJ and the County will issue a survey to towns via the distribution list for this meeting.**
- **Update the County's ADA**

3. CADB Meeting (04/20/2026)

Agenda



DEPARTMENT OF ENGINEERING AND PLANNING
Division of Planning & Economic Development
Sussex County Administrative Center
One Spring Street, 3rd Floor
Newton, N.J. 07860
Tel. 973-579-0500
FAX 973- 579-0513
Email: scplanning@sussex.nj.us
County Website: www.sussex.nj.us

County of Sussex

Sussex County Agriculture Development Board Meeting Agenda

April 20, 2026

7:30 P.M.

Commissioner Meeting Room, 1st Floor
Sussex County Administrative Center
One Spring Street, Newton, NJ

1. **Call to Order** - This meeting is being held in compliance with the Open Public Meetings Act (P.L. Chapter 231). Proper notice has been sent to the local newspaper, County website, and has been posted on the bulletin board of the County Administrative Center, One Spring Street, Newton, N.J. 07860.
2. **Roll Call**
3. **Review and Approval of Minutes:** March 16, 2026
4. **Correspondence**
 - A. NJDA & Rutgers – Updated Farmland Assessment Mapping Tool
 - B. American Farmland Trust – NJ Small Grains Roadmap
 - C. Resurrecting the Beef Industry Seminar Reminder
5. **Rutgers Cooperative Extension of Sussex County - Agriculture Agents Report**
6. **Right to Farm**
 - A. Commercial Farm Certification
 - i. Hunts Mill Farm
 - B. SSAMP
 - i. Barn View, LLC – Update/Waiver Request
 - C. Conflict Resolution Request
 - i. Amazing Grace Farms
 - ii. Stone Mountain Farm
7. **Farmland Plan Subcommittee**
8. **New Business**
 - A. Adoption of Comprehensive Farmland Preservation Plan draft - Resolution
9. **Old Business**
 - A. Wilson Taylor Farm Appraisal RFP Responses
 - B. White Horse Estate, LLC Project Notice
 - C. Right to Farm Application Process Review
 - D. Four Seasons of Agriculture Web Application
10. **Public Comment**

County of Sussex is an Equal Opportunity Employer

3. CADB Meeting (04/20/2026)

Agenda

11. **Executive Session**

12. **Adjournment**

3. CADB Meeting (04/20/2026)

Handout

SUSSEX COUNTY 2026 FARMLAND PRESERVATION PLAN

PUBLIC MEETINGS ON THE FARM PLAN UPDATE:
MONDAY, APRIL 20, 2026 - 7:30 PM, SUSSEX CADB
MONDAY, MAY 4, 2026 - 4:00 PM, SUSSEX COUNTY PLANNING BOARD

FUNDING

Sussex County Farmland, Recreation and Open Trust Fund, 2000:

- Established Open Space Trust Fund levy at two cents per \$100 property value
- 2025: collected \$395,000
- Total trust fund revenue: \$40,414,881
- \$30,905,904 has been spent on farmland preservation projects by Sussex County
- 22,271 acres have been preserved by Sussex County using the Trust Fund

ELIGIBILITY CRITERIA

Based on the State's Minimum Eligibility Criteria for productive soils and tillable land:

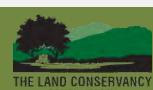
24,255 acres are potentially eligible for farmland preservation.



FAST FACTS

\$75 million has been spent preserving farmland in Sussex County.

- 19,633 acres (205 farms) are permanently preserved in Sussex County.
- 71,688 acres (1,052 farms) are identified by the Census of Agriculture. 27% is preserved.
- 7,271 acres (121 farms) have been preserved since the 2008 Farmland Preservation Plan.
- 24,255 acres are potentially eligible for preservation through the State and County programs.



3. CADB Meeting (04/20/2026)

Handout

SUSSEX COUNTY 2026 FARMLAND PRESERVATION PLAN

PRESERVED FARMLAND IN SUSSEX COUNTY			
Municipality	Acres	Total Cost	County Cost
Andover Borough	52	\$344,831	\$269,530
Andover Township	358	\$2,214,498	\$574,161
Byram Township	16	\$78,622	\$78,622
Frankford Township	1,634	\$6,745,881	\$2,200,255
Fredon Township	1,395	\$10,144,622	\$3,513,084
Green Township	1,439	\$4,846,072	\$1,446,520
Hampton Township	2,676.80	\$6,297,653	\$2,174,419
Hardyston Township	111	\$512,402	\$161,373
Lafayette Township	1,639	\$5,648,405	\$2,536,841
Montague Township	1,137	\$1,769,222	\$ 1,750,134.74
Sandyston Township	863	\$3,748,987	\$1,921,320
Sparta Township	200	\$1,783,730	\$872,203
Stillwater Township	747	\$3,110,747	\$910,540
Vernon Township	1,267	\$4,467,154	\$1,141,252
Wantage Township	7,019	\$20,522,855	\$10,222,148
TOTALS:	19,633	\$74,692,113	\$30,905,904

All county funded farms are subject to CADB review and approval, and eligible farms must comply with the existing SADC minimum eligibility criteria to receive SADC funding. Target farms must reside within the County's Agricultural Development Area (ADA) on a farm assessed property which has the potential for development.

To make the best use of public funds, the CADB is strategically targeting more productive farms. The Board supports preserving farms which are tillable and will rank higher those farms which are greater than 25 acres in size and have a higher percentage of land in active agriculture.

STRATEGIC PRESERVATION COUNTY RANKING CRITERIA



OPTION A: SIZE AND SOILS

- Tier I: Tillable farm is greater than 25 acres and has agricultural soils
- Tier II: Tillable farm is greater than 25 acres
- Tier III: Tillable Farm



OPTION B: PRODUCTIVITY

- Tier I: Tillable farm is cropland or pastureland that is more than 50% of the parcel
- Tier II: Tillable farm is either cropland or pastureland
- Tier III: Tillable Farm



3. CADB Meeting (04/20/2026)

Resolution

**SUSSEX COUNTY AGRICULTURE DEVELOPMENT BOARD
SUSSEX COUNTY, NEW JERSEY**

**ADOPTION OF THE SUSSEX COUNTY
COMPREHENSIVE FARMLAND PRESERVATION PLAN**

WHEREAS, the Sussex County Agriculture Development Board (“SCADB”) is responsible for the promotion of the present and future of agriculture in Sussex County by preserving agricultural land and by promoting agricultural viability; and

WHEREAS, planning for farmland preservation at the County level can have significant positive impacts on the County’s economy, environment and its citizens; and N.J.A.C. 2:76-17.4(a) sets forth the minimum required components for a County Comprehensive Farmland Preservation Plan; and

WHEREAS, the SCADB undertook a detailed analysis of the Agricultural Development Area (ADA) map and has revised it and incorporated into the draft County Comprehensive Farmland Preservation Plan; and

WHEREAS, the State Agricultural Development Committee (SADC) requires the adoption of a County Comprehensive Farmland Preservation Plan as a condition for participation in the SADC’s Planning Incentive Grant (PIG) Program, established by N.J.S.A. 4:1C-43.1; and

WHEREAS, the SCADB has prepared and submitted a draft County Comprehensive Farmland Preservation Plan to the SADC on February 5, 2026; and revised and resubmitted the Plan in March 2026; and

WHEREAS, the SADC has reviewed and commented on the draft County Comprehensive Farmland Preservation Plan and their comments have been incorporated into said Plan; and

WHEREAS, the SCADB, as required by the SADC, has noticed and conducted public meetings to solicit input and receive comments on all elements of the Plan and made the draft Plan available to constituents through the County website, social media, and other means; and

WHEREAS, the SCADB’s approval of the Plan, and subsequent adoption by the County Planning Board is a condition of a grant agreement between the SADC and Sussex County for the County’s recovery of a portion of the costs to prepare the Plan; and

WHEREAS, the SCADB’s approval of the Plan, and subsequent adoption by the Sussex County Planning Board, is a precondition to the County of Sussex’s eligibility to receive SADC grant funding for farmland preservation.

3. CADB Meeting (04/20/2026)

Resolution

NOW THEREFORE BE IT RESOLVED, that the SCADB does hereby formally approve the draft Sussex County Comprehensive Farmland Preservation Plan and the ADA map contained within, dated March 2026, and annexed hereto; and

BE IT FURTHER RESOLVED that the SCADB recommends the draft Sussex County Comprehensive Farmland Preservation Plan to the Sussex County Planning Board for formal adoption.

Date Adopted: April 20, 2026



Peter Southway, Chairperson
Sussex CADB

4/20/2026

Date

I hereby certify the above to be a true copy of a resolution adopted by the Sussex County Agriculture Development Board at a meeting held on April 20, 2026.



Recording Secretary

3. CADB Meeting (04/20/2026)

Minutes



DEPARTMENT OF ENGINEERING AND PLANNING
Division of Planning & Economic Development
Sussex County Administrative Center
One Spring Street, 3rd Floor
Newton, N.J. 07860
Tel. 973-579-0500
FAX 973- 579-0513
Email: scplanning@sussex.nj.us
County Website: www.sussex.nj.us

County of Sussex

SUSSEX COUNTY AGRICULTURE DEVELOPMENT BOARD

MINUTES

April 20, 2026

The meeting was called to order at 7:30p.m. by Chairperson Peter Southway. The meeting is being held in compliance with the Open Public Meetings Act, (P.L. Chapter 231.) Proper notice has been sent to the local newspaper, County Website and has been posted on the bulletin board of the County Administrative Center, One Spring Street, Newton, NJ 07860.

ROLL CALL:

MEMBERS PRESENT: Brian Hautau, Vice Chair
Lori Day
Peter Southway, Chair
Lisa Chammings
Anthony Lentini
Caleb Orr

MEMBERS EXCUSED: Billy Marotta

STAFF PRESENT: Autumn Sylvester, P.P. CADB Administrator/Planning Director
Bill Koppenaal, P.E., County Engineer
Summer Malone, Ag. Resource Specialist
Kathrine Fina, Esq., County Counsel
Michael Lavery, Esq., Ag. Counsel
Rudy Dragan, Principal Planning Aide
Megan Davis, Confidential Assistant
Corey Minnick, Recording Secretary

ALSO PRESENT: Kenneth Ellman, PO Box 8, Newton, 07860
Bob Siejkowski, Barnview
Lisbeth Hume, Barnview
Jeff Beetle, 11 Pelletown Road, Lafayette
Dennis Daniel, 134 Mary Jones Road
Michael Wolanski, 164 Rte. 521
Lisa Wolanski, 164 Rte. 521
Brian Rathjen, 165 Rte. 521
Shira Kamil, 160 C.R. 521
Bruce Gordon, 150 Rte. 121, Newton

County of Sussex is an Equal Opportunity Employer

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

Randy Speer, 340 Ridge Road
Michelle Oswald, 27 Pelletown Road, Lafayette, NJ
Jamie Oswald, 27 Pelletown Road, Lafayette, NJ
Jennifer Curcio, 33 Pelletown Road, Lafayette, NJ
Kevin K. O'Leary, 33 Morris Farm Rd/13 Brandywine Ct., Lafayette
Christopher Maniscalco, Esq., Barnview
Marissa Cramer, 11 Hunts Rd. Newton, 07840
Barbara Mueller, 145 Rte. 521, Newton
George Mueller, 145 Rte. 521, Newton
Lucas Martin, 149 C.R. 521, Newton
Diana Juarez, Hampton Twp.
Frank McGovern, Hampton Twp.
Andrea Ruch, 81 Henry Rd. Newton
Matthew Stienberg, 149 Old Barn Rd. Lafayette
Ellyn DeCaro, 90 Mary Jones Rd. Newton
Steve Komar, Ag. Agent
Dave Zaback, SADC
Alan Henderson, Commissioner Liaison to the SCADB
Dave Silverthorne, Commissioner

MINUTES CORRECTION/APPROVAL:

A motion was made by Lisa Chammings to approve the Minutes of March 16, 2026 as corrected. The motion was seconded by Lori Day. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lori Day-Yes; Lisa Chammings-Yes; Peter Southway-Yes; Caleb Orr-Yes; and Anthony Lentini-Yes. Motion carried.

CORRESPONDENCE:

Autumn Sylvester briefed/explained the SCADB members on the correspondence which included; NJDA & Rutgers – Updated Farmland Assessment Mapping Tool, American Farmland Trust – NJ Small Grains Roadmap, and Resurrecting the Beef Industry Seminar Reminder

AG. AGENT'S REPORT:

Steve Komar briefed the SCADB members on the Pesticides Applications Seminar on Saturday, April 25, 2026 at the Rutgers Cooperative Extension, he handed out flyers with the specific information.

RIGHT TO FARM:

- A. Commercial Farm Certification
 - i. Hunts Mill Farm

Chairperson Southway recuses himself and turns the meeting over to Vice Chairperson Hautau.

Ms. Sylvester gave an overview of Hunts Mill Farm Commercial Farm Certification SSAMP. The applicant is the owner of a farm management unit in Fredon Township, Block 1903, Lot 1, Block 1902 Lot 10, 13, 14. Green Township, Block 1 Lot 6, Block 2 Lot 1, Block 3 Lot 2, totaling 117.61 acres. The applicant wishes to construct a 40ftx60ft (2400sqft) pole barn for storage of farm

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

equipment, which fails to conform to Fredon Township ordinances for accessory structures. The applicant has submitted: Commercial Farm Certification (FORM A) Application for Hunts Mill Farm; FA-1 Farmland Tax Assessment Forms for Fredon and Green for tax years 2025 and 2026; Tax form 1040 Schedule F for 2025 from Farm Owner; Tax form 1040 Schedule F for 2024 from Tenant Farmer; Hand written letters documenting farm income from tenant farmer for 2024, and 2025; Woodland Data Form for 2026; Zoning Map for Township of Fredon (RA, agricultural zone) and Green (AR5/2 which permits ag. as a permitted use); Form 1099 issued by the USDA to the farm owner. They provided the preserved farm survey, as it is a preserved farm. They are seeking CF eligibility. Based on the information provided they meet the \$2500 annual income requirement. They also provided a copy of the Tax Map; Municipal Zoning Information; Proof of Operation; List of Agriculture Commodities sold on property; and certification.

Marissa Cramer, Hunts Mill Farm, read her husband's notes to the SCADB members. We would like to construct the pole barn so that they have adequate indoor calving space, winter space, hay/grain storage, and equipment storage in an effort to expand their beef/cattle operation. Fredon Twp. would not issue the approval to construct the pole barn without a variance as they do not have a principal residence on the Fredon Twp. parcel. Fredon Twp. would issue approval after the SCADB's approval for the pole barn. As such they are coming before the SCADB to request commercial farm certification. If certified as a CF they would immediately submit an application for a SSAMP and plan to appear before the SCADB next month.

Vice Chair Hautau asked if there were any plans to build a primary residence. Ms. Cramer stated not immediately.

Ms. Sylvester went over the SSAMP checklist form with the applicant and the SCADB members.

There was some discussion between the SCADB members, Ms. Sylvester and Ms. Kramer.

MOTION

A motion was made by Lisa Chammings to approve Hunts Mill Farm as a commercial farm. The motion was seconded by Caleb Orr. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lori Day-Yes; Lisa Chammings-Yes; Peter Southway-Abstain; Caleb Orr-Yes; and Anthony Lentini-Yes. All were in favor, with an abstention from Peter Southway. Motion carried.

Chairperson Southway took over meeting from Vice Chairperson Hautau.

- B. SSAMP
 - i. Barn View, LLC – Update/Waiver Request

Autumn Sylvester recuses herself from this application.

Mike Lavery, Esq. recuses himself from this application.

Bill Koppenaal gave an overview of Barn View, LLC. It is a continuation prior application that the SCADB had heard their CF certification and granted it on December 5, 2025. The applicant has submitted some additional/new information. It is generally requesting the SCADB's consideration of a number of waivers from the standard SSAMP checklist. The SCADB should verify if there are any updates in the CF certification from December until 2026. He reminded the SCADB that they have working with the applicant to schedule a site meeting on this application

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

and that has not happened yet. They were working on a January site visit, the applicant asked that it be postponed until the waivers are discussed. There are a number of things outlined in the waiver request.

Kathrine Fina, Esq., County Counsel, swears in Bob Siejkowski, Barn View.

Christopher Maniscalco, Esq., Attorney for Barn View, LLC. The procedural issue from last time for the SSAMP was the notice requirements, those have been satisfied now. The issue before the SCADB is pretty narrow and well defined, the review and approval of the SSAMP. The structure in question is a horse barn which is a principal permitted use. Agricultural structure permitted by the townships own ordinance. There is no additional traffic generation, utility demand or offsite impact. The other items discussed at the last meeting was the SSAMP checklist as well as discussions on the conservation plan. The applicant has submitted an updated conservation plan, the property was already farmland assessed and had an existing plan in place. He asked if there are specific questions about the waivers.

Lisa Chammings suggested that the SCADB should go through the waivers one at a time. Mr. Koppenaal explained that there is a report that he prepared in response to the request. Mr. Maniscalco stated that he does not have that report.

Mr. Koppenaal highlighted, in the Barn View packet (page 62-69), a letter from the applicant that is a direct response to the SCADB SSAMP checklist of items that are typically items that are provided in support of the SCADB's consideration of a SSAMP. The applicant took the checklist and has this letter corresponds item for item on that checklist and it gives information on whether they believe they have complied with the requirement or if they have not they are requesting a waiver from it. The letter articulates those items they are requesting a waiver from. Mr. Koppenaal's general comment is that the applicant would want to go through this because they are requesting a number of waivers for things that are generally provided to the SCADB as part of the process. Some of them the SCADB may or may not have the authority to waive, and some of them the SCADB can't waive, state and federal regulations, soil erosion plans, stormwater management, etc. The SCADB would have to see that information to help evaluate the application from a regulatory compliance and a health and safety perspective. Mr. Koppenaal stated that based on the information that the SCADB has been provided and that he reviewed, outlined in his letter, what documents they were. There is a one page site plan that's included in the scope of that information that shows the footprint of the barn and identified as 22,400 sq. ft. structure. It has some vehicular surfaces in the vicinity of the building. Based on just the 22,400 sq. ft. building that represents 22,400 sq. ft. of new impervious coverage. Pursuant to NJDEP 7:8 will classify this as a major development. A major development has to comply with the stormwater regulations.

Chairperson Southway stated that the SCADB needs to get information on the equine operation the applicant intends to run. N.J.A.C. 2:76-2B.3(c) is particular as to what is an equine related infrastructure that qualifies under RTF protection vs those that don't qualify. He is not sure what makes this qualify for RTF protection. Mr. Koppenaal stated that as part of the CF certification the SCADB had some questions and there were some representations made. He noted in his response it seems to a family operation. Whereas based on prior testimony there were discussions that this would be potentially opened to some kind of a membership, extending beyond the immediate family. And would need clarification.

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

Chairperson Southway stated that in the packet under additional plans and studies would require a review evaluation of N.J.A.C. 2:76-2B.3(c) and the response the SCADB received was that it was not applicable because it is not relevant to the initial construction of the barn and the existing site plans demonstrate compliance. He would like to know how the site plan demonstrates compliance to the equine. He does not believe N.J.A.C. 2:76-2B.3(c) deals with the structure it deals with the equine activities itself, defined as breeding, training, and boarding. Mr. Maniscalco stated that the structure, once built, would be for boarding horses, up to 18 horses. Bob Siejkowski testified that the plan shows 18 stalls, one is a farrier stall, one is a sick stall, so the population of the horses would be less. Mr. Maniscalco continued that it is a horse barn for equine use, for their own personal horses, and if they decide to leave space to other individuals for boarding their horse. Minimal impact as far as usage other than the housing for the horses. Chairperson Southway pointed out that in the Barn View packet, letter from the applicant, Item 4 (pg.65) "barn is for private personal use only and not open to the public". So they have to decide if they are boarding to the public or not. Mr. Maniscalco stated that it is not to the public, it is for selected individuals that are leasing space from them. Chairperson Southway stated that anyone who does not reside at the property would be considered the public, correct? Mr. Siejkowski stated that if there were 2 or 3 official members besides the immediate family, would that be the "public"? Chairperson Southway stated that the statute is pretty clear, if your boarding for other than yourself, it is a boarding operation, if not, it is not a boarding operation. He asked about breeding. Mr. Siejkowski testified that they are going to do breeding and training. They are going to expand on their existing operation. Chairperson Southway asked if he knew the definition of training under the law. Mr. Siejkowski stated he believes he does. Chairperson Southway stated then the answers he is giving here are not correct. Mr. Maniscalco asked if the Chair was speaking to the answers on the checklist. Chairperson Southway stated yes. Mr. Maniscalco stated that part of that comes down to the original scope of this SSAMP application to the actual zoning and the site portion itself and utilization as an equine facility. However the more intensive construction usage would be under additional application after what they had put forth. Chairperson Southway explained that the construction piece is just a subset of an AMP. AMP utilizes the building but the practice is involved with the agricultural activity. In order to get to the building piece the SCADB has to determine if the AMP is actually acceptable under the law. He is getting mixed emotions based on conflicting answers in the same document that says it is not going to be acceptable, and another that it may be. Mr. Maniscalco stated that their focus on answering these is because of their discussions with the County was that it was more focused to the site as far as site questions in general, specific more to the zoning they took that answer approach. Chairperson Southway stated that the whole idea of RTF that they are applying under is the agricultural practice. Mr. Maniscalco stated that was correct. Chairperson Southway continued stating that whatever buildings are there could be supportive of that practice. The SCADB needs to determine is this an agricultural practice that is going to be occurring. Mr. Maniscalco asked the Chair if Mr. Siejkowski's answer earlier answered that question. Chairperson Southway clarified that it says it is not open to the public, but if you are going to train and breed horses for others so they have an income stream, then you have to be open to the public. Mr. Siejkowski clarified that the training is not necessarily for externally owned horses but rather the horses that are actually owned by the farm itself. Very often when raising a horse you would train the horse and then bring the horse to market after it was trained. Training does not mean external training where people bring their own horses and be training, it would be training of the applicants "in house" horses as part of the breeding/training process and ultimately the selling process. Chairperson Southway responded by stating that the applicant is defeating their argument that they have an AMP. If you are not going to be open to the public to sell these horses. Mr. Maniscalco interjected that the applicant did say he was going to bring them to market. Chairperson Southway stated

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

then it is open to the public. Lori Day asked, bring them to market where? Mr. Siejkowski stated that they are not going to have a “for sale” sign outside that is not the intention of the facility. This is a family barn on their estate. Chairperson Southway stated that he wanted to make it clear to the applicant that when the SCADB goes through this process at the end, if there is an approval, there is a document that states that this is not open to the public. Then if they bring in members of the public they will violate their approval. Mr. Siejkowski stated that there is no intention to open this facility to the public, other than a handful of other boarders that may be there because the applicant is doing something with their horses, a select group. Chairperson Southway stated that it is still considered the public. Mr. Siejkowski asked if anybody that is an external owned force is at any facility, that facility is then deemed opened to the public. Chairperson Southway stated that is correct. Mr. Maniscalco stated that he is surprised by that perspective especially from a township ordinance perspective they permitted agricultural use structures. It does not specify the usage. Chairperson Southway stated that N.J.A.C. 2:76 does, it say that boarding is one of the approved equine activities that you get RTF protection. So if they are not boarding a horse from the public you don’t have protection. Mr. Siejkowski gave an example that the horses that his family currently owns are not owned by Barn View, they are owned by a separate LLC company. So technically Barn View would be boarding horses that are owned by the same family. Would that be open to the public? Chairperson Southway stated what would qualify as boarding under N.J.A.C. 2:76. Boarding is defined here as that you bring someone’s horse from the public and they pay you to board them. If it is a common ownership it is not a separate entity. Mr. Maniscalco asked that whether they have to be someone else’s horses to be protected under RTF. Chairperson Southway stated that is correct. Ms. Fina asked that some testimony be provided by Mr. Siejkowski about the intended plan for the intended structure and his future plans and practices on what he is going to do. Mr. Maniscalco asked if the applicant plans to board his own horses. Mr. Siejkowski stated yes. Mr. Maniscalco asked if the applicant plans to board anyone else’s horses. Mr. Siejkowski stated perhaps a handful. Mr. Maniscalco stated that there is the answer, they would be open to the public for a limited extent for a handful of individuals for boarding horses, which would bring it under, by the Chairs definition, the RTF Act. Chairperson Southway stated that the answers that were given in the letter in the Barn View packet letter will be stricken that it is not open to the public and we are going to say that it is open to the public, correct? Mr. Maniscalco stated that if a limited nature of being open to the public means to the 3-4 individuals that will be boarding their horses that would be the limited answer to being open to the public. Ms. Day asked if they are breeding horses on their farm and they have a baby born and they raise and train them and then they will sell them, who are they selling to and where will they go to see the horse. They are going to go to the farm as a member of the public. Mr. Siejkowski stated that a buyer would not necessarily come to the farm. Very often these things are done at horse shows. He explained the process at the horse shows and how the sale is made. There is no intention of coming to farm to see the horses. Brian Hautau asked what they anticipate the number of boarders to be. Mr. Siejkowski responded, a handful, the barn is mainly for their use. They are building the barn not as a commercial entity, but for their own use on their farm as they are doing today. Lisa Chamming asked if the potential buyers ride the horses themselves, wouldn’t they want to come and ride the horse before they purchase it, other than watching it at a show. Mr. Siejkowski stated not necessarily, he explained that often times a horse would go out to a more professional trainer for a test run for a couple of weeks with the trainer and potential purchaser to see if they want purchase it. They have no intention of letting people come to their farm to test the horses. Chairperson Southway stated that the statute does differentiate between “boarding” and “keeping”. If a horse is owned by the farm operator or their family, it is considered keeping, and does not qualify for RTF. In order to qualify for RTF protection you have to have boarders. You have to be raising horses for sale or you have to be training. To move forward here the applicant

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

must agree that their intention is to board, train, and breed. Mr. Maniscalco stated that in discussion with the County's attorney she told them that it would be more about the site, they focused more on that. Ms. Fina, County Attorney, does not agree with that statement. Chairperson Southway stated that the site part of it only becomes the apparatus that allows the activities that the law provides for RTF protection to occur. He will change number 4 in the Barn View packet letter to reflect their updated answer, "it is not for private/personal use but it will be used for boarding, training, and breeding" if the applicant is comfortable with that. Mr. Maniscalco stated yes.

Chairperson Southway, after moving ahead, went back to the beginning of the list. The SCADB should have an updated income statement for 2025 at some point. There needs to be a site visit so that the SCADB has familiarity with what is physically actually happening there, and if there is there any objection to that. Mr. Siejkowski stated no objection. Chairperson Southway stated that the proposed entity will be off Rte. 521, correct. Mr. Siejkowski stated correct. There was some discussion between Chairperson Southway, Mr. Siejkowski, and Mr. Maniscalco about the primary residence, entrances, driveways, driveway connections to the barn, and Mary Jones being the front of the property. There was some discussion between Chairperson Southway and Mr. Maniscalco about the proposed structure concerning the structure location, the shed barn, and other structure locations. Mr. Koppenaar asked if Lot 35 is a separate property. Mr. Siejkowski stated yes. Mr. Koppenaar stated that Lot 35 is a separate independent Lot encompassed by the applicant's property, the driveway for Lot 35 goes out to C.R. 521 and is not part of this application. Mr. Maniscalco stated that was correct. Chairperson Southway asked if the applicant's primary residence is on Lot 33. Mr. Maniscalco stated that was correct. There was discussion between Chairperson Southway, Mr. Koppenaar, Mr. Siejkowski, and Mr. Maniscalco about the location of the lots, driveways, and structures on the map.

Chairperson Southway moved to the next item, partial architectural floor plans. Mr. Koppenaar gave an overview of the floorplans. He highlighted that it has three floors and a basement. It has a riding arena. The first floor is where the applicant has referred to as the stalls. The riding arena is at the same elevation as the first floor. Chairperson Southway asked the applicant if they are ok with submitting prior to the SCADB issuing the final SSAMP, a sealed-signed set of building plans. Mr. Maniscalco stated yes. Chairperson Southway stated that this is going to be conflicted, the SCADB has not been in this situation before. The applicant has some health and safety issues that the SCADB does have the right to waive. Electrical, plumbing, septic design, those are going to have to be done by the township. Mr. Maniscalco stated that any phase where those would be brought in would need to go to the township. Chairperson Southway stated that he does not think they can get a building permit until those are satisfied. There was some discussion between Chairperson Southway, Mr. Koppenaar, Mr. Maniscalco and Mr. Siejkowski about the phases of the construction of the barn, construction timeline, where electrical and plumbing fits into that. Whether they would get a building permit even if approved. If they are seeking a partial SSAMP approval for a "phase" in order to progress through the phases, they would have to get the SSAMP modified. The health and safety must also be considered (bathroom, lighting, etc.). Mr. Maniscalco stated that they would be getting the appropriate permits as needed when appropriate in the phasing. They are not attempting to waive any township requirements. Ms. Fina asked about the legal authority as a backing for that request. She has asked several times and knows what they are asking. Mr. Maniscalco stated that it is the completion of the SSAMP and he has provided the case law authority for the primary jurisdiction. Ms. Fina disagreed with that, she has asked for it several times, the legal authority that narrows the scope of what they are asking for. She has asked Barn View how they would like to proceed with the full SSAMP and that was her understanding that the applicants request and submission

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

of this waiver request. Mr. Maniscalco stated that is what they are doing here, going through the waiver requests, they are not asking the SCADB to tell the township to grant the construction permits, if the SSAMP is granted it would bring it back to submitting the plans to the township. Chairperson Southway stated that there is usually a full set of engineer plans to review and make sure it is acceptable, without them the SCADB does not know what they are approving. Mr. Maniscalco talked about zoning and permitted use. Chairperson Southway went through what the Hampton Township letter said. "You have supplied sufficient information regarding your intended "agricultural use" of the proposed barn to allow me to determine whether or not the proposed use and structure will qualify for a zoning permit". Further "Therefore, I am not able to determine whether the proposed is planned in the front where an accessory structure is not permitted, it requires interpretation by Hampton Twp". "For these reasons set forth in my September 22, 2025 denial application, I respectfully confirm the denial of their zoning permit". Chairperson Southway stated that he thinks it is clear that they are saying the applicant did not give them sufficient information. So now they are coming before the SCADB, and the SCADB is asking for the same thing and the applicant is saying they are going to give a little piece of the plan and we will worry about the rest later, that is not how it works. There was discussion between the Chairperson Southway, Mr. Siejkowski, and Mr. Maniscalco about the townships jurisdiction, principal use, and how it progressed to the SCADB. Ms. Fina added that the letter from Hampton Twp. did not require the applicant to come to the SCADB. The letter said they would need to appeal it to either the Land Use Board or the SCADB. Mr. Maniscalco again reiterated the principal permitted use portion and the SSAMP portion that has been discussed. Chairperson Southway stated that the SCADB will mark this as the applicant will provide a complete set of plans that shows all the issues that need to be resolved as far as safety and health, which the SCADB does not have jurisdiction over. Mr. Maniscalco agreed to provide a complete set of plans on behalf of the applicant. There was some discussion between Mr. Siejkowski, and Mr. Maniscalco about the phases and zoning permit issues and that there is no issue with submitting a full set of plans to the SCADB. There was some discussion between Chairperson Southway, Mr. Koppenaal, Mr. Siejkowski, and Mr. Maniscalco about being open to the phasing, intended use, public access, parking, zoning, and lighting. On how applications before the SCADB provide a parallel path to going through a local planning process to include completeness and the process for reviewing the complete plans. There was more discussion about soil disturbance, grading, stormwater, square footage of the site, erosion, sight distances, and how the site was represented.

Chairperson Southway put forth that this should be deferred this and the applicant take their draft memo with the issues laid out to their engineer. Have the engineer available at the next meeting with plans in answer to the questions before the scheduled site visit.

Kathrine Fina, Esq., County Counsel, swears in Lisbeth Hume, Barnview.

Ms. Hume spoke about what she has here tonight, why we are here why an SSAMP submit. She identified that Diana Juarez and Frank McGovern from Hampton Twp. are present. She visited Hampton Twp. in September 2025 to ask for a zoning permit application. She was informed by when she was given that, that they were Barn View and you're going to build a barn, she replied yes, by Allison LaRocca. She states that Ms. LaRocca stated that they must get a SSAMP, she has it on video. That is why they are here. There is some confusion, she does not understand why they have to do this process for the zoning permit, but that what the case. She stated that approximately 20 minutes after she handed the completed zoning permit into Ms. LaRocca, Hampton Township, she then sent an email to Autumn Sylvester saying that she is going to deny

3. CADB Meeting (04/20/2026)

Minutes

MINUTES

04/20/2026

the permit. That is why they are here and they are confused, wasting time going in circles. She wants this all on the record. They are trying to follow the zoning officer's guidance.

Chairperson Southway answered her by saying they are looking for an SSAMP because that is the only way the SCADB has any authority to issue the ability to build the applicants facility which would include zoning and going into a building permit phase. The SCADB has to be guided by what the State regulations are. He read a statement from the NJ Supreme Court; We recognize the task before the agricultural board is complex, agricultural activities are not only pastoral, the potential for conflict between farming issues, public health and safety exists. Nevertheless we repose that trust and discretion the boards to decide and care for future disputes on a case by case basis to balance the completing instances. We are confident that the board will conduct these proceedings and reach the determination in good faith. Cognizant that the benchmark for those decisions, the understanding that the government has the obligation to deal forthrightly and fairly with their constituents and property owners and their neighbors. Chairperson Southway also stated that they said that the SCADB does not have "carte blanche" to go ahead and do this, they have to follow the statute. He explained the CF and SSAMP process again. Mr. Maniscalco asked that they are here for the SSAMP approval so it go back to the township. Ms. Hume stated that they are confused as why they are here. Chairperson Southway explained it again.

Chairperson Southway asked if there were any members of the public that would like to speak on this application.

Brian Rathjen, 165 Rte. 521, stated that he would love to see horses, something nice. Truth is there is a lot of earthmoving for the last two years. He wants to know what is going on here. He wants them to do well. It has been rough for the neighbors, it looks like a bombing range.

Kenneth Ellman, 259 Rte. 521, stated that he has 50 acres adjacent to the applicant. He has a forestry steward project registered with the State. He has been there 55 years. He gave a history of his property and the changes in the County. He stated that the applicant's horse barn project would bring value to the area. Any consideration the SCADB can give to help the applicant, will benefit the County and the neighborhood subject to restrictions heard in the testimony.

Andrea Ruch, 81 Henry Rd., gave the history of their own property and their own barn. She stated that Mr. Siejkowski and Ms. Hume need the support of the SCADB because of all the regulations and requirements.

Lucas Martin, 149 C.R. 521, stated that he will be using the same driveway as the applicant. His house is surrounded by the applicant's property. He is a nice neighbor, but after two years he is tired of it. It used to be wetlands. They don't check in, they just start building and later they do all these things. Mr. Martin has been in the horse business since 2017 and travels around the world. When you have 18 stalls, you are not doing just your own operation. There will be people coming in and out. He will be using the driveway. The barn is not even built. Mr. Martin has a wife and two kids. He will be surprised if they can get away with all the things they are doing based on what he has heard hear, they don't have a plan, it was wetlands. He asked the SCADB to please come see the site. He stated the other farms in Hampton are "blown away" by what is going on here.

Mr. Maniscalco reiterated that the applicant has not been able to progress for that time which is why they are stuck at this phase. Once it progresses the barn will be there. He asked for the

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

County Engineering review memo, they do not have it. The SCADB will ensure that the applicant receives the County Engineering review memo of 04-17-2026.

- C. Conflict Resolution Request
 - i. Amazing Grace Farms

Ms. Sylvester provided an overview for the SCADB members. This is a conflict resolution (CF) request. The Township of Fredon had filed a complaint against Randy Spear for activities occurring at the property identified as 240 Ridge Road, Fredon, Block 801, Lot 32.03, 150 acres, and preserved farm. The activities in the complaint were the introduction of soil to the property with no permit. Fredon Twp. zoning ordinances require that if you import soil you are required to get a permit through the township. The complaint is also about the placement of several shipping containers, where shipping containers are permitted as a permanent structure. She gave the timeline of the complaint and the correspondence. There were some items that were not provided that was included in a memo. She went over the applicant's completeness with the SCADB members on what was provided and what was not. In order to get protection for RTF, part of the process for CF resolution is to show the operation is eligible under the RTF Act and eligibility criteria for CF status.

Mike Lavery, Esq. swears in Randall Speer of Amazing Grace Farms.

There was some discussion between Chairperson Southway, Ms. Sylvester, and Mr. Speer on the dated receipts, tax year forms, zoning, tax map, and commodities. They also discussed the soil certification receipts/certification documentation and that there are no contaminants. Mr. Speer explained the soil moving operation that was done to the SCADB.

Chairperson Southway and Ms. Sylvester explained to Mr. Speer what is needed for the next meeting. Chairperson Southway explained that at the next meeting they will hear the conflict resolution.

MOTION

A motion was made by Brian Hautau to approve Amazing Grace Farms as a commercial farm. The motion was seconded by Lori Day. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lori Day-Yes; Lisa Chammings-Yes; Peter Southway-Yes; Caleb Orr-Yes; and Anthony Lentini-Yes. Motion carried.

- ii. Stone Mountain Farm

Ms. Sylvester provided an overview for the SCADB members. This is a conflict resolution (CF) request. The Township of Lafayette had filed a complaint against for activities occurring at the property identified as 149 Old Beaver Run Road, Lafayette, Block 4 Lots 3, 4.01, 4.02, 21.8 acres. The complaint alleges that there is storage of abandoned vehicles, debris, and property maintenance issues. County advised Matt Steinberg that a complaint had been filed against his operation. She went over the applicant's completeness with the SCADB members on what was provided and what was not. She highlighted the additional documentation requested. Ms. Sylvester gave some specific background on this application to the SCADB members and the history with Lafayette Township.

3. CADB Meeting (04/20/2026)

Minutes

MINUTES
04/20/2026

There was some discussion between SCADB members, Chairperson Southway, Ms. Sylvester and Mr. Steinberg about zoning designation (R-5) - Lot 3 does not comply, tax map, lot size, agricultural commodities, and documented income.

MOTION

A motion was made by Brian Hautau to approve Stone Mountain Farm as a commercial farm with the exception of Lot 3. The motion was seconded by Antony Lentini. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lori Day-Yes; Lisa Chammings-Yes; Peter Southway-Yes; Caleb Orr-Yes; and Anthony Lentini-Yes. Motion carried.

Chairperson Southway and Ms. Sylvester explained the process and that at the next meeting they will hear the conflict resolution.

There was some discussion between Chairperson Southway, Ms. Sylvester and Mr. Steinberg about what to bring to the next meeting and scheduling a field meeting before the next meeting.

James Oswald, 27 Pelletown Road, Lafayette, NJ, his property coincides with Mr. Steinberg's. He invited the SCADB to come and visit Mr. Stienberg's property. He questioned the grain he is producing to make his farm assessment. Nothing is being grown there. There was clarification from Ms. Sylvester on the grain. Mr. Oswald continued that the livestock is in question as well. He described the incidents with pictures. Ms. Sylvester stated that the next meeting is on May 18, 2026.

Chairperson Southway described the process for becoming a commercial farm and the process involved in this application.

Kevin K. O'Leary, Lafayette Township, explained the history and the issues of this applicant and the township to the SCADB members. The problems and complaint coming from this farm have nothing to do with RTF but with the ordinances of Lafayette Township, which is a police power. All of the issues have existed for some years now and it has got worse.

Ms. Sylvester explained how the agenda is set for meeting.

NEW BUSINESS:

A. Adoption of Comprehensive Farmland Preservation Plan draft – Resolution

Ms. Sylvester briefed the SCADB members on the Comprehensive Farmland Preservation Plan draft for resolution. She highlighted some of the updates and changes that were done.

There was some discussion between the SCADB members and Ms. Sylvester.

MOTION

A motion was made by Lisa Chammings to adopt the Comprehensive Farmland Preservation Plan draft. The motion was seconded by Caleb Orr. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lori Day-Yes; Lisa Chammings-Yes; Peter Southway-Yes; Caleb Orr-Yes; and Anthony Lentini-Yes. Motion carried.

3. CADB Meeting (04/20/2026)

Minutes

MINUTES

04/20/2026

Dave Zaback updated the SCADB members on the recent SADC activities.

OLD BUSINESS:

A. Wilson Taylor Farm Appraisal RFP Responses

Ms. Sylvester briefed the SCADB members on the Wilson Taylor Farm Appraisal RFP Responses. There were three responses from appraisers. She went through the different appraisal number for the SCADB.

MOTION

A motion was made by Lori Day for Mackoff and Landmark for the appraisals. The motion was seconded by Caleb Orr. A roll-call vote was taken. Results were as follow: Brian Hautau-Yes; Lori Day-Yes; Lisa Chammings-Yes; Peter Southway-Yes; Caleb Orr-Yes; and Anthony Lentini-Yes. Motion carried.

B. White Horse Estate, LLC Project Notice

Ms. Sylvester briefed the SCADB members on the White Horse Estate, LLC Project Notice.

C. Right to Farm Application Process Review

Chairperson Southway deferred this to the next meeting. He went on and addressed the Commissioners present about the challenges the SCADB has. He lobbied that if the SCADB comes back in the future with a fee schedule that they think about supporting it. There was some discussion about the difficulties that the SCADB and the municipalities have. He gave some examples and laid out the issues. Ms. Sylvester stated that it involves a lot of staff time. The BCC would ultimately have to decide. There was some discussion between the SCADB members, Chairperson Southway, Commissioner Alan Henderson, and Ms. Sylvester.

D. Four Seasons of Agriculture Web Application

Ms. Sylvester briefed the SCADB members on the Four Seasons of Agriculture Web Application going live.

PUBLIC COMMENT:

Chairperson Southway opened to the public

Commissioner Henderson gave the SCADB members some insight into the location in Lafayette discussed earlier. He described some of the conditions at the site and the court process involved.

Kevin K. O'Leary informed the SCADB about a Rebecca's Homestead event and the history of the organization.

3. CADB Meeting (04/20/2026)

Minutes

MINUTES

04/20/2026

EXECUTIVE SESSION

MOTION

A motion was made by Brian Hautau to move into executive session. The motion was seconded by Lori Day and carried unanimously. The SCADB moved into Executive Session at 10:17pm.

The SCADB emerged from Executive Session at 10:34pm. No official action was taken.

ADJOURNMENT:

All business having been completed, a motion to adjourn the meeting was made by Brian Hautau. The motion was seconded by Caleb Orr and carried unanimously. The meeting adjourned at 10:34p.m.

4. Planning Board Meeting (06/01/2026)

Notice

**SUSSEX COUNTY PLANNING BOARD
COMPREHENSIVE FARMLAND PRESERVATION PLAN UPDATE
PUBLIC HEARING NOTICE
June 1, 2026 at 4:00pm**

May 7, 2026

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. and the County Planning Enabling Act, N.J.S.A. 40:27-4, notice is hereby given that the Sussex County Planning Board will hold a **public hearing** to adopt the **Comprehensive Farmland Preservation Plan** on **Monday, June 1, 2026**.

The meeting will begin at 4:00 pm in the Administrative Center Commissioner Meeting Room, One Spring Street, Newton, New Jersey.

This hearing will offer the public the opportunity to comment on the County's Comprehensive Farmland Preservation Plan. Copies of this notice were sent via email to each municipal clerk and secretary of the planning board of each municipality in Sussex County. A digital copy of the plan is available on the County website: www.sussex.nj.us. Written comments and questions may be submitted to scplanning@sussex.nj.us up until May 29, 2026 at 4:00 pm.

Copies of this notice have been posted on the first, second, and third floors of the County Administrative Center, 1 Spring Street, Newton, New Jersey, and filed in the Office of the County Clerk on or about May 4, 2026 and posted online at the Sussex County, New Jersey website.

It is the policy of Sussex County to provide reasonable accommodations for persons with disabilities with advance notification of need. Please call Autumn M. Sylvester, Division Director, 10-days prior to the meeting at (973) 579-0500. Without advance notice, it may not be possible to provide the required accommodation

4. Planning Board Meeting (06/01/2026)

Agenda



DEPARTMENT OF ENGINEERING AND PLANNING
Division of Planning and Economic Development
Sussex County Administrative Center
One Spring Street
Newton, N.J. 07860
Tel. 973-579-0500
FAX 973- 579-0513

County of Sussex

**Sussex County Planning Board
Meeting Agenda
June 1, 2026
4:00 p.m.**

Commissioner Meeting Room, 1st Floor
Sussex County Administrative Center
One Spring Street, Newton, NJ

1. **Call to Order** – 4:00 p.m. –This meeting is being held in compliance with the Open Public Meetings Act (P.L. Chapter 231). Proper notice has been sent to the local newspaper, County Website, and has been posted on the bulletin board of the County Administrative Center, One Spring Street, Newton, N.J. 07860.
2. **Salute to Flag**
3. **Roll Call**
4. **Review and Approval of Minutes:** May 4, 2026
5. **Review and Approval of DRC Minutes:** May 18, 2026
6. **Appeals and Waiver Requests:**
 - A. Resolution #2026-02 for SCPB#28(CSS)25 John & Helen Kuperus Block, 101 Lots 1 & 3, CR 639, MM 1-2, Sussex Borough
 - B. Resolution #2026-04 for SCPB# 30/25 150 Hampton Twp., LLC, Block 3105 Lot 6, CR 519, MM 68-69, Hampton Twp.
 - C. Resolution for SPB# 2026-010 John & Vivian Coulson, Block 1002 Lot 18, CR 618, MM 1-2, Fredon Twp.
 - D. Resolution for SPB# 2026-018 Allgau Investments, LLC, Block 117 Lot 32.0,3 CR 565, MM 6-7, Wantage Twp.
7. **Division Report**
8. **Unfinished Business – None**
9. **New Business**
 - A. **Review and Adoption of Sussex County Farmland Preservation Plan Update**
10. **Open to the Public**
11. **Adjournment**

4. Planning Board Meeting (06/01/2026)

Resolution Adopting the Plan

**RESOLUTION NO. 2026-07
SUSSEX COUNTY PLANNING BOARD
SUSSEX COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING THE 2026 SUSSEX COUNTY
COMPREHENSIVE FARMLAND PRESERVATION PLAN
UPDATE AS AN ELEMENT OF THE SUSSEX COUNTY MASTER
PLAN**

WHEREAS, the New Jersey County Planning Enabling Act (N.J.S.A. 40:27-1 et. seq.) empowers the Board of County Commissioners of any County to create a County Planning Board and directs County Planning Boards to make and adopt a master plan for the physical development of the County; and

WHEREAS, the Sussex County Agriculture Development Board (hereinafter the “SCADB”) was previously established by the Board of Commissioners of the County of Sussex (hereinafter the “County”) under and pursuant to the Agriculture Retention and Development Act, N.J.S.A. 4:1C-11, et seq., (hereinafter the “Act”), and the regulations promulgated thereunder at N.J.A.C. 2:76-5 et seq., (hereinafter the “Regulations”); and

WHEREAS, beginning in 2007, the State Agriculture Development Board (SADC) required that each county in the State of New Jersey adopt a Comprehensive Farmland Preservation Plan for participation in the County Planning Incentive Grant Program and N.J.A.C. 2:76-17 set forth the minimum required components of the plan; and

WHEREAS, planning for farmland preservation at the County level can have significant positive impacts on the County’s economy, environment and its citizens; and

WHEREAS, the SCADB, in cooperation with The Land Conservancy of New Jersey, undertook the task to develop the Sussex County Comprehensive Farmland Preservation Plan (“the Plan”), with said Plan receiving final approval by the SADC on September 30, 2003; and

WHEREAS, as required by the SADC, the Plan was updated in 2008, with said updated Plan receiving final approval by the SADC on May 2008; and

WHEREAS, since its adoption, the County has utilized the Plan as one of the primary components in targeting its farmland preservation efforts; and

WHEREAS, the SCADB, in cooperation with The Land Conservancy of New Jersey, recently completed the task of updating the Sussex County Comprehensive Farmland Preservation Plan, setting forth the specific agricultural and preservation goals and policies to guide the County’s Farmland Preservation Program; and

WHEREAS, as part of the update to the Plan, the SCADB also updated the County’s Agriculture Development Area to more accurately reflect the areas to be targeted for farmland preservation initiatives based on a parcel-by-parcel evaluation, and to better reflect future County and municipal planning goals in the updated Plan; and

WHEREAS, the SCADB held two public meetings, one on October 21, 2024 and April 20, 2026, as required by state law to discuss the Plan update; and

WHEREAS, the SADC has requested that the Sussex County Planning Board be provided with the opportunity to review the updated Plan, and provide documentation that it continues to effectively meet the County’s farmland preservation goals; and

WHEREAS, the Sussex County Planning Board held a public hearing on June 1, 2026 to adopt the April 2026 Sussex County Farmland Preservation Plan as an updated element of the Sussex County Master Plan, following publication of an official notice on the County website and the transmittal of the notice of the public hearing 20 days prior to the hearing to the Municipal Clerk and Planning Board Secretary of each municipality in the county; and

4. Planning Board Meeting (06/01/2026)

Resolution Adopting the Plan

NOW, THEREFORE, BE IT RESOLVED by the Sussex County Planning Board that it hereby adopts the April 2026 Sussex County Comprehensive Farmland Preservation Plan as an element of the Sussex County Master Plan, replacing the previous 2008 County Comprehensive Farmland Preservation Plan; and

BE IT FURTHER RESOLVED, in accordance with N.J.S.A., 40:27-4 that an attested copy of the April 2026 Sussex County Farmland Preservation Plan be sent to the Sussex County Board of County Commissioners, the legislative body of every municipality in Sussex County, and the Sussex County Open Space Advisory Committee.

ADOPTED at the regular meeting of the Sussex County Planning Board held on Monday, June 1, 2026.

Sussex County Planning Board

By: Concetto Formica
Concetto Formica, Chair

CERTIFICATION

I, Corey Minnick, for Sussex County Planning Board, do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Planning Board at its June 1, 2026, meeting.

Corey Minnick

5. Public Survey Results

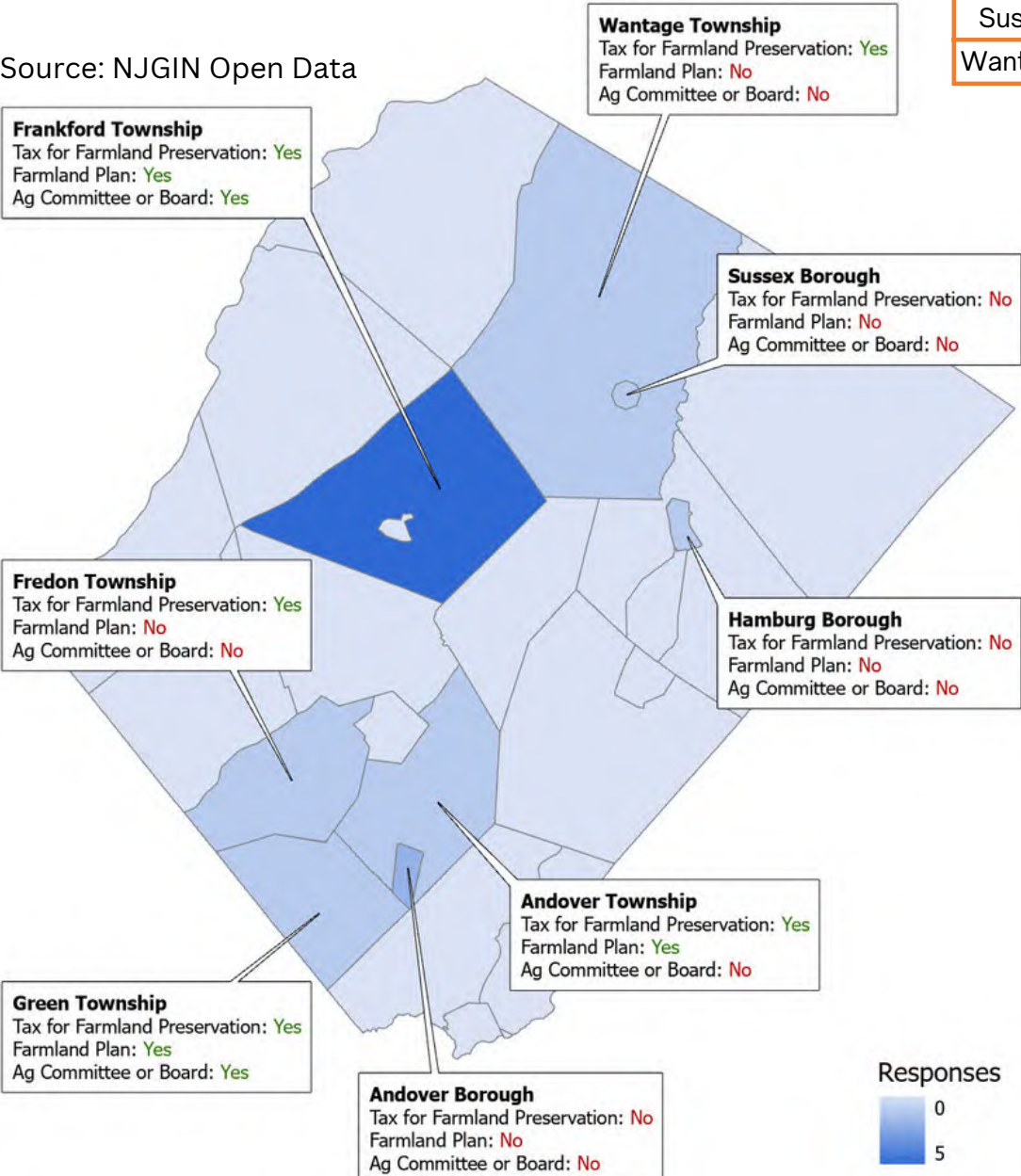
2025 Sussex County Farmland Preservation: Municipal Survey Results

The Sussex County Agriculture Development Board distributed this municipal survey to mayors, administrators, and other parties involved in farmland preservation in Sussex County, to understand municipal priorities and local agricultural practices.

Responses were collected via an online survey shared by the county and The Land Conservancy of New Jersey. After two months of outreach in December 2024 and January 2025, the survey received a total of 14 responses (13 from municipal representatives and 1 from the county). These responses are summarized below.

Township	Number of Responses
Andover Borough	2
Andover Township	1
Frankford Township	5
Fredon Township	1
Green Township	1
Hamburg Borough	1
Sussex Borough	1
Wantage Township	1

Source: NJGIN Open Data



Q1: Agriculture is important to quality of life in my town and in Sussex County.



Nearly all respondents felt that agriculture was important to quality of life in their town and in Sussex County. Although respondents also felt that farmland preservation was important to their municipality, answers were more dispersed.

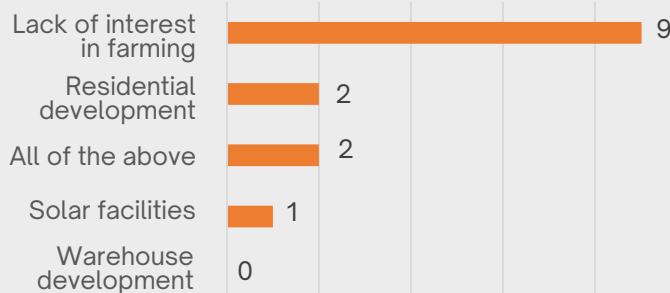
Most respondents identified lack of interest in farming as the greatest threat to farmland. Echoing this sentiment, the greatest challenge to farmland preservation was identified as a lack of a next generation to inherit the farm.

Q2: Farmland Preservation is important to my municipality.



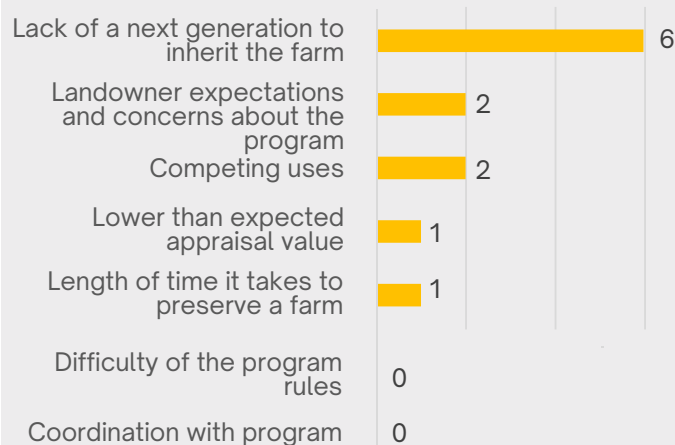
Q3:

In your opinion, what is the greatest threat to farmland in your town and in Sussex County?



Q4:

What do you see as the greatest challenge to farmland preservation programs?

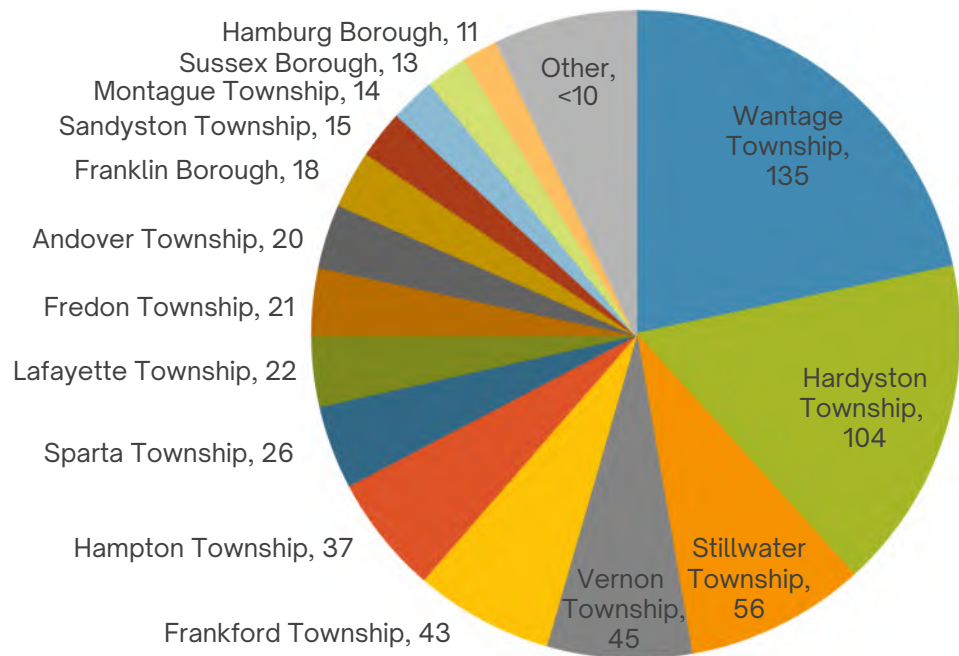


2025 Sussex County Farmland Preservation: Public Survey Results

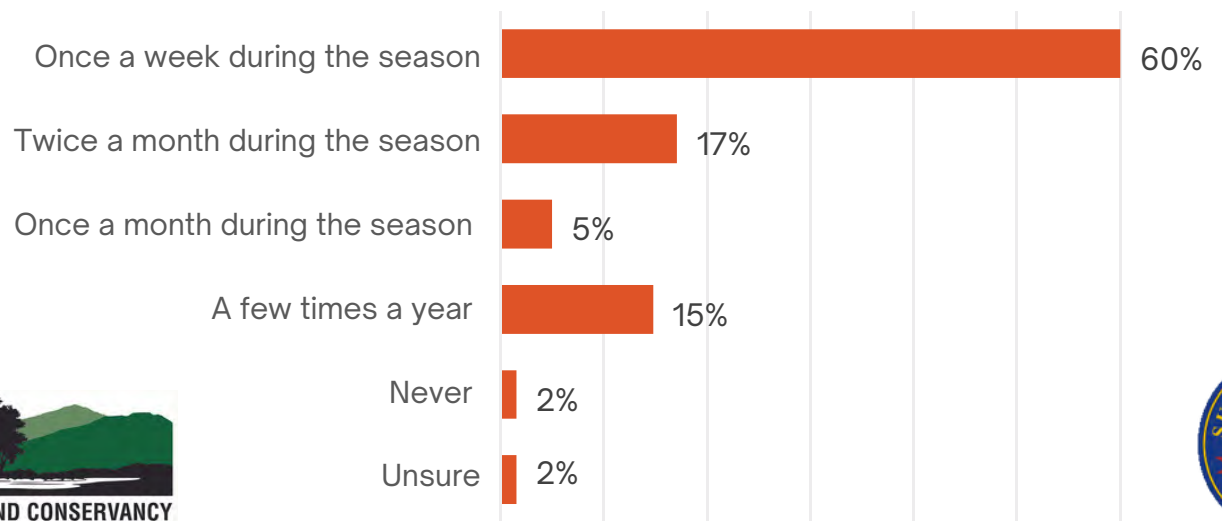
The Sussex County Agriculture Development Board distributed this public survey to collect resident feedback about participation in local agriculture and farmland preservation. Responses were collected via an online survey shared by the county, The Land Conservancy of New Jersey, and Sussex municipalities. After two months of outreach in December 2024 and January 2025, the survey received a total of 643 responses. These responses are summarized below.

Q1: What Sussex Town do you live in?

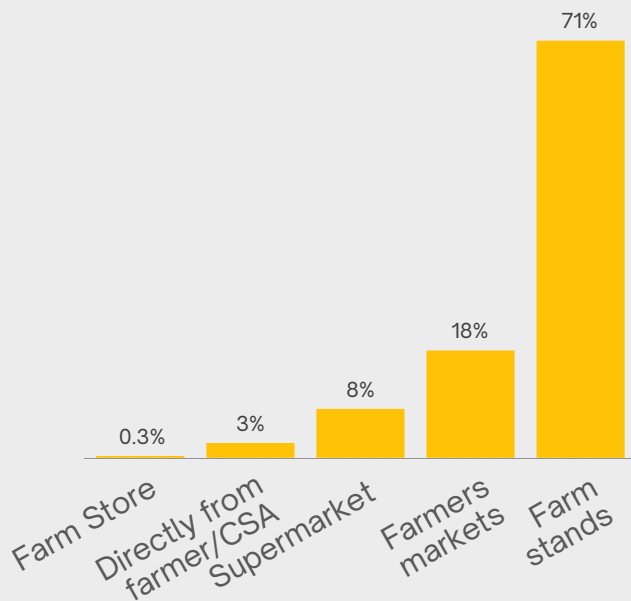
The survey received responses from nearly all municipalities in Sussex County, with the exception of Andover Borough and Walpack Township. Wantage Township and Hardyston Township each garnered greater 100 responses, but the median response rate was 17 responses per town.



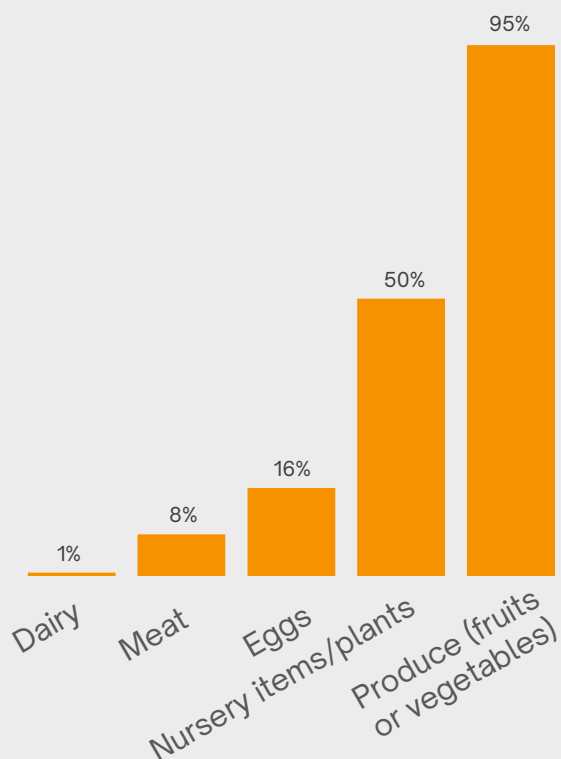
Q2: How often do you purchase agricultural products from local farms?



Q3: Where/how do you purchase products from local farms?



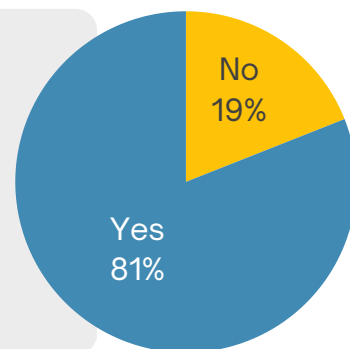
Q4: What agricultural products do you purchase from local farms?



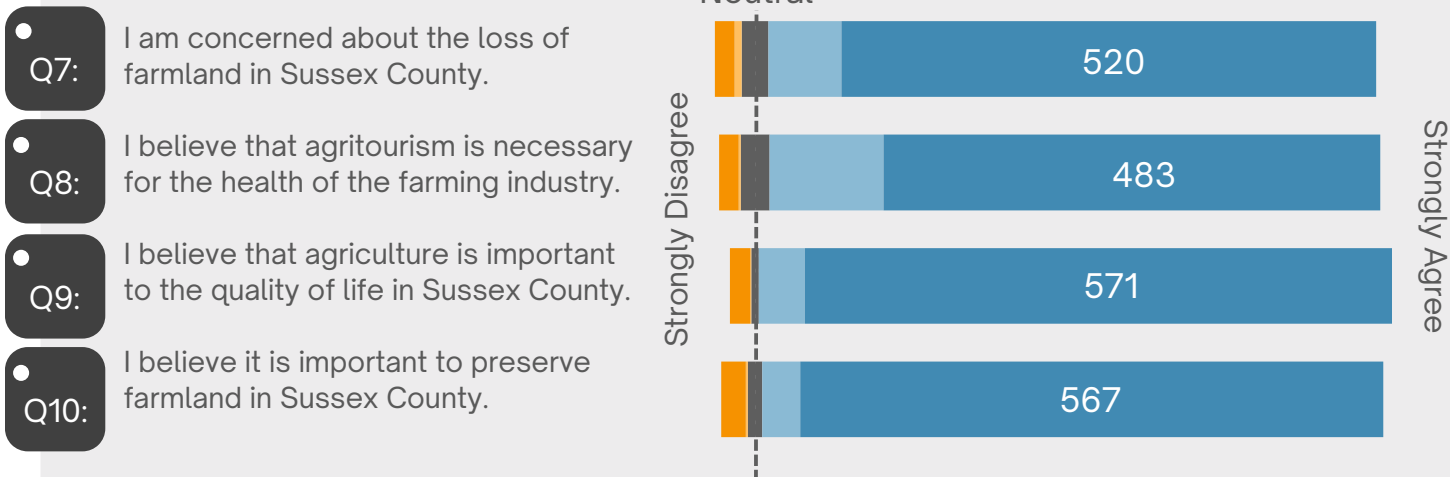
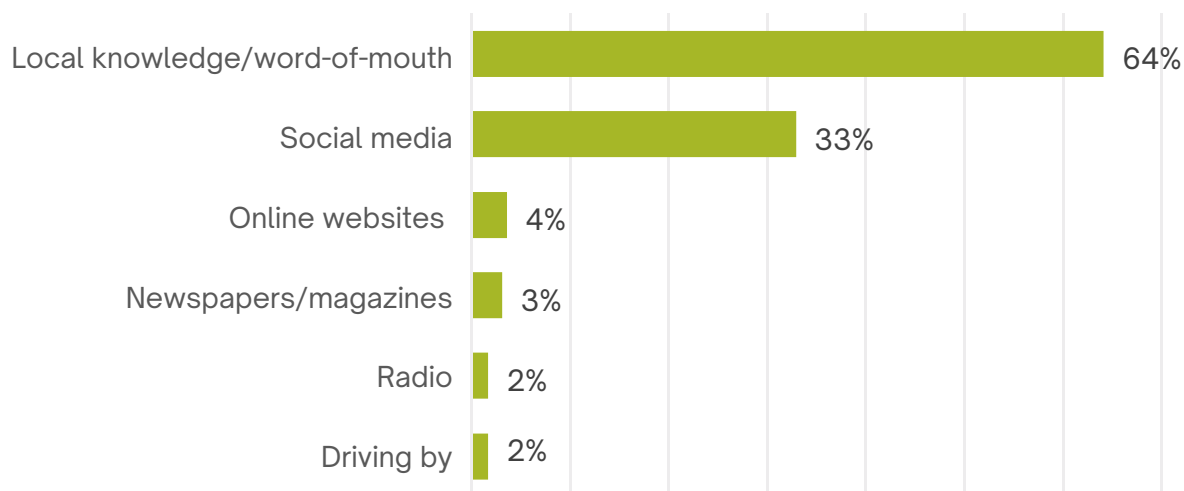
Q5: Have you attended events at local farms? If so, what kinds of events?

The vast majority of respondents had attended events at local farms in the past. Pick your own events (including pumpkins, strawberries, apples, and more) were mentioned 381 times, making these events the most popular by far.

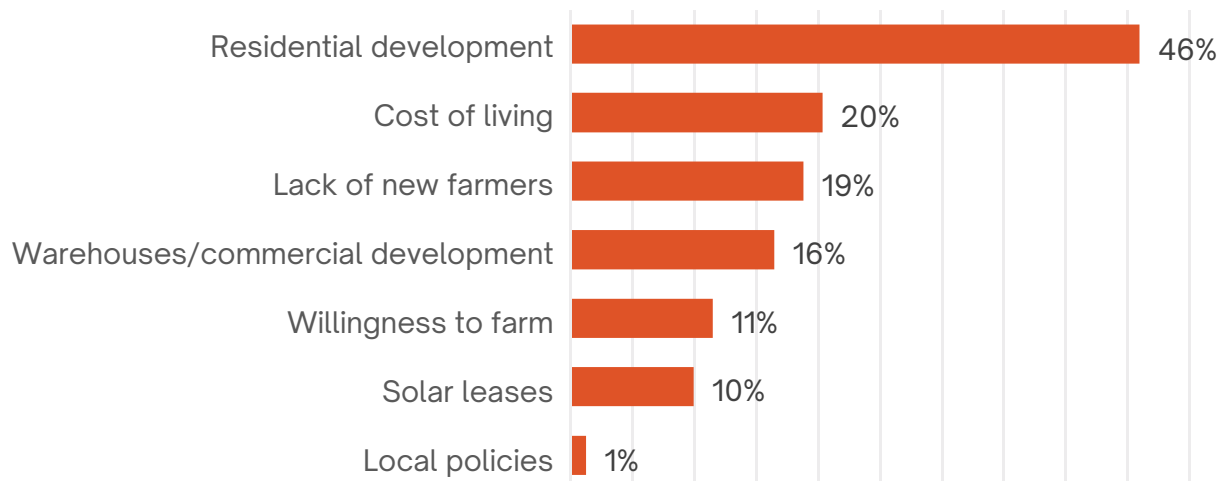
The second most popular event (144 mentions) was hayrides. Seasonal events and festivals (especially fall festivals) were the third most popular at 101 mentions, followed by weddings at 90 mentions.



Q6: How did you find out about local farms that sell products or host events?



Q11: In your opinion, what is the greatest threat to farmland in Sussex County?



APPENDIX B

Agricultural Soils in Sussex County

SUSSEX COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Code	Name	Acres
DefAr	Delaware fine sandy loam, 0 to 3 percent slopes, rarely flooded	401
DefBr	Delaware fine sandy loam, 3 to 8 percent slopes, rarely flooded	616
Hd xpAb	Hazen-Paulins Kill complex, 0 to 3 percent slopes, very stony	8,150
Hd xpBb	Hazen-Paulins Kill complex, 3 to 8 percent slopes, very stony	22,440
LorB	Lordstown-Wallpack complex, 0 to 8 percent slopes	55
PohA	Pompton sandy loam, 0 to 3 percent slopes	553
RkrB	Riverhead sandy loam, 3 to 8 percent slopes	772
ScoA	Scio silt loam, 0 to 3 percent slopes	154
UnfA	Unadilla silt loam, 0 to 3 percent slopes	72
WabBb	Wallpack fine sandy loam, aeolian mantle, 0 to 8 percent slopes, very stony	63
WacB	Wallpack silt loam, 3 to 8 percent slopes	97
Prime Farmland Soils		33,374
CorA	Colonie loamy fine sand, 0 to 3 percent slopes	42
CorB	Colonie loamy fine sand, 3 to 8 percent slopes	741
LorC	Lordstown-Wallpack complex, 8 to 15 percent slopes	1,051
PduaCb	Paulins Kill-Hazen complex, 8 to 15 percent slopes, very stony	1,573
UnfB	Unadilla silt loam, 3 to 8 percent slopes	365
WabCb	Wallpack fine sandy loam, aeolian mantle, 8 to 15 percent slopes, very stony	775
WacC	Wallpack silt loam, 8 to 15 percent slopes	1,330
Farmland of Statewide Importance		5,878
CatbA	Catden muck, 0 to 2 percent slopes	9,016
CarAt	Catden muck, 0 to 2 percent slopes, frequently flooded	0.03
AdrAt	Timakwa muck, 0 to 2 percent slopes, frequently flooded	0.02
Farmland of Unique Importance		9,016
AhcBc	Alden mucky silt loam, gneiss till substratum, 0 to 8 percent slopes, extremely stony	3,260
AhbBc	Alden silt loam, 0 to 8 percent slopes, extremely stony	2,151
AruCh	Arnot-Lordstown complex, 0 to 15 percent slopes, very rocky	3,487
ArvD	Arnot-Lordstown-Rock outcrop complex, 15 to 35 percent slopes	7,439

Appendix B. Agricultural Soils in Sussex County

SUSSEX COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Code	Name	Acres
ArvE	Arnot-Lordstown-Rock outcrop complex, 35 to 60 percent slopes	4,556
AtcA	Atherton mucky silt loam, 0 to 3 percent slopes	41
ChkC	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	9,280
ChkE	Chatfield-Hollis-Rock outcrop complex, New Jersey Highlands, 35 to 60 percent slopes	13,948
ChwBc	Chippewa silt loam, 0 to 8 percent slopes, extremely stony	566
FaxC	Farmington-Rock outcrop complex, 0 to 15 percent slopes	3,913
FdwB	Farmington-Wassaic-Rock outcrop complex, 0 to 8 percent slopes	2,454
FmhAs	Fluvaquents, loamy, 0 to 3 percent slopes, occasionally flooded	1,279
FrdAb	Fredon-Halsey complex, 0 to 3 percent slopes, very stony	10,628
GawEh	Galway loam, 35 to 60 percent slopes, very rocky	537
HazAs	Halsey silt loam, 0 to 3 percent slopes, occasionally flooded	3
HcuAt	Hatboro-Codorus complex, 0 to 3 percent slopes, frequently flooded	5
HhmBc	Hibernia loam, 0 to 8 percent slopes, extremely stony	3,080
HkrgBb	Hinckley loamy coarse sand, 0 to 8 percent slopes, very stony	180
HkrgCb	Hinckley loamy coarse sand, 8 to 15 percent slopes, very stony	625
HncD	Hollis-Rock outcrop-Chatfield complex, New Jersey Highlands, 15 to 35 percent slopes	16,367
LacBc	Lackawanna cobbly fine sandy loam, 0 to 8 percent slopes, extremely stony	34
LacDc	Lackawanna cobbly fine sandy loam, 15 to 35 percent slopes, extremely stony	372
LacCc	Lackawanna cobbly fine sandy loam, 8 to 15 percent slopes, extremely stony	453
LorD	Lordstown-Wallpack complex, 15 to 25 percent slopes	952
LorDh	Lordstown-Wallpack complex, 15 to 35 percent slopes, very rocky	2,123
LorCh	Lordstown-Wallpack complex, 8 to 15 percent slopes, very rocky	1,598
MabEg	Manlius-Nassau very channery silt loams, 35 to 60 percent slopes, very rocky	793
NauB	Nassau-Manlius very channery silt loams, 0 to 8 percent slopes, rocky	5,849
NauD	Nassau-Manlius very channery silt loams, 15 to 35 percent slopes, rocky	19,139
NauEg	Nassau-Manlius very channery silt loams, 35 to 60 percent slopes, very rocky	6,177
NauC	Nassau-Manlius very channery silt loams, 8 to 15 percent slopes, rocky	19,341

Appendix B. Agricultural Soils in Sussex County

SUSSEX COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Code	Name	Acres
OpnDh	Oquaga-Lackawanna complex, 15 to 35 percent slopes, very rocky	1,956
OpnCh	Oquaga-Lackawanna complex, 8 to 15 percent slopes, very rocky	120
OprC	Oquaga-Rock outcrop complex, 0 to 15 percent slopes	493
OprE	Oquaga-Rock outcrop complex, 35 to 60 percent slopes	567
PduoEb	Paulins Kill-Otisville complex, 25 to 60 percent slopes, very stony	14,948
QY	Pits, quarry	719
PHG	Pits, sand and gravel	788
PrkAt	Preakness sandy loam, 0 to 3 percent slopes, frequently flooded	8x10 ⁻⁷
RkgBc	Ridgebury stony loam, New Jersey Highlands, 0 to 8 percent slopes, extremely stony	0.13
RnaF	Rock outcrop-Arnot-Rubble land complex, 60 to 80 percent slopes	324
RnfD	Rock outcrop-Farmington-Galway complex, 15 to 35 percent slopes	17,131
RnfC	Rock outcrop-Farmington-Galway complex, 8 to 15 percent slopes	8,425
RoefBc	Rockaway loam, thin fragipan, 0 to 8 percent slopes, extremely stony	416
RoefDc	Rockaway loam, thin fragipan, 15 to 35 percent slopes, extremely stony	4,205
RoefCc	Rockaway loam, thin fragipan, 8 to 15 percent slopes, extremely stony	3,773
RobDc	Rockaway sandy loam, 15 to 25 percent slopes, extremely stony	0.002
RobCc	Rockaway sandy loam, 8 to 15 percent slopes, extremely stony	0.20
RokB	Rockaway-Chatfield-Rock outcrop complex, 0 to 8 percent slopes	1,308
RokD	Rockaway-Chatfield-Rock outcrop complex, 15 to 35 percent slopes	18,651
RokC	Rockaway-Chatfield-Rock outcrop complex, 8 to 15 percent slopes	2,986
RooC	Rockaway-Urban land complex, thin fragipans, 0 to 15 percent slopes	2,004
RooD	Rockaway-Urban land complex, thin fragipans, 0 to 25 percent slopes	1,343
RooB	Rockaway-Urban land complex, thin fragipans, 0 to 8 percent slopes	478
SwfBc	Swartswood loam, 0 to 8 percent slopes, extremely stony	3,629
SwfDc	Swartswood loam, 15 to 35 percent slopes, extremely stony	10,099
SwfCc	Swartswood loam, 8 to 15 percent slopes, extremely stony	9,272
UccAs	Udifluvents, 0 to 3 percent slopes, occasionally flooded	619
UdaB	Udorthents, 0 to 8 percent slopes, smoothed	1,657
UdauB	Udorthents-Urban land complex, 0 to 8 percent slopes	1,732
USCHRC	Urban land-Chatfield-Rock Outcrop complex, 0 to 15 percent slopes	908

Appendix B. Agricultural Soils in Sussex County

SUSSEX COUNTY SOILS (NRCS SOIL CLASSIFICATIONS)		
Code	Name	Acres
USCHRD	Urban land-Chatfield-Rock Outcrop complex, 0 to 35 percent slopes	1,901
USCHRB	Urban land-Chatfield-Rock Outcrop complex, 0 to 8 percent slopes	101
USFARC	Urban land-Farmington-Rock outcrop complex, 0 to 15 percent slopes	1,094
USFARD	Urban land-Farmington-Rock outcrop complex, 0 to 35 percent slopes	238
USFAWB	Urban land-Farmington-Wassaic complex, 0 to 8 percent slopes	146
USHBPA	Urban land-Hazen-Paulins Kill complex, 0 to 3 percent slopes	64
USHBPB	Urban land-Hazen-Paulins Kill complex, 0 to 8 percent slopes	519
USNAMC	Urban land-Nassau-Manlius complex, 0 to 15 percent slopes	519
USNAMD	Urban land-Nassau-Manlius complex, 0 to 25 percent slopes	213
USNAMB	Urban land-Nassau-Manlius complex, 0 to 8 percent slopes	261
USWUSB	Urban land-Wurtsboro-Swartswood complex, 0 to 8 percent slopes	61
VepBc	Venango silt loam, 0 to 8 percent slopes, extremely stony	2,282
VepCc	Venango silt loam, 8 to 15 percent slopes, extremely stony	2,065
WaahAt	Wallkill silt loam, 0 to 3 percent slopes, frequently flooded	1,160
WabDb	Wallpack fine sandy loam, aeolian mantle, 15 to 35 percent slopes, very stony	1,032
WacD	Wallpack silt loam, 15 to 25 percent slopes	684
WacDc	Wallpack silt loam, 15 to 35 percent slopes, extremely stony	811
WacBc	Wallpack silt loam, 3 to 8 percent slopes, extremely stony	350
WacCc	Wallpack silt loam, 8 to 15 percent slopes, extremely stony	676
WATER	Water	10,459
WecBc	Wellsboro silt loam, 0 to 8 percent slopes, extremely stony	69
WecCc	Wellsboro silt loam, 8 to 15 percent slopes, extremely stony	242
WumBc	Wurtsboro loam, 0 to 8 percent slopes, extremely stony	658
WusBc	Wurtsboro-Swartswood complex, 0 to 8 percent slopes, extremely stony	7,839
WusDc	Wurtsboro-Swartswood complex, 15 to 35 percent slopes, extremely stony	3,577
WusCc	Wurtsboro-Swartswood complex, 8 to 15 percent slopes, extremely stony	8,060
Not Prime Farmland		294,256
Total		342,524
Source: Natural Resources Conservation Service Soil Data (2023)		

APPENDIX C Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Andover Boro	1	2	7/27/2012	Cnty PIG	13.49	\$153,644.62	\$75,301.23	\$78,343.39		\$0.00	\$0.00	\$11,389.52
Andover Boro	2	2	8/5/2010	Cnty IEP	38.31	\$191,186.86	\$0.00	\$191,186.86		\$0.00	\$0.00	\$4,990.00
Andover Borough Total Farms: 2					51.80	\$344,831.48	\$75,301.23	\$269,530.25	\$0.00	\$0.00	\$0.00	\$16,379.52
Andover Twp.	112	3.03	3/23/2006	Cnty EP	45.33	\$206,060.60	\$141,889.16	\$64,371.44		\$0.00	\$0.00	\$4,545.59
Andover Twp.	157 161	1 p/o 2	9/26/1989	Cnty EP	5.45	\$32,165.02	\$25,732.02	\$6,433.00		\$0.00		\$5,907.15
Andover Twp.	157	3	7/26/2010	Cnty EP	76.94	\$330,188.40	\$228,828.24	\$101,360.16		\$0.00	\$0.00	\$4,291.34
Andover Twp.	111	12.02	2/4/2008	NP EP	32.70	\$179,844.50	\$53,953.35	\$125,891.15		\$0.00		\$5,500.00
Andover Twp.	157	2.01	6/21/1991	Cnty EP	46.74	\$299,585.00	\$239,668.00	\$59,917.00		\$0.00	\$0.00	\$6,409.61
Andover Twp.	153	33, 33.01	3/31/2001	NP Fee	38.56	\$535,979.44	\$267,775.33	\$0.00	\$268,204.11	\$0.00		\$13,898.44
Andover Twp.	129 130	4.01 1	2/19/2008	SADC EP	110.42	\$607,326.50	\$403,043.95	\$204,282.55		\$0.00		\$5,500.00
Andover Twp.	166	1	7/27/2012	Cnty PIG	2.05	\$23,348.52	\$11,443.11	\$11,905.41		\$0.00		\$11,389.52
Andover Township Total Farms: 8					358.20	\$2,214,497.98	\$1,372,333.15	\$574,160.71	\$268,204.11	\$0.00	\$0.00	\$57,441.65
Byram Twp.	380	2	8/5/2010	Cnty IEP	15.76	\$78,622.44	\$0.00	\$78,622.44		\$0.00	\$0.00	\$4,990.00
Byram Township Total Farms: 1					15.76	\$78,622.44	\$0.00	\$78,622.44	\$0.00	\$0.00	\$0.00	\$4,990.00
Frankford Twp.	39	2	11/19/2004	Cnty EP	45.77	\$100,694.00	\$75,520.50	\$25,173.50		\$0.00	\$0.00	\$2,200.00
Frankford Twp.	35	1	9/19/2001	Cnty EP	52.04	\$98,583.66	\$74,194.99	\$24,388.67		\$0.00		\$1,894.23
Frankford Twp.	68	1.03	4/4/2017	Muni PIG	14.90	\$68,526.20	\$47,074.52	\$10,000.00		\$0.00		\$4,600.00
Frankford Twp.	32	12	12/20/2004	Cnty EP	76.12	\$220,756.70	\$162,141.99	\$58,614.71		\$0.00		\$2,900.00
Frankford Twp.	21	3	9/25/2020	Cnty PIG	28.36	\$128,593.00	\$88,337.80	\$40,255.20		\$0.00		\$4,534.15
Frankford Twp.	43 46	4 2	10/31/2017	Cnty PIG	81.44	\$398,967.80	\$271,949.48	\$127,018.32		\$0.00	\$0.00	\$4,898.98
Frankford Twp.	44	4, 5	7/9/2020	SADC EP	162.66	\$699,433.70	\$699,433.70	\$0.00		\$0.00	\$0.00	\$4,300.00
Frankford Twp.	25 28	15.02 1.04	6/1/2011	Cnty PIG	37.32	\$373,666.80	\$216,423.90	\$157,242.90		\$0.00		\$10,012.24
Frankford Twp.	35	4, 4.02	12/29/2003	Cnty EP	86.36	\$203,118.72	\$152,339.04	\$50,779.68		\$0.00		\$2,352.00
Frankford Twp.	35	2	8/23/2002	Cnty EP	120.82	\$223,511.27	\$168,539.58	\$54,971.69		\$0.00		\$1,850.00
Frankford Twp.	37.01	1	8/31/2001	Cnty EP	2.77	\$2,354.47	\$1,883.58	\$470.89		\$0.00		\$849.99
Frankford Twp.	48	20, 20.07	11/6/2013	NP EP	75.23	\$315,978.60	\$157,989.30	\$157,989.30		\$0.00		\$4,200.00
Frankford Twp.	29	17	12/11/2013	Cnty PIG	102.44	\$471,219.40	\$323,707.24	\$147,512.16		\$0.00		\$4,600.00
Frankford Twp.	25	19.01, 20	5/15/2008	NP EP	40.71	\$186,333.00	\$55,899.90	\$130,433.10		\$0.00		\$4,576.97
Frankford Twp.	17	3	1/15/2002	Cnty EP	35.06	\$77,051.71	\$57,442.05	\$19,609.66		\$0.00		\$2,197.71
Frankford Twp.	22	8	12/23/2005	Cnty EP	109.41	\$381,940.65	\$272,690.39	\$109,250.26		\$0.00		\$3,490.85
Frankford Twp.	26	14, 16, 20.1	6/30/2010	NP Fee	120.76	\$990,048.00	\$500,000.00	\$218,347.00		\$271,701.00	\$0.00	\$8,198.75
Frankford Twp.	10	3	7/12/2017	Muni PIG	45.91	\$197,421.60	\$136,817.76	\$30,301.92		\$0.00	\$30,301.92	\$4,300.00

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Frankford Twp.	19 21	10 6	1/7/2005	Cnty EP	214.39	\$601,592.21	\$442,068.65	\$159,523.56		\$0.00		\$2,806.08
Frankford Twp.	19	15	12/21/2004	Cnty EP	75.72	\$271,306.80	\$192,929.28	\$78,377.52		\$0.00	\$0.00	\$3,583.07
Frankford Twp.	19	8	1/29/2020	Muni PIG	39.67	\$158,801.20	\$110,773.52	\$24,013.84		\$0.00	\$24,013.84	\$4,003.26
Frankford Twp.	25	15.03	9/14/2009	Cnty IEP	29.90	\$250,928.50	\$0.00	\$250,928.50		\$0.00	\$0.00	\$8,500.00
Frankford Twp.	25	15	9/14/2009	Cnty IEP	36.12	\$325,053.00	\$0.00	\$325,053.00		\$0.00	\$0.00	\$9,000.00
Frankford Township Total Farms: 23					1,633.88	\$6,745,880.99	\$4,208,157.17	\$2,200,255.39	\$0.00	\$271,701.00	\$54,315.76	\$99,848.28
Fredon Twp.	1902 2101	8 6	5/8/2012	Cnty PIG	86.09	\$550,956.80	\$348,652.35	\$202,304.45				\$6,400.00
Fredon Twp.	2005	11.01	5/8/2012	Cnty PIG	70.46	\$556,634.00	\$338,208.00	\$218,426.00				\$7,900.00
Fredon Twp.	2101	8	5/27/2004	SADC EP	165.91	\$630,469.40	\$630,469.40	\$0.00				\$3,800.00
Fredon Twp.	102	1	3/10/2022	SADC EP	1.47	\$6,614.04	\$6,614.04	\$0.00				\$4,499.60
Fredon Twp.	1902 1903	10, 13 1	8/18/2006	Cnty EP	93.22	\$313,876.40	\$222,852.24	\$91,024.16				\$3,367.05
Fredon Twp.	1801	12.03	6/26/2015	Cnty PIG	14.66	\$83,579.10	\$43,031.65	\$433.20		\$40,114.25		\$5,700.00
Fredon Twp.	1801	4.03	5/15/2008	Cnty EP	41.59	\$224,542.80	\$149,695.20	\$74,847.60				\$5,399.61
Fredon Twp.	1801	4	5/15/2008	Cnty EP	40.60	\$211,926.78	\$142,502.49	\$69,424.29				\$5,220.00
Fredon Twp.	1001	30	3/31/2001	NP Fee	159.30	\$2,214,021.49	\$1,106,125.14	\$0.00	\$1,107,896.35			\$13,898.44
Fredon Twp.	1301	2, 14.04, 14.05	1/7/2009	Cnty EP	33.91	\$169,555.00	\$115,297.40	\$54,257.60				\$5,000.00
Fredon Twp.	801	8	6/29/2012	NP EP	60.26	\$391,703.00	\$195,851.50	\$195,851.50				\$6,500.00
Fredon Twp.	801	32.03	5/23/2016	Cnty PIG	151.74	\$673,857.00	\$455,227.84	\$218,629.16				\$4,440.78
Fredon Twp.	801 1001	33 1.01	4/25/2002	NP Fee	132.10	\$1,500,000.00	\$750,000.00	\$0.00	\$750,000.00			\$11,355.09
Fredon Twp.	1602	2.01	3/24/2011	Cnty IEP	23.95	\$299,406.25	\$0.00	\$299,406.25				\$12,500.00
Fredon Twp.	1602	2.08	3/24/2011	Cnty IEP	21.15	\$209,358.27	\$0.00	\$209,358.27				\$9,900.00
Fredon Twp.	1801	4.04, 4.05, 12.02	2/17/2011	Cnty IEP	53.04	\$366,003.60	\$0.00	\$366,003.60				\$6,900.00
Fredon Twp.	1801	8.01	2/17/2011	Cnty IEP	40.64	\$261,492.66	\$0.00	\$152,492.66		\$109,000.00		\$6,435.00
Fredon Twp.	1801	8.02	2/17/2011	Cnty IEP	43.24	\$363,190.80	\$0.00	\$243,190.80		\$120,000.00		\$8,400.00
Fredon Twp.	1801	8	2/17/2011	Cnty IEP	46.17	\$264,729.40	\$0.00	\$264,729.40				\$5,800.00
Fredon Twp.	2101	4	5/8/2012	Cnty IEP	70.29	\$428,793.40	\$0.00	\$428,793.40				\$6,100.00
Fredon Twp.	401	12.01	9/15/2009	Cnty IEP	45.10	\$423,911.80	\$0.00	\$423,911.80				\$9,400.00
Fredon Township Total Farms: 21					1,394.89	\$10,144,622.00	\$4,504,527.26	\$3,513,084.14	\$1,857,896.35	\$269,114.25	\$0.00	\$148,915.57
Green Twp.	22 24 26	1 6 3	6/11/2001	Cnty EP	39.11	\$131,520.61	\$93,333.49	\$38,187.12		\$0.00		\$3,362.60
Green Twp.	10	1.01	7/12/2002	Cnty EP	74.70	\$351,068.38	\$240,519.19	\$110,549.19		\$0.00		\$4,700.03
Green Twp.	1	6	8/18/2006	Cnty EP	8.07	\$27,158.63	\$19,282.62	\$7,876.00		\$0.00		\$3,367.05

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Green Twp.	22 25	11.01, 19, 21 15	9/26/1989	Cnty EP	68.43	\$404,226.27	\$323,381.02	\$80,845.25		\$0.00		\$5,907.15
Green Twp.	9	5	11/3/2005	Cnty EP	81.83	\$261,859.20	\$189,847.92	\$72,011.28		\$0.00		\$3,200.00
Green Twp.	19 27 30 31 32	16 2 1 2 2	1/8/2001	Cnty EP	294.07	\$1,099,245.25	\$777,176.39	\$322,068.86		\$0.00		\$3,738.00
Green Twp.	19	13	11/12/2021	SADC EP	82.73	\$361,895.60	\$361,895.60	\$0.00		\$0.00		\$4,374.47
Green Twp.	19	10	6/30/2022	Muni PIG	32.29	\$134,408.40	\$93,445.84	\$20,665.60		\$0.00	\$20,665.60	\$4,162.54
Green Twp.	19	20	6/1/2011	Cnty PIG	18.01	\$141,362.80	\$69,330.80	\$72,032.00		\$0.00		\$7,850.00
Green Twp.	15 113	3 3	12/13/2001	Cnty EP	90.50	\$341,038.24	\$307,696.60	\$33,341.64		\$0.00		\$3,400.00
Green Twp.	19	7, 7.02, 7.03	1/6/2014	Cnty PIG	46.66	\$437,521.50	\$198,776.28	\$0.00		\$131,492.90	\$107,252.32	\$9,377.00
Green Twp.	27	6.02	7/27/2012	Cnty PIG	83.45	\$950,466.83	\$465,823.80	\$484,643.04		\$0.00		\$11,389.52
Green Twp.	10	1	2/8/2010	Cnty IEP	27.24	\$204,300.00		\$204,300.00				\$7,500.00
Green Twp.	28 31 34	1, 1.02 7, 7.01 13, 13.01, 33	8/5/2010	Cnty IEP	492.27	\$2,456,432.29	\$0.00	\$2,456,432.29		\$0.00	\$0.00	\$4,990.00
Green Township Total Farms: 14					1,439.35	\$7,302,504.00	\$3,140,509.55	\$3,902,952.27	\$0.00	\$131,492.90	\$127,917.92	\$77,318.36
Hampton Twp.	901	3, 34.04, 34.05	1/6/2004	Cnty EP	35.72	\$99,658.80	\$73,333.16	\$26,325.64		\$0.00		\$2,790.00
Hampton Twp.	3202	24.02	6/8/2022	SADC EP	39.15	\$129,188.40	\$129,188.40	\$0.00		\$0.00		\$3,300.00
Hampton Twp.	3202	45.01, 74	5/30/2003	Cnty EP	65.63	\$197,477.96	\$144,560.78	\$52,917.18		\$0.00		\$3,008.82
Hampton Twp.	3202	55	4/28/2008	Cnty EP	68.96	\$158,595.50	\$117,913.05	\$40,683.45		\$0.00		\$2,299.99
Hampton Twp.	3202	47	4/8/2008	Cnty EP	78.31	\$201,000.80	\$148,431.36	\$52,569.44		\$0.00		\$2,600.00
Hampton Twp.	3202	5	4/8/2008	Cnty EP	33.97	\$180,025.10	\$120,582.85	\$59,442.25		\$0.00		\$5,300.00
Hampton Twp.	3301	6	5/31/2007	Cnty EP	37.63	\$160,600.00	\$110,960.00	\$49,640.00		\$0.00		\$4,267.76
Hampton Twp.	3301	5.01	5/31/2007	Cnty EP	48.75	\$172,035.12	\$122,693.07	\$49,342.05		\$0.00		\$3,529.29
Hampton Twp.	3301	5	5/31/2007	Cnty EP	31.59	\$132,673.80	\$92,239.88	\$40,433.92		\$0.00		\$4,200.00
Hampton Twp.	3105	3	5/5/2008	Cnty EP	33.53	\$171,610.40	\$115,507.00	\$56,103.40		\$0.00		\$5,118.57
Hampton Twp.	3102	1.03	5/5/2008	Cnty EP	46.54	\$214,061.00	\$147,050.60	\$67,010.40		\$0.00		\$4,600.00
Hampton Twp.	2603	1.03	11/12/2010	Cnty EP	59.14	\$369,482.40	\$237,524.40	\$131,958.00		\$0.00		\$6,247.80
Hampton Twp.	2603	1.02	11/12/2010	Cnty EP	52.97	\$293,857.00	\$192,527.00	\$101,330.00		\$0.00		\$5,547.40
Hampton Twp.	2603	1	11/12/2010	Cnty EP	91.41	\$301,666.20	\$217,565.32	\$84,100.88		\$0.00		\$3,300.00
Hampton Twp.	2603	1.04, 15.01	11/12/2010	Cnty EP	60.68	\$189,376.00	\$137,297.60	\$52,078.40		\$0.00		\$3,120.95
Hampton Twp.	3202	38.01, 39	11/12/2010	Cnty EP	63.49	\$196,208.30	\$143,042.18	\$53,166.12		\$0.00		\$3,090.19
Hampton Twp.	3202	38. 40	11/12/2010	Cnty EP	73.09	\$248,489.00	\$178,327.40	\$70,161.60		\$0.00		\$3,400.00
Hampton Twp.	3301	21	3/10/2022	SADC EP	121.36	\$546,075.96	\$546,075.96	\$0.00		\$0.00		\$4,499.60
Hampton Twp.	2701	7.01	4/11/2006	Cnty EP	35.34	\$169,632.00	\$115,915.20	\$53,716.80		\$0.00		\$4,800.00

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Hampton Twp.	3202	23	11/15/2001	Cnty EP	122.01	\$372,137.52	\$272,087.43	\$100,050.09		\$0.00		\$3,050.00
Hampton Twp.	2701 2801 2802	8.01 1 1										
			6/25/2004	Cnty EP	86.27	\$149,855.20	\$113,413.14	\$36,442.06		\$32,160.98		\$1,737.01
Hampton Twp.	3105	1.01	1/15/2002	Cnty EP	51.56	\$113,318.76	\$84,479.14	\$28,839.63		\$0.00		\$2,197.71
Hampton Twp.	2601	6	8/29/2006	Cnty EP	46.61	\$153,799.80	\$110,922.28	\$35,907.82		\$0.00	\$6,969.70	\$3,300.00
Hampton Twp.	2601	10	7/6/2011	Cnty EP	52.18	\$172,187.40	\$124,183.64	\$41,034.06		\$0.00	\$6,969.70	\$3,300.00
Hampton Twp.	2602	1	8/29/2006	Cnty EP	67.72	\$223,466.10	\$161,166.46	\$55,329.94		\$0.00	\$6,969.70	\$3,300.00
Hampton Twp.	2602	1.01	8/30/2006	Cnty EP	58.14	\$191,855.40	\$138,368.44	\$46,517.26		\$0.00	\$6,969.70	\$3,300.00
Hampton Twp.	3105	20.03	9/14/2011	Cnty IEP	40.72	\$365,625.00	\$0.00	\$365,625.00				\$9,000.00
Hampton Twp.	3106	1.03	2/19/2010	Cnty IEP	20.61	\$230,843.20	\$0.00	\$230,843.20				\$11,200.00
Hampton Twp.	901	34.02, 34.03	4/29/2009	Cnty IEP	24.44	\$192,850.50	\$0.00	\$192,850.50				\$8,300.00
Hampton Township Total Farms: 29					1,647.50	\$6,297,652.62	\$4,095,355.73	\$2,174,419.09	\$0.00	\$32,160.98	\$27,878.80	\$123,705.09
Hardyston Twp.	16	32	6/21/2022	SADC EP	1.47	\$10,888.72	\$10,888.72	\$0.00		\$0.00		\$7,407.29
Hardyston Twp.	70 71 74	1 1.01 20										
			5/29/2008	SADC EP	49.68	\$258,336.00	\$173,885.96	\$84,450.04		\$0.00		\$5,200.00
Hardyston Twp.	74	7.05, 7.06, 7.07	3/15/2019	Cnty PIG	54.84	\$230,415.50	\$159,683.30	\$70,732.20		\$0.00		\$4,201.44
Hardyston Twp.	74	24	10/7/1998	Cnty EP	5.33	\$12,761.41	\$6,570.85	\$6,190.56		\$0.00		\$2,394.26
Hardyston Township Total Farms: 4					111.32	\$512,401.62	\$351,028.83	\$161,372.80	\$0.00	\$0.00	\$0.00	\$19,202.99
Lafayette Twp.	14	2.01	12/30/2003	Cnty EP	91.99	\$289,777.95	\$210,663.97	\$79,113.98		\$0.00		\$3,150.00
Lafayette Twp.	32	20.01	6/27/2008	Cnty EP	19.28	\$178,725.60	\$107,235.36	\$71,490.24		\$0.00		\$9,270.00
Lafayette Twp.	22	13	4/26/2017	Cnty PIG	56.16	\$173,894.50	\$126,774.70	\$47,119.80		\$0.00		\$3,096.52
Lafayette Twp.	21	8.02	8/29/2007	Cnty EP	17.28	\$202,312.60	\$121,387.56	\$80,925.04		\$0.00		\$11,707.23
Lafayette Twp.	26 31	6 1.02										
			5/29/2008	SADC EP	59.90	\$311,480.00	\$209,657.19	\$101,822.81		\$0.00		\$5,200.00
Lafayette Twp.	23	2.03, 3, 9	11/6/2013	NP EP	130.40	\$609,601.30	\$304,800.65	\$304,800.65		\$0.00		\$4,675.00
Lafayette Twp.	14	1.03	8/1/2006	Cnty EP	29.91	\$151,719.90	\$102,634.05	\$49,085.85		\$0.00		\$5,071.87
Lafayette Twp.	9	18	2/26/2007	Cnty EP	41.76	\$133,638.40	\$96,887.84	\$36,750.56		\$0.00		\$3,200.00
Lafayette Twp.	14	10.01, 10.03	11/12/2010	Cnty PIG	36.28	\$557,039.00	\$323,451.00	\$233,588.00		\$0.00		\$15,354.31
Lafayette Twp.	14	2.02	7/26/2006	Cnty EP	19.81	\$113,946.80	\$74,654.80	\$39,292.00		\$0.00		\$5,751.69
Lafayette Twp.	9	19	8/30/2007	Cnty EP	30.55	\$158,875.60	\$106,935.50	\$51,940.10		\$0.00		\$5,200.00
Lafayette Twp.	21 25	1, 2, 7.01 9, 11.01										
			12/9/1999	Cnty EP	141.80	\$283,593.60	\$212,695.20	\$70,898.40		\$0.00		\$2,000.00
Lafayette Twp.	14 31 32	9 6, 7 3, 4, 5.01, 6.01										
			10/7/1998	Cnty EP	101.33	\$242,620.42	\$124,925.26	\$117,695.17		\$0.00		\$2,394.26
Lafayette Twp.	32	8, 9, 10, 11, 14, 15, 16, 17	11/14/2002	Cnty EP	61.41	\$249,754.47	\$174,428.52	\$75,325.95		\$0.00		\$4,067.00

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Lafayette Twp.	14 15 22	16, 19, 20.01, 21, 22, 25, 26, 30, 31, 32, 38.02, 39 8, 38, 42, 43 22, 19	12/12/2000	Cnty EP	636.12	\$1,073,282.76	\$814,432.21	\$258,850.55		\$150,850.76		\$1,687.23
Lafayette Twp.	18	1.02, 2.01	10/29/2009	Cnty IEP	165.43	\$918,142.05	\$0.00	\$918,142.05				\$5,550.00
Lafayette Twp.	5 17	1.03 1.01, 1.03	Wetlands Reserve Program		108.00							
Lafayette Township Total Farms: 17					1,747.42	\$5,648,404.95	\$3,111,563.80	\$2,536,841.15	\$0.00	\$150,850.76	\$0.00	\$87,375.11
Montague Twp.	49	4	12/21/2001	Donation	76.50	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00
Montague Twp.	19	20	6/3/2008	Cnty EP	440.78	\$674,391.87	\$516,152.21	\$158,239.66		\$0.00		\$1,530.00
Montague Twp.	47	17	2/4/2009	Cnty EP	54.35	\$83,036.16	\$63,552.51	\$19,483.65		\$0.00		\$1,527.83
Montague Twp.	47	17.02	2/4/2009	Cnty EP	49.59	\$172,810.70	\$123,521.22	\$49,289.48		\$0.00		\$3,485.00
Montague Twp.	4 8	48 7, 7.06	12/21/2004	Cnty EP	332.30	\$564,468.00	\$428,331.60	\$136,136.40		\$0.00		\$1,698.66
Montague Twp.	1	59, 71, 75, 90, 91	3/2/2001	Cnty EP	183.01	\$274,515.45	\$210,461.85	\$64,053.60		\$0.00		\$1,500.00
Montague Township Total Farms: 6					1,136.53	\$1,769,222.18	\$1,342,019.39	\$427,202.79	\$0.00	\$0.00	\$0.00	\$9,741.49
Sandyston Twp.	1103	24.02	8/14/2007	Cnty EP	21.61	\$205,266.50	\$123,159.90	\$82,106.60		\$0.00		\$9,500.00
Sandyston Twp.	1203	20.01, 22	11/5/2004	Cnty EP	72.68	\$181,302.50	\$134,163.85	\$47,138.65		\$0.00		\$2,494.60
Sandyston Twp.	1103	3.08	12/22/2006	Cnty EP	129.52	\$336,744.20	\$248,672.64	\$88,071.56		\$0.00		\$2,600.00
Sandyston Twp.	1203	29	11/13/2007	Cnty EP	205.29	\$867,900.13	\$602,290.48	\$265,609.65		\$0.00		\$4,227.72
Sandyston Twp.	1201	3.05	8/14/2007	Cnty EP	32.91	\$292,890.10	\$176,063.15	\$116,826.95		\$0.00		\$8,900.00
Sandyston Twp.	1103	18	12/19/2008	Cnty EP	69.28	\$249,289.20	\$177,272.32	\$72,016.88		\$0.00		\$3,598.34
Sandyston Twp.	1201 1203	2.02, 2.01, 2 20	12/19/2008	Cnty EP	106.15	\$541,110.00	\$366,045.00	\$175,065.00		\$0.00		\$5,097.50
Sandyston Twp.	1103	22.01, 23	4/17/2009	Cnty IEP	42.06	\$369,503.20	\$0.00	\$369,503.20				\$8,800.00
Sandyston Twp.	1103	8	7/1/2009	Cnty IEP	183.11	\$704,981.20	\$0.00	\$704,981.20				\$3,850.00
Sandyston Township Total Farms: 9					862.60	\$3,748,987.03	\$1,827,667.34	\$1,921,319.69	\$0.00	\$0.00	\$0.00	\$49,068.16
Sparta Twp.	17001 17002	27 1, 2	7/7/2014	SADC EP	11.57	\$144,625.00	\$144,625.00	\$0.00		\$0.00		\$12,495.68
Sparta Twp.	14001	3	6/27/2008	Cnty EP	23.17	\$214,739.55	\$128,843.73	\$85,895.82		\$0.00		\$9,270.00
Sparta Twp.	14001	6	11/14/2002	Cnty EP	73.32	\$298,192.44	\$208,257.60	\$89,934.84		\$0.00		\$4,067.00
Sparta Twp.	28001 28002	5 4	12/12/2005	Cnty EP	72.36	\$716,334.30	\$429,800.58	\$286,533.72		\$0.00		\$9,900.00
Sparta Twp.	28001	6	5/7/2009	Cnty IEP	19.38	\$409,838.40	\$0.00	\$409,838.40				\$21,200.00
Sparta Township Total Farms: 5					199.80	\$1,783,729.69	\$911,526.91	\$872,202.78	\$0.00	\$0.00	\$0.00	\$56,932.68
Stillwater Twp.	3302	20	12/10/2014	SADC EP	84.17	\$509,924.00	\$290,044.14	\$0.00		\$219,879.86		\$3,956.55

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Stillwater Twp.	3805	4.01	12/10/2015	NP EP	109.20	\$545,530.00	\$280,947.95	\$264,582.05		\$0.00		\$4,995.70
Stillwater Twp.	3401	4.01	9/21/2010	Cnty EP	62.68	\$293,024.33	\$200,886.20	\$92,138.13		\$0.00		\$4,675.00
Stillwater Twp.	2501	33.01	6/23/2008	NP EP	81.29	\$227,598.00	\$68,279.40	\$159,318.60		\$0.00		\$2,800.00
Stillwater Twp.	3302	5	6/19/2008	NP EP	28.54	\$127,411.46	\$38,223.45	\$89,188.04		\$0.00		\$4,464.00
Stillwater Twp.	2805	1	6/26/2006	Cnty EP	121.10	\$431,869.62	\$307,267.77	\$124,601.85		\$0.00		\$3,566.28
	2806	1										
	3102	8										
Stillwater Twp.	2701	9	1/28/2022	SADC EP	66.07	\$323,473.50	\$323,473.50	\$0.00		\$0.00		\$4,896.14
Stillwater Twp.	3302	10.01	5/19/2006	Cnty EP	85.00	\$360,895.50	\$250,305.30	\$110,590.20		\$0.00		\$4,245.98
Stillwater Twp.	101 3302	p/o 11 21	11/5/2004	Cnty EP	109.39	\$291,020.34	\$215,496.44	\$70,121.55		\$0.00	\$5,402.35	\$2,470.00
Stillwater Township Total Farms: 9					747.44	\$3,110,746.75	\$1,974,924.15	\$910,540.42	\$0.00	\$219,879.86	\$5,402.35	\$36,069.65
Vernon Twp.	18	9	4/1/2022	SADC EP	115.72	\$127,151.20	\$127,151.20	\$0.00		\$0.00		\$1,098.75
Vernon Twp.	19	2	3/10/2009	Cnty EP	362.49	\$978,712.20	\$715,383.11	\$255,237.19		\$0.00		\$2,700.00
	20	2										
	21	1, 2										
	22	1										
Vernon Twp.	23	4	3/10/2009	Cnty EP	362.49	\$978,712.20	\$715,383.11	\$255,237.19		\$0.00		\$2,700.00
Vernon Twp.	607	16	6/21/2022	SADC EP	114.37	\$847,201.28	\$847,201.28	\$0.00		\$0.00		\$7,407.29
Vernon Twp.	18	5	12/10/2002	Cnty EP	265.42	\$712,929.33	\$525,455.32	\$187,474.01		\$0.00		\$2,686.06
	52	6										
	54	1										
Vernon Twp.	23	1, 11	6/23/1998	Cnty EP	69.26	\$155,196.89	\$79,816.89	\$75,380.00		\$0.00		\$2,240.65
Vernon Twp.	369	4, 5, 6	7/31/2018	Cnty PIG	72.43	\$374,488.40	\$244,857.80	\$129,630.60		\$0.00		\$5,170.42
	370	16, 17										
Vernon Twp.	46 15	4, 10 15, 7	12/21/2010	SADC EP	177.75	\$620,816.00	\$620,816.00	\$0.00		\$0.00		\$3,492.68
Vernon Twp.	36	1	7/1/2009	Cnty EP	69.53	\$215,530.60	\$157,128.76	\$58,401.84		\$0.00		\$3,100.00
Vernon Twp.	226	10	10/9/2009	Cnty IEP	20.05	\$435,128.40	\$0.00	\$435,128.40				\$21,700.00
Vernon Township Total Farms: 9					1,267.02	4,467,154.30	3,317,810.36	1,141,252.04	0.00	0.00	0.00	49,595.85
Wantage Twp.	151	18.01	5/7/2004	Cnty EP	31.94	\$79,850.00	\$59,089.00	\$20,761.00		\$0.00		\$2,500.00
Wantage Twp.	37	13.01	6/30/1995	Cnty EP	197.87	\$593,601.00	\$435,307.40	\$158,293.60		\$0.00		\$3,000.00
	38	13.01										
Wantage Twp.	126	1.01, 13	11/19/2004	Cnty EP	21.27	\$46,787.40	\$35,090.55	\$11,696.85		\$0.00		\$2,200.00
Wantage Twp.	156	3	12/21/2001	Donation	499.36	\$0.00	\$0.00			\$0.00		\$0.00
	157	1										
	158	3										
	163	13										
Wantage Twp.	29	1.01	7/15/2005	Cnty EP	25.57	\$76,704.00	\$56,249.60	\$20,454.40		\$0.00		\$3,000.00
Wantage Twp.	149	20.08	9/20/2006	Cnty EP	33.80	\$173,997.25	\$117,417.72	\$56,579.53		\$0.00		\$5,148.00

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Wantage Twp.	152	7.01	1/16/2003	Cnty EP	70.03	\$157,837.03	\$117,488.45	\$40,348.58		\$0.00		\$2,254.00
Wantage Twp.	29 30	11 3.01	8/13/1997	Cnty EP	151.14	\$430,456.69	\$316,434.03	\$114,022.66		\$0.00		\$2,848.00
Wantage Twp.	33 34 35 37	6, 6 6.01, 6.02 9 11	11/21/1997	Cnty EP	309.70	\$774,247.25	\$572,942.97	\$201,304.28		\$0.00		\$2,500.00
Wantage Twp.	34 35	2.01 6	6/25/1997	Cnty EP	258.88	\$654,455.22	\$484,006.91	\$170,448.31		\$0.00		\$2,528.00
Wantage Twp.	140	19	11/27/2002	Cnty EP	99.61	\$209,181.00	\$156,387.70	\$52,793.30		\$0.00		\$2,100.00
Wantage Twp.	38	1.01	1/9/2023	SADC EP	97.24	\$238,233.10	\$238,233.10	\$0.00		\$0.00		\$2,449.92
Wantage Twp.	38 39	11.03 2.01, 3, 3.02, 12.03	1/13/2005	Cnty EP	244.77	\$689,983.50	\$507,455.95	\$182,527.55		\$0.00		\$2,818.95
Wantage Twp.	17 117	23.01 27.01	6/29/2022	SADC EP	102.73	\$349,271.80	\$349,271.80	\$0.00		\$0.00		\$3,399.87
Wantage Twp.	1.02	6	3/8/2000	Cnty EP	111.66	\$206,986.00	\$155,784.20	\$51,201.80		\$0.00		\$1,853.72
Wantage Twp.	153	2.01, 10.01, 12	2/13/2007	Cnty EP	164.16	\$443,234.70	\$326,680.39	\$116,554.31		\$0.00		\$2,700.00
Wantage Twp.	36	9.01, 9.02	2/7/2002	Cnty EP	86.87	\$185,673.94	\$138,658.26	\$138,658.26		\$0.00		\$2,137.50
Wantage Twp.	2	15, 16, 18.01, 19.01	9/13/1999	Cnty EP	281.52	\$492,131.46	\$253,101.69	\$239,029.77		\$0.00		\$1,748.15
Wantage Twp.	23 2 24	1 6 1	10/28/1996	Cnty EP	237.27	\$640,631.16	\$472,168.89	\$168,462.27		\$0.00		\$2,700.00
Wantage Twp.	119	5.01	12/29/2003	Cnty EP	3.44	\$8,100.29	\$6,075.22	\$2,025.07		\$0.00		\$2,352.00
Wantage Twp.	24	4, 4.01	10/24/2000	Cnty EP	112.32	\$242,828.49	\$181,211.60	\$61,616.89		\$0.00		\$2,162.00
Wantage Twp.	165	30.01	12/11/2008	SADC EP	67.73	\$292,855.87	\$202,804.72	\$90,051.15		\$0.00		\$4,324.00
Wantage Twp.	1.02	7, 13	1/11/2008	Cnty EP	162.46	\$360,236.53	\$268,147.67	\$92,088.86		\$0.00		\$2,217.37
Wantage Twp.	151 165	17.01 11.01, 11.02, 12, 18.01	6/23/1998	Cnty EP	246.67	\$616,668.25	\$317,152.48	\$299,515.77		\$0.00		\$2,500.00
Wantage Twp.	123	5.01	8/31/2001	Cnty EP	120.85	\$102,717.47	\$82,173.97	\$20,543.49		\$0.00		\$849.99
Wantage Twp.	38 138	6.01 5	6/30/1995	Cnty EP	308.50	\$925,507.80	\$678,705.72	\$246,802.08		\$0.00		\$3,000.00
Wantage Twp.	1.02	14	6/26/2013	Cnty PIG	44.74	\$116,331.80	\$85,906.56	\$30,425.24		\$0.00		\$2,600.00
Wantage Twp.	130	6.01	12/22/2003	Cnty EP	37.07	\$118,624.00	\$86,002.40	\$32,621.60		\$0.00		\$3,200.00
Wantage Twp.	138	4.01	6/25/2013	Cnty PIG	120.80	\$422,786.00	\$301,990.00	\$120,796.00		\$0.00		\$3,500.00

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Wantage Twp.	36	2.01, 2.07, 14.01, 14.03, 14.04, 14.05, 14.06, 14.07	4/8/2004	Cnty EP	174.41	\$431,654.85	\$319,598.99	\$112,055.86		\$0.00		\$2,475.00
Wantage Twp.	127 159	10 2.01	10/28/1996	Cnty EP	88.97	\$199,295.04	\$148,403.63	\$45,764.72		\$20,073.16		\$2,240.00
Wantage Twp.	33 140	22 11.01	7/28/2017	Cnty PIG	46.62	\$153,839.40	\$110,698.56	\$43,140.84		\$0.00		\$3,300.00
Wantage Twp.	142 143	3.01 11	6/27/2003	Cnty EP	121.15	\$202,931.78	\$154,167.57	\$48,764.21		\$0.00		\$1,675.00
Wantage Twp.	35 37 38	8 12.0112.03 14.01	8/13/1997	Cnty EP	250.12	\$737,589.73	\$541,324.93	\$196,265.40		\$0.00		\$2,949.00
Wantage Twp.	37	3.01	12/9/1999	Cnty EP	87.58	\$242,601.59	\$178,579.29	\$64,022.30		\$0.00		\$2,770.00
Wantage Twp.	117	24.01	8/11/2006	Cnty EP	62.79	\$155,096.24	\$114,846.57	\$40,249.67		\$0.00		\$2,470.00
Wantage Twp.	26	4	5/18/2022	SADC EP	112.97	\$395,206.00	\$395,206.00	\$0.00		\$0.00		\$3,498.30
Wantage Twp.	30 35	1.03 5.01, 5.02	3/16/2004	Cnty EP	50.25	\$170,611.31	\$122,468.27	\$48,143.04		\$0.00		\$3,395.00
Wantage Twp.	29	6.01	5/22/2003	Cnty EP	154.03	\$254,152.30	\$193,309.78	\$60,842.52		\$0.00		\$1,650.00
Wantage Twp.	135	8.04, 8.05	5/10/2011	Cnty PIG	52.40	\$267,224.70	\$178,149.80	\$89,074.90		\$0.00		\$5,100.00
Wantage Twp.	142	8.05	11/14/2002	Cnty EP	27.79	\$71,531.46	\$52,851.02	\$18,680.44		\$0.00		\$2,574.00
Wantage Twp.	142	8.01	12/27/2002	Cnty EP	38.15	\$94,421.25	\$69,908.88	\$24,511.37		\$0.00		\$2,475.00
Wantage Twp.	37	10	12/21/2001	Cnty EP	149.70	\$280,879.50	\$211,586.66	\$69,292.84		\$0.00		\$1,876.25
Wantage Twp.	12.01 14	11 29.01	8/25/2001	Cnty EP	225.37	\$392,983.36	\$297,626.16	\$95,357.20		\$0.00		\$1,743.75
Wantage Twp.	29 30	8, 10 5	12/15/1999	Cnty EP	158.92	\$401,138.53	\$296,577.40	\$104,581.13		\$0.00		\$2,524.22
Wantage Twp.	117	13	8/6/2009	Cnty IEP	42.74	\$397,500.60	\$0.00	\$397,500.60				\$9,300.00
Wantage Twp.	120	2.01	8/6/2009	Cnty IEP	69.04	\$380,223.20	\$0.00	\$380,223.20				\$5,600.00
Wantage Twp.	120	2	8/6/2009	Cnty IEP	74.40	\$349,661.20	\$0.00	\$349,661.20				\$4,700.00
Wantage Twp.	127	5.01, 6	4/27/2009	Cnty IEP	13.78	\$165,825.00	\$0.00	\$165,825.00				\$12,500.00
Wantage Twp.	135	11.02	4/23/2009	Cnty IEP	13.04	\$103,628.25	\$0.00	\$103,628.25				\$7,950.00
Wantage Twp.	138	1.03	2/25/2011	Cnty IEP	35.47	\$454,067.20	\$0.00	\$454,067.20				\$12,800.00
Wantage Twp.	15	9	6/29/2009	Cnty IEP	32.18	\$363,041.10	\$0.00	\$363,041.10				\$11,350.00
Wantage Twp.	153	9.01	4/14/2009	Cnty IEP	21.85	\$283,028.40	\$0.00	\$283,028.40				\$13,050.00
Wantage Twp.	153	9.03	4/14/2009	Cnty IEP	32.72	\$327,190.00	\$0.00	\$327,190.00				\$10,000.00
Wantage Twp.	153	9	4/23/2009	Cnty IEP	15.58	\$88,800.30	\$0.00	\$88,800.30				\$5,700.00
Wantage Twp.	154.03	3	6/15/2010	Cnty IEP	70.29	\$314,118.00	\$0.00	\$314,118.00				\$4,500.00
Wantage Twp.	159	2.02	12/28/2011	Cnty IEP	44.55	\$204,916.20	\$0.00	\$204,916.20				\$4,600.00
Wantage Twp.	16	3, 5	6/29/2009	Cnty IEP	43.69	\$327,645.00	\$0.00	\$327,645.00				\$7,500.00
Wantage Twp.	17	1.01	6/29/2009	Cnty IEP	152.86	\$626,742.40	\$0.00	\$626,742.40				\$4,100.00

Appendix C. Preserved Farms in Sussex County

Municipality	Block	Lot	Date Closed	Program	Property Easement Acres	Total Cost for Property	SADC Cost	County Cost	Nonprofit Cost	All Federal Funds for Property	Municipal Cost	Per Acre Total Cost
Wantage Twp.	17	38	6/29/2009	Cnty IEP	104.39	\$318,389.50	\$0.00	\$318,389.50				\$3,050.00
Wantage Twp.	24	10.01	4/6/2009	Cnty IEP	38.81	\$523,881.00	\$0.00	\$523,881.00				\$13,500.00
Wantage Twp.	35	1.01	7/28/2009	Cnty IEP	38.39	\$553,719.60	\$0.00	\$553,719.60				\$14,700.00
Wantage Twp.	36	1	4/27/2010	Cnty IEP	33.89	\$160,526.25	\$0.00	\$160,526.25				\$4,750.00
Wantage Twp.	40	1.01, 2.04	5/26/2011	Cnty IEP	90.35	\$478,876.20	\$0.00	\$478,876.20				\$5,300.00
Wantage Township Total Farms: 64					7,019.18	\$20,522,855.43	\$10,387,242.46	\$10,222,148.47	\$0.00	\$20,073.16	\$0.00	\$272,256.99
Sussex County Total Farms: 221					19,632.67	\$74,692,113.48	\$40,619,967.34	\$30,905,904.42	\$2,126,100.47	\$1,095,272.91	\$215,514.83	\$1,108,841.39

APPENDIX D

SADC Minimum Eligibility Criteria

Minimum Eligibility Criteria are based upon the SADC's rules for farmland preservation and project eligibility.¹ In order to be eligible for preservation the site must be developable, have soils capable of supporting agricultural or horticultural production, and meet minimum tillable land standards. (N.J.A.C. 2:76-6.20)

In summary:

For all lands less than or equal to 10 acres:

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

For lands greater than 10 acres:

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

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

Within the identified project area, candidate farms are identified which meet the tillable land and soils minimum eligibility standards. To determine farms that are potentially eligible for preservation, a series of queries were made utilizing the ArcGIS digital mapping software for soils and tillable land. These are described in further detail below and shown on target farm map.

¹ Adopted by the SADC May 21, 2007, and July 25, 2019.

Appendix D. SADC Minimum Eligibility Criteria

Farmland that meets the SADC Criteria for Tillable Land: Tillable acreage was determined using the NJDEP 2020 Land Use/Land Cover mapping for agricultural lands. The land categories that are defined as the “tillable land” are as follows:

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

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

Farm Size	Requirements
0-6.667 acres	75% tillable
6.667-10 acres	5 acres tillable
10-50 acres	50% tillable
50+ acres	25 tillable acres

Farmland that meets the SADC Criteria for Agricultural Soils: Agricultural soils as defined by the SADC are those soils capable of supporting agricultural or horticultural production. The use of the NRCS Soil Survey identifying prime, statewide, and unique agricultural soils is the first and best indication of the farmland soils.

Farm parcels are sorted by size based upon the SADC Minimum Eligibility Criteria for soils:

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

Farmland that meets SADC Criteria for both Tillable Land and Soils: Utilizing the tillable acreage determined from the NJDEP 2020 Land Use/Land Cover mapping for agricultural lands and soil acreage determined using the Soil Survey as prepared by the NRCS for prime farmland soils, soils of statewide importance and soils of unique importance, farm parcels were sorted by size based upon the SADC Minimum Eligibility Criteria for tillable land and soils.

Gloucester County may proceed without state funding on projects that do not meet these Minimum Eligibility Standards, but typically, Gloucester County will not cost share on applications that do not meet SADC minimum standards. In all cases, the CADB will review and process applications from landowners for farmland preservation and follow all state procedures to ensure consistency in application review and processing.

APPENDIX E

Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
ANDOVER TWP	5	1	300 ROSEVILLE RD	334.42	325.60	Southern Highlands	18.37%	5.05%
ANDOVER TWP	6	1	ANDOVER MOHAWK RD	4.28	4.19	Southern Highlands	75.03%	0.00%
ANDOVER TWP	109	6	OFF LAWRENCE RD	66.25	68.96	Southern Highlands	53.04%	79.86%
ANDOVER TWP	110	1.01	LAWRENCE RD	37.24	37.79	Southern Highlands	91.29%	8.13%
ANDOVER TWP	110	6	PIERCE RD	48.37	46.15	Southern Highlands	93.85%	32.81%
ANDOVER TWP	111	11	100 WARBASSE JUNCTION RD	103.00	106.96	Southern Highlands	50.21%	0.00%
ANDOVER TWP	111	19	160 WARBASSE JUNCTION RD	10.20	10.36	Southern Highlands	92.34%	53.25%
ANDOVER TWP	111	19.03	27 PIERCE RD	18.83	20.45	Southern Highlands	80.34%	0.00%
ANDOVER TWP	111	19.05	31 PIERCE RD	24.00	24.13	Southern Highlands	70.45%	17.40%
ANDOVER TWP	111	20	123 PIERCE RD	17.89	18.63	Southern Highlands	66.39%	0.87%
ANDOVER TWP	112	5.03	175 WARBASSE JUNCTION RD	52.70	54.35	Southern Highlands	52.39%	0.22%
ANDOVER TWP	112	5.25	WARBASSE JUNCTION RD	24.29	24.49	Southern Highlands	54.75%	0.26%
ANDOVER TWP	134	17.15	565 RT 206	30.00	30.28	Southern Highlands	78.11%	88.45%
ANDOVER TWP	155	2.01	50 GREENDALE RD	24.80	26.05	Southern Highlands	76.63%	0.00%
ANDOVER TWP	156	3	HUNTSVILLE RD	58.50	57.54	Southern Highlands	61.85%	0.00%
ANDOVER TWP	157	2.02	BRIGHTON RD	130.80	139.07	Southern Highlands	19.34%	11.22%
ANDOVER TWP	157	3.02	BRIGHTON RD	22.90	23.78	Southern Highlands	54.00%	59.13%
ANDOVER TWP	157	7	580 RT 206	374.30	376.92	Southern Highlands	35.51%	52.86%
ANDOVER TWP	157	27	HUNTSVILLE RD	135.50	140.73	Southern Highlands	24.06%	35.50%
ANDOVER TWP	161	3	81-83 BRIGHTON RD	198.16	205.43	Southern Highlands	58.87%	53.33%
ANDOVER TWP	161	3.01	BRIGHTON RD	8.92	11.07	Southern Highlands	69.34%	69.00%
FRANKFORD TWP	1	2	755 COUNTY ROUTE 565	72.04	116.68	Central Kittatinny Valley	31.42%	81.09%
FRANKFORD TWP	1	11	15 LOSEY RD	13.42	14.84	Central Kittatinny Valley	80.01%	62.19%
FRANKFORD TWP	2	3	214 PLAINS RD	102.50	99.58	Central Kittatinny Valley	53.12%	39.06%
FRANKFORD TWP	3	2	219 PLAINS RD	30.34	33.64	Central Kittatinny Valley	58.97%	63.79%
FRANKFORD TWP	3	4	191 PLAINS RD	51.12	50.57	Central Kittatinny Valley	73.33%	61.52%
FRANKFORD TWP	5	2	95 FENWICK RD	41.36	32.87	Central Kittatinny Valley	67.91%	0.00%
FRANKFORD TWP	7	4	27 FENWICK RD	103.14	104.50	Central Kittatinny Valley	51.60%	0.10%
FRANKFORD TWP	8	2.05	649 COUNTY ROUTE 565	10.45	10.40	Central Kittatinny Valley	57.53%	49.89%
FRANKFORD TWP	8	6	8 FENWICK RD	11.00	10.56	Central Kittatinny Valley	94.71%	0.00%
FRANKFORD TWP	9	2	628 COUNTY ROUTE 565	29.12	28.01	Central Kittatinny Valley	61.82%	0.16%
FRANKFORD TWP	9	6	129 PLAINS RD	29.00	27.97	Central Kittatinny Valley	72.67%	66.20%
FRANKFORD TWP	9	6.01	137 PLAINS RD	14.40	16.72	Central Kittatinny Valley	69.84%	38.81%
FRANKFORD TWP	9	6.02	139 PLAINS RD	14.37	15.07	Central Kittatinny Valley	78.61%	49.99%
FRANKFORD TWP	9	7	117 PLAINS RD	31.91	32.45	Central Kittatinny Valley	98.31%	7.77%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
FRANKFORD TWP	9	11	7 LINN SMITH RD	15.28	17.64	Central Kittatinny Valley	71.44%	4.52%
FRANKFORD TWP	10	1	578 COUNTY ROUTE 565	9.74	31.40	Central Kittatinny Valley	85.76%	53.52%
FRANKFORD TWP	10	2	8 LINN SMITH RD	15.58	20.12	Central Kittatinny Valley	71.22%	64.08%
FRANKFORD TWP	10	3.02	18 LINN SMITH RD	11.86	12.55	Central Kittatinny Valley	64.10%	74.77%
FRANKFORD TWP	10	3.05	81 PLAINS RD	18.62	19.63	Central Kittatinny Valley	83.28%	74.52%
FRANKFORD TWP	12	2.01	579 COUNTY ROUTE 565	58.78	59.08	Central Kittatinny Valley	79.47%	74.76%
FRANKFORD TWP	18	18.02	30 AUGUSTA HILL RD	-	7.54	Kittatinny Valley South	78.96%	0.00%
FRANKFORD TWP	18	19	71 PRICE RD	10.00	11.22	Kittatinny Valley South	79.84%	15.26%
FRANKFORD TWP	18	19.03	63 PRICE RD	26.88	28.36	Kittatinny Valley South	62.65%	2.22%
FRANKFORD TWP	19	9	59 NEWTON AVE	90.41	96.62	Kittatinny Valley South	35.06%	21.93%
FRANKFORD TWP	19	11	207 COUNTY ROUTE 519	15.12	16.98	Kittatinny Valley South	56.35%	73.06%
FRANKFORD TWP	19	24	167 US HIGHWAY 206	19.99	20.28	Kittatinny Valley South	68.63%	71.06%
FRANKFORD TWP	19	26	181 US HIGHWAY 206	25.56	22.50	Kittatinny Valley South	79.59%	62.08%
FRANKFORD TWP	24	4	57 FOX HILL RD	24.45	26.06	Central Kittatinny Valley	50.22%	0.00%
FRANKFORD TWP	25	4	24 FOX HILL RD	56.41	59.20	Central Kittatinny Valley	44.25%	0.00%
FRANKFORD TWP	25	14.02	84 GEORGE HILL RD	14.35	14.47	Central Kittatinny Valley	51.33%	43.04%
FRANKFORD TWP	25	16	54 PINES RD	129.09	127.20	Central Kittatinny Valley	41.51%	28.65%
FRANKFORD TWP	26	17	152 US HIGHWAY 206	9.42	10.58	Central Kittatinny Valley	96.23%	42.35%
FRANKFORD TWP	27	4	62 PLAINS RD	13.81	13.71	Central Kittatinny Valley	72.68%	23.11%
FRANKFORD TWP	28	2.02	105 DICKERSON RD	5.47	6.14	Central Kittatinny Valley	78.47%	0.00%
FRANKFORD TWP	29	1	174 PLAINS RD	110.73	113.22	Central Kittatinny Valley	76.83%	0.00%
FRANKFORD TWP	29	11	100 DICKERSON RD	293.32	304.27	Central Kittatinny Valley	53.37%	5.15%
FRANKFORD TWP	29	12	61 DICKERSON RD	30.86	29.76	Central Kittatinny Valley	51.00%	43.99%
FRANKFORD TWP	29	16	110 PLAINS RD	145.80	145.98	Central Kittatinny Valley	20.41%	37.59%
FRANKFORD TWP	29	16.02	110 PLAINS RD	-	1.71	Central Kittatinny Valley	94.13%	0.00%
FRANKFORD TWP	29	18	144 PLAINS RD	69.91	70.50	Central Kittatinny Valley	37.26%	0.04%
FRANKFORD TWP	30	1	105 DICKERSON RD	23.67	26.37	Central Kittatinny Valley	58.01%	71.59%
FRANKFORD TWP	30	2.01	65 GEORGE HILL RD	19.13	16.07	Central Kittatinny Valley	40.34%	7.68%
FRANKFORD TWP	30	2.02	65 GEORGE HILL RD	-	5.23	Central Kittatinny Valley	90.58%	0.00%
FRANKFORD TWP	30	3.03	79 GEORGE HILL RD	9.23	10.45	Central Kittatinny Valley	70.12%	9.66%
FRANKFORD TWP	30	4	101 GEORGE HILL RD	85.44	90.61	Central Kittatinny Valley	56.02%	32.94%
FRANKFORD TWP	30	6	105 WYKERTOWN RD	31.57	35.09	Central Kittatinny Valley	59.93%	2.43%
FRANKFORD TWP	31	12	63 WYKERTOWN RD	11.48	13.47	Central Kittatinny Valley	67.45%	15.37%
FRANKFORD TWP	32	17	204 WYKERTOWN RD	101.00	91.64	Central Kittatinny Valley	44.89%	55.20%
FRANKFORD TWP	34	2	200 PLAINS RD	70.59	71.38	Central Kittatinny Valley	57.07%	6.40%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
FRANKFORD TWP	35	4.04	55 BEEMER CHURCH RD	10.00	4.79	Central Kittatinny Valley	47.48%	0.00%
FRANKFORD TWP	35	4.05	55 BEEMER CHURCH RD	-	4.84	Central Kittatinny Valley	75.39%	0.00%
FRANKFORD TWP	37	2.01	56 HAGGERTY RD	13.93	29.05	Central Kittatinny Valley	89.63%	0.00%
FRANKFORD TWP	37	2.03	15 LITTLE ROAD	34.37	21.69	Central Kittatinny Valley	51.56%	0.00%
FRANKFORD TWP	38	4	269 WYKERTOWN RD	108.77	132.71	Central Kittatinny Valley	61.40%	72.20%
FRANKFORD TWP	38	5	223 WYKERTOWN RD	65.09	65.22	Central Kittatinny Valley	39.86%	56.77%
FRANKFORD TWP	38	6	197 WYKERTOWN RD	75.93	76.21	Central Kittatinny Valley	57.90%	26.95%
FRANKFORD TWP	38	8	14 DALRYMPLE RD	19.70	19.73	Central Kittatinny Valley	68.36%	0.00%
FRANKFORD TWP	38	8.03	26 DALRYMPLE RD	9.00	11.88	Central Kittatinny Valley	70.61%	0.00%
FRANKFORD TWP	41	8	191 DENNIS PHILLIPS RD	64.28	129.69	Central Kittatinny Valley	24.98%	40.43%
FRANKFORD TWP	42	4	296 MATTISON RESERVOIR AV	75.80	84.69	Central Kittatinny Valley	34.43%	8.45%
FRANKFORD TWP	45	1	30 PERRY RD	19.05	19.20	Central Kittatinny Valley	70.38%	56.76%
FRANKFORD TWP	48	18	67 MATTISON RD	107.77	103.56	Central Kittatinny Valley	44.74%	0.00%
FRANKFORD TWP	48	20.03	28 ROSLYN RD	-	2.89	Central Kittatinny Valley	100.00%	0.00%
FRANKFORD TWP	48	20.06	63 MATTISON RD	29.00	30.41	Central Kittatinny Valley	93.23%	0.00%
FRANKFORD TWP	51	4.01	10 RIDGE RD	11.50	10.86	Central Kittatinny Valley	61.70%	0.00%
FRANKFORD TWP	55	18	223 MORRIS TNPK	11.07	11.19	Kittatinny Valley South	63.50%	0.00%
FRANKFORD TWP	68	1	341 MATTISON RESERVOIR AV	6.57	11.53	Central Kittatinny Valley	57.09%	0.00%
FRANKFORD TWP	68	2.06	321 MATTISON RESERVOIR AV	22.25	11.28	Central Kittatinny Valley	78.02%	0.00%
FREDON TWP	402	2	64 PAULINSKILL LAKE RD	76.57	79.11	Kittatinny Valley South	43.58%	0.00%
FREDON TWP	404	17	396 RT 94	41.68	40.98	Kittatinny Valley South	69.80%	0.00%
FREDON TWP	404	25	362 RT 94	34.55	35.09	Kittatinny Valley South	64.72%	0.00%
FREDON TWP	801	16	361-367 RT 94	36.53	33.54	Kittatinny Valley South	98.15%	0.00%
FREDON TWP	801	17.01	371 RT 94	14.55	17.45	Kittatinny Valley South	78.35%	0.00%
FREDON TWP	801	28	224-234 WILLOWS RD	31.72	34.92	Kittatinny Valley South	63.94%	0.00%
FREDON TWP	801	32.14	362 RIDGE RD	7.00	10.21	Kittatinny Valley South	60.13%	0.00%
FREDON TWP	1001	15.01	355-369 RIDGE RD	121.79	123.07	Kittatinny Valley South	45.90%	0.00%
FREDON TWP	1001	15.03	381 RIDGE RD	13.55	14.56	Kittatinny Valley South	57.25%	0.00%
FREDON TWP	1001	30.01	OFF RT 206	24.67	20.43	Kittatinny Valley South	70.21%	78.19%
FREDON TWP	1201	6.02	111 FREDON-SPRINGDALE RD	84.20	86.92	Kittatinny Valley South	53.70%	52.11%
FREDON TWP	1301	12	OFF FREDON-GREENDELL RD	38.19	38.30	Kittatinny Valley South	50.45%	0.00%
FREDON TWP	1402	3.04	92-94 PHIL HARDIN RD	11.50	13.53	Kittatinny Valley South	78.17%	0.00%
FREDON TWP	1402	3.05	96-100 PHIL HARDIN RD	38.78	40.29	Kittatinny Valley South	53.64%	0.00%
FREDON TWP	1402	3.06	PHIL HARDIN RD	5.44	5.65	Kittatinny Valley South	98.67%	0.00%
FREDON TWP	1402	3.09	82 PHIL HARDIN RD	5.96	4.83	Kittatinny Valley South	96.51%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
FREDON TWP	1402	3.11	80 PHIL HARDIN RD	3.84	5.04	Kittatinny Valley South	88.07%	0.00%
FREDON TWP	1603	3.01	63 STILLWATER RD	10.25	12.90	Kittatinny Valley South	68.74%	0.00%
FREDON TWP	1603	3.06	2 OLD MIDDLEVILLE RD	9.76	10.08	Kittatinny Valley South	57.98%	0.00%
FREDON TWP	1801	12.01	67 PHIL HARDIN RD	11.00	12.76	Kittatinny Valley South	54.71%	0.00%
FREDON TWP	1802	11	524-538 RIDGE RD	39.33	40.99	Kittatinny Valley South	55.51%	0.00%
FREDON TWP	1802	12	506-512 RIDGE RD	12.35	12.08	Kittatinny Valley South	79.61%	0.00%
FREDON TWP	1802	17.01	61-65 FREDONIA RD	15.00	14.17	Kittatinny Valley South	99.14%	0.00%
FREDON TWP	1802	17.02	454-466 RIDGE RD	9.48	9.50	Kittatinny Valley South	95.83%	0.00%
FREDON TWP	1902	16.02	150-160 HUNTS POND RD	-	12.09	Kittatinny Valley South	51.95%	0.00%
FREDON TWP	1902	18.09	22 FREDON-GREENDELL RD	15.11	14.80	Kittatinny Valley South	87.27%	0.00%
FREDON TWP	1903	2.01	619-627 RT 94	59.68	58.03	Kittatinny Valley South	80.70%	0.00%
FREDON TWP	1903	5	647 RT 94	8.75	8.94	Kittatinny Valley South	93.69%	0.00%
FREDON TWP	2002	3	125 STILLWATER STATION RD	28.55	28.46	Kittatinny Valley South	50.81%	0.00%
FREDON TWP	2003	3	13 DIXON RD	25.03	19.79	Kittatinny Valley South	92.31%	0.00%
FREDON TWP	2004	4	116 FREDON-MARKSBORO RD	25.43	27.21	Kittatinny Valley South	90.78%	0.00%
FREDON TWP	2004	7	66 FREDON-MARKSBORO RD	116.62	121.14	Kittatinny Valley South	69.17%	0.00%
FREDON TWP	2005	1	33-49 FREDON-MARKSBORO RD	40.85	41.68	Kittatinny Valley South	53.42%	0.00%
FREDON TWP	2005	3.01	77 FREDON-MARKSBORO RD	201.71	204.31	Kittatinny Valley South	43.72%	0.00%
FREDON TWP	2005	6	99-103 FREDON-MARKSBORO R	13.21	14.47	Kittatinny Valley South	53.32%	0.00%
FREDON TWP	2005	8	107-121 FREDON-MARKSBORO	85.47	83.08	Kittatinny Valley South	86.60%	0.00%
FREDON TWP	2005	9	123-133 FREDON-MARKSBORO	37.75	35.89	Kittatinny Valley South	88.20%	0.00%
FREDON TWP	2005	10	135 FREDON-MARKSBORO RD	2.58	2.21	Kittatinny Valley South	97.84%	0.00%
FREDON TWP	2005	12	578-596 RT 94	16.00	18.68	Kittatinny Valley South	53.43%	0.00%
FREDON TWP	2101	3.02	626 RT 94	20.60	21.95	Kittatinny Valley South	55.58%	0.00%
FREDON TWP	2101	7	598-606 RT 94	8.45	8.35	Kittatinny Valley South	88.96%	0.00%
FREDON TWP	2102	1	130-166 FREDON-MARKSBORO	68.30	69.08	Kittatinny Valley South	90.78%	0.00%
FREDON TWP	2102	2	4 DIXON RD	4.96	5.02	Kittatinny Valley South	96.62%	0.00%
FREDON TWP	2102	3	8-16 DIXON RD	66.11	67.49	Kittatinny Valley South	65.62%	0.00%
FREDON TWP	2201	4	172-184 FREDON-MARKSBORO	40.63	69.49	Kittatinny Valley South	74.66%	0.00%
GREEN TWP	1	8.05	WINTERMUTE RD	6.04	5.85	Southern Highlands	77.42%	0.00%
GREEN TWP	1	11	85 YELLOW FRAME RD	5.69	6.80	Southern Highlands	33.59%	0.00%
GREEN TWP	1	12.03	YELLOW FRAME RD	1.53	1.70	Southern Highlands	75.01%	0.00%
GREEN TWP	1	21	OFF RT 94	1.17	1.03	Southern Highlands	75.55%	0.00%
GREEN TWP	3	3	WINTERMUTE RD	14.30	14.95	Southern Highlands	52.05%	8.45%
GREEN TWP	3	6	WINTERMUTE RD	20.55	21.56	Southern Highlands	57.63%	18.09%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
GREEN TWP	4	4	WINTERMUTE RD	34.00	35.99	Southern Highlands	57.96%	41.51%
GREEN TWP	4	4.01	206 WINTERMUTE RD	10.50	12.36	Southern Highlands	51.50%	0.00%
GREEN TWP	4	4.05	53 HUNTS SCHOOL RD	39.37	35.49	Southern Highlands	68.92%	55.34%
GREEN TWP	5	2	SHOTWELL RD	7.00	10.40	Southern Highlands	51.71%	31.63%
GREEN TWP	6	2	HENRY RD	52.54	52.30	Southern Highlands	98.51%	0.00%
GREEN TWP	6	3	HENRY RD	92.67	92.87	Southern Highlands	53.00%	0.00%
GREEN TWP	6	5.01	HIBLER RD	144.34	142.35	Southern Highlands	74.25%	7.50%
GREEN TWP	6	5.05	154 HIBLER RD	16.00	17.69	Southern Highlands	78.52%	40.56%
GREEN TWP	6	16	162 HIBLER RD	2.85	2.79	Southern Highlands	87.65%	100.00%
GREEN TWP	7	12	134 WINTERMUTE RD	11.50	11.53	Southern Highlands	57.96%	52.29%
GREEN TWP	7	13.01	WINTERMUTE RD	150.72	155.38	Southern Highlands	20.44%	22.01%
GREEN TWP	8	2.04	38 YELLOW FRAME RD	5.14	4.89	Southern Highlands	99.89%	0.00%
GREEN TWP	9	4.01	81 HENRY RD	19.87	21.29	Southern Highlands	84.76%	66.00%
GREEN TWP	9	17	71 HENRY RD	5.29	5.18	Southern Highlands	99.83%	0.00%
GREEN TWP	10	1.05	21 HAMILTON RD	6.00	10.22	Southern Highlands	52.67%	0.00%
GREEN TWP	13	4	14 HEDDEN RD	9.44	10.42	Southern Highlands	78.37%	16.11%
GREEN TWP	13	5	1 QUAKER RD	9.23	11.51	Southern Highlands	58.57%	89.02%
GREEN TWP	14	1.01	8 QUAKER RD	-	15.85	Southern Highlands	62.38%	65.87%
GREEN TWP	14	2	38 QUAKER RD	14.14	16.22	Southern Highlands	64.26%	70.60%
GREEN TWP	16	15	CREEK RD	30.00	45.24	Southern Highlands	96.07%	89.09%
GREEN TWP	16	15.01	130 CREEK RD	17.00	18.29	Southern Highlands	93.19%	91.20%
GREEN TWP	16	19	OFF CREEK RD	21.05	20.77	Southern Highlands	64.92%	14.19%
GREEN TWP	17	9	73 PEQUEST RD	39.07	46.04	Southern Highlands	53.04%	0.80%
GREEN TWP	17	10	PEQUEST RD	19.09	16.13	Southern Highlands	76.15%	3.79%
GREEN TWP	18	3.04	40 WOLFS CORNER RD	16.50	17.89	Southern Highlands	79.74%	1.13%
GREEN TWP	19	17	21 SUMMIT RD	57.32	55.90	Southern Highlands	58.52%	53.85%
GREEN TWP	19	18.03	130 PEQUEST RD	16.33	15.14	Southern Highlands	58.19%	41.13%
GREEN TWP	19	19	86 PEQUEST RD	118.97	111.68	Southern Highlands	60.64%	66.43%
GREEN TWP	19	21.01	PEQUEST RD	15.21	15.55	Southern Highlands	61.13%	69.20%
GREEN TWP	21	2	PHILLIPS RD	8.67	10.44	Southern Highlands	58.39%	0.00%
GREEN TWP	21	3	PHILLIPS RD	75.83	76.54	Southern Highlands	77.97%	0.30%
GREEN TWP	21	4.03	216 WOLFS CORNER RD	6.00	6.63	Southern Highlands	69.70%	0.00%
GREEN TWP	21	4.05	PEBBLES RD	3.60	3.92	Southern Highlands	94.87%	0.00%
GREEN TWP	21	5	PHILLIPS RD	160.50	160.54	Southern Highlands	53.46%	20.61%
GREEN TWP	21	14.01	150 WOLFS CORNER RD	55.32	58.50	Southern Highlands	75.08%	0.01%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
GREEN TWP	21	14.07	190 WOLFS CORNER RD	2.50	3.12	Southern Highlands	36.38%	0.00%
GREEN TWP	21	14.08	186 WOLFS CORNER RD	2.88	2.96	Southern Highlands	79.70%	0.00%
GREEN TWP	34	18	DECKER POND RD	309.00	349.66	Southern Highlands	12.81%	25.55%
GREEN TWP	35	2	AIRPORT RD	12.80	12.87	Southern Highlands	86.69%	74.97%
GREEN TWP	35	3.02	DECKER POND RD	43.18	41.85	Southern Highlands	66.12%	44.02%
HAMPTON TWP	1801.01	26.01	9 DICKSON RD	2.25	2.53	Kittatinny Valley South	90.94%	0.00%
HAMPTON TWP	1801.01	26.02	11 DICKSON RD	3.08	3.40	Kittatinny Valley South	89.99%	0.00%
HAMPTON TWP	2501	30	100 PARSONS RD	255.89	249.92	Kittatinny Valley South	10.51%	0.00%
HAMPTON TWP	2601	8	42 HALSEY RD	14.74	15.61	Kittatinny Valley South	75.88%	4.15%
HAMPTON TWP	2602	2	3 GARRETT DR	13.63	14.43	Kittatinny Valley South	53.44%	1.42%
HAMPTON TWP	2602	4	62 HALSEY RD	1.86	1.93	Kittatinny Valley South	0.00%	0.00%
HAMPTON TWP	2602	5	9 PARSONS RD	29.38	30.92	Kittatinny Valley South	61.08%	76.50%
HAMPTON TWP	2603	5.01	78 HALSEY RD	11.50	9.52	Kittatinny Valley South	83.09%	100.00%
HAMPTON TWP	2603	17	82 HALSEY RD	1.00	1.44	Kittatinny Valley South	95.66%	100.00%
HAMPTON TWP	2603	18	80 HALSEY RD	1.02	1.35	Kittatinny Valley South	100.00%	100.00%
HAMPTON TWP	2701	2	34 RT 521	167.73	179.50	Kittatinny Valley South	68.24%	42.48%
HAMPTON TWP	2701	4	43 HALSEY RD	8.69	8.99	Kittatinny Valley South	91.70%	97.84%
HAMPTON TWP	2701	5	2 BRANCHVILLE-LAWSON RD	112.68	124.11	Kittatinny Valley South	46.71%	78.23%
HAMPTON TWP	2701	20	7 WILDWOOD TR	9.24	10.21	Kittatinny Valley South	68.60%	100.00%
HAMPTON TWP	2701.01	6	297 HAGGERTY RD	6.39	7.63	Kittatinny Valley South	69.13%	100.00%
HAMPTON TWP	2701.01	6.03	299 HAGGERTY RD	6.29	6.02	Kittatinny Valley South	35.78%	97.74%
HAMPTON TWP	3102	10	150 RT 519	89.72	89.37	Kittatinny Valley South	41.03%	21.20%
HAMPTON TWP	3105	1	125 HAMPTON HOUSE RD	86.33	156.10	Kittatinny Valley South	33.34%	43.10%
HAMPTON TWP	3105	2.02	62 PRICE RD	18.29	17.88	Kittatinny Valley South	66.39%	22.64%
HAMPTON TWP	3105	6	155 RT 519	154.10	162.07	Kittatinny Valley South	36.93%	14.42%
HAMPTON TWP	3105	20.01	99 HAMPTON HOUSE ROAD	24.92	26.36	Kittatinny Valley South	73.40%	73.07%
HAMPTON TWP	3106	1.04	150 HAMPTON HOUSE RD	13.84	13.15	Kittatinny Valley South	85.03%	14.95%
HAMPTON TWP	3106	3.02	5 SID TAYLOR RD	31.73	37.81	Kittatinny Valley South	70.94%	0.00%
HAMPTON TWP	3107	1.01	156 HAMPTON HSE RD RT 206	1.15	1.30	Kittatinny Valley South	86.63%	0.00%
HAMPTON TWP	3202	37	100 RT 519	179.76	179.29	Kittatinny Valley South	22.57%	15.19%
HAMPTON TWP	3202	47.01	15 SHAMROCK TR	9.00	10.07	Kittatinny Valley South	70.29%	0.00%
HAMPTON TWP	3301	31	34 PLOTTS RD	14.00	14.65	Kittatinny Valley South	77.35%	0.00%
HAMPTON TWP	3301	35	12 PLOTTS RD	10.34	10.53	Kittatinny Valley South	56.83%	0.00%
HAMPTON TWP	3501	13	101 RT 519	33.00	32.69	Kittatinny Valley South	90.56%	68.25%
HAMPTON TWP	3501	26.02	41 RT 519	5.26	6.34	Kittatinny Valley South	60.74%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
HAMPTON TWP	3501	26.04	39 RT 519	13.81	13.40	Kittatinny Valley South	14.46%	0.00%
HAMPTON TWP	3501	26.05	37 RT 519	6.96	7.03	Kittatinny Valley South	85.00%	0.00%
HAMPTON TWP	3501	44.02	12 HAMPTON DOWNES RD	16.00	14.71	Kittatinny Valley South	53.49%	0.00%
HAMPTON TWP	3501	44.09	61 RT 519	54.66	53.44	Kittatinny Valley South	55.36%	0.00%
HAMPTON TWP	3501	45	60 SHARON CT	12.27	12.05	Kittatinny Valley South	61.57%	0.00%
HAMPTON TWP	3501	45.01	66 SHARON CT	19.08	18.93	Kittatinny Valley South	67.83%	12.86%
HAMPTON TWP	3602	9	5 RT 94	14.91	15.97	Kittatinny Valley South	86.52%	0.00%
HARDYSTON TWP	2	4	37-141 SCENIC LAKE RD	157.82	144.99	Northern Highlands	22.80%	2.07%
HARDYSTON TWP	18	8.01	41-87 MOUNTAIN RD	75.71	73.32	Northern Highlands	79.58%	47.58%
HARDYSTON TWP	18	11	159-193 MOUNTAIN RD	28.54	29.81	Northern Highlands	64.51%	84.65%
HARDYSTON TWP	61	45.01	52-84 MOUNTAIN RD	37.09	35.02	Northern Highlands	61.17%	75.52%
HARDYSTON TWP	61	51	20 MOUNTAIN RD	183.25	184.15	Northern Highlands	15.48%	23.89%
HARDYSTON TWP	69	1	95-111 BIG SPRING RD	23.87	23.68	Northern Highlands	88.35%	24.07%
HARDYSTON TWP	71	4.01	80 FRANEK RD	11.35	11.34	Northern Highlands	77.83%	0.00%
HARDYSTON TWP	71	11.01	89-139 BIG SPRING RD	26.07	65.61	Northern Highlands	41.36%	0.00%
HARDYSTON TWP	72	5.03	3219 RT 94	10.00	10.63	Northern Highlands	77.68%	30.04%
HARDYSTON TWP	72	20.01	15 FRANEK RD	32.86	34.09	Northern Highlands	65.19%	15.41%
HARDYSTON TWP	74	3.01	3125 RT 94	6.39	7.15	Northern Highlands	82.22%	70.33%
HARDYSTON TWP	75	10	182-186 DAVIS RD	85.02	113.64	Northern Highlands	25.90%	0.00%
HARDYSTON TWP	75	25	201 NORTH CHURCH RD	16.90	17.20	Northern Highlands	87.56%	100.00%
HARDYSTON TWP	75	53	43 LASINSKI RD	129.04	126.80	Northern Highlands	29.95%	0.00%
HARDYSTON TWP	75	72.01	141 OLD PROSPECT SCHL RD	129.63	133.66	Northern Highlands	26.39%	5.30%
HARDYSTON TWP	75	72.02	141 OLD PROSPECT SCHL RD	6.02	7.14	Northern Highlands	94.08%	58.53%
LAFAYETTE TWP	1.01	7.01	14 RANDAZZO RD	11.17	12.09	Kittatinny Valley South	68.64%	76.69%
LAFAYETTE TWP	1.01	8	16 RANDAZZO RD	10.90	11.44	Kittatinny Valley South	62.28%	98.07%
LAFAYETTE TWP	2	2	14 GARRISON RD	90.73	90.58	Kittatinny Valley South	59.49%	15.99%
LAFAYETTE TWP	2	3	124 PIERCE RD	46.30	48.80	Kittatinny Valley South	58.17%	28.66%
LAFAYETTE TWP	3	1	123 PIERCE RD	2.00	3.27	Kittatinny Valley South	94.18%	0.00%
LAFAYETTE TWP	4	4.01	283 Warbasse Jct Rd	12.26	13.54	Kittatinny Valley South	50.25%	1.98%
LAFAYETTE TWP	4	4.03	157 RT 94	29.69	29.32	Kittatinny Valley South	63.71%	54.77%
LAFAYETTE TWP	4	4.04	299 Warbasse Jct Rd	11.56	11.23	Kittatinny Valley South	100.00%	94.69%
LAFAYETTE TWP	4	23.01	223 Warbasse Jct Rd	23.30	27.58	Kittatinny Valley South	51.61%	7.54%
LAFAYETTE TWP	5	6.01	47 SNOVER RD	85.36	84.39	Kittatinny Valley South	61.33%	10.07%
LAFAYETTE TWP	5	7.02	OFF RT 206 HAMPTON	10.50	12.78	Kittatinny Valley South	68.40%	32.78%
LAFAYETTE TWP	5.01	16	22 BRANDYWINE CT	14.66	15.64	Kittatinny Valley South	81.47%	73.50%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
LAFAYETTE TWP	6	6.01	44 SNOVER RD	8.25	8.33	Kittatinny Valley South	97.38%	63.67%
LAFAYETTE TWP	7	1.01	157 RT 15	12.90	10.14	Kittatinny Valley South	79.18%	4.50%
LAFAYETTE TWP	7	24	25 MUDCUT RD	28.47	28.52	Kittatinny Valley South	60.40%	0.00%
LAFAYETTE TWP	9	20.04	38 SUNSET INN RD	10.40	11.11	Kittatinny Valley South	68.50%	0.05%
LAFAYETTE TWP	9	21.01	101 RT 94	178.28	175.47	Kittatinny Valley South	53.96%	50.28%
LAFAYETTE TWP	10	7.01	47 SUNSET INN RD	25.00	24.45	Kittatinny Valley South	71.78%	0.00%
LAFAYETTE TWP	10	7.04	45 SUNSET INN RD	12.04	13.09	Kittatinny Valley South	62.75%	0.00%
LAFAYETTE TWP	10	9	53 SUNSET INN RD	25.92	27.99	Kittatinny Valley South	86.02%	0.00%
LAFAYETTE TWP	14	1.07	47 PELLETOWN RD	10.33	11.35	Central Kittatinny Valley	89.16%	100.00%
LAFAYETTE TWP	14	2.03	27 PELLETOWN RD	9.00	10.71	Central Kittatinny Valley	89.90%	100.00%
LAFAYETTE TWP	14	2.04	31 PELLETOWN RD	10.00	10.21	Central Kittatinny Valley	66.66%	100.00%
LAFAYETTE TWP	14	17	85 OLD BEAVER RUN RD	15.42	18.13	Central Kittatinny Valley	82.23%	3.78%
LAFAYETTE TWP	14	27.01	39 OLD BEAVER RUN RD	26.36	26.77	Central Kittatinny Valley	57.94%	0.00%
LAFAYETTE TWP	15	3	14 VAN SICKLE RD	1.14	1.09	Central Kittatinny Valley	92.23%	0.00%
LAFAYETTE TWP	15	6.01	22 VAN SICKLE RD	35.03	33.32	Central Kittatinny Valley	61.94%	0.00%
LAFAYETTE TWP	17	1.02	203 RT 15	32.10	30.69	Kittatinny Valley South	92.51%	98.07%
LAFAYETTE TWP	18	4.01	41 STATESVILLE QUARRY RD	19.68	20.90	Central Kittatinny Valley	79.90%	72.61%
LAFAYETTE TWP	18	4.05	47 STATESVILLE QUARRY RD	2.24	3.12	Central Kittatinny Valley	83.17%	17.29%
LAFAYETTE TWP	18	9	214 RT 15	100.06	102.14	Central Kittatinny Valley	41.93%	0.71%
LAFAYETTE TWP	21	9	163 BEAVER RUN RD	13.03	6.07	Central Kittatinny Valley	76.23%	12.97%
LAFAYETTE TWP	21	9.01	165 BEAVER RUN RD	63.26	64.27	Central Kittatinny Valley	69.71%	54.15%
LAFAYETTE TWP	21	15	153 BEAVER RUN RD	115.27	113.59	Central Kittatinny Valley	53.19%	20.37%
LAFAYETTE TWP	21	16.01	157 BEAVER RUN RD	9.00	10.77	Central Kittatinny Valley	57.01%	5.58%
LAFAYETTE TWP	21	16.04	173 BEAVER RUN RD	7.16	6.75	Central Kittatinny Valley	94.86%	51.59%
LAFAYETTE TWP	21	16.08	161 BEAVER RUN RD	12.85	12.82	Central Kittatinny Valley	87.96%	7.46%
LAFAYETTE TWP	21	20	137 BEAVER RUN RD	31.08	34.04	Central Kittatinny Valley	61.15%	11.29%
LAFAYETTE TWP	21	24.01	154 STATESVILLE QUARRY RD	24.31	10.66	Central Kittatinny Valley	52.97%	0.00%
LAFAYETTE TWP	21	39	24 OLD STATESVILLE QUARRY	128.50	128.86	Central Kittatinny Valley	68.37%	9.58%
LAFAYETTE TWP	21	42.08	34 LITTLE RD	7.47	7.24	Central Kittatinny Valley	45.47%	0.00%
LAFAYETTE TWP	22	10	105 MEADOWS RD	105.35	111.10	Central Kittatinny Valley	45.38%	19.94%
LAFAYETTE TWP	22	13.04	96 BEAVER RUN RD	9.42	10.47	Central Kittatinny Valley	58.62%	30.02%
LAFAYETTE TWP	22	20.01	97 MEADOWS RD	7.16	7.16	Central Kittatinny Valley	91.75%	97.67%
LAFAYETTE TWP	22	20.03	99 MEADOWS RD	2.00	1.98	Central Kittatinny Valley	0.00%	0.00%
LAFAYETTE TWP	22.02	1	79 MEADOWS RD	12.41	12.38	Central Kittatinny Valley	44.56%	38.14%
LAFAYETTE TWP	22.02	2	79 MEADOWS RD	5.10	7.08	Central Kittatinny Valley	56.60%	76.21%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
LAFAYETTE TWP	22.02	3	11 CEDAR RIDGE RD	2.38	1.96	Central Kittatinny Valley	99.50%	76.06%
LAFAYETTE TWP	23	2.02	215 PELLETOWN RD	12.70	12.63	Central Kittatinny Valley	80.33%	0.00%
LAFAYETTE TWP	23	4.04	167 STATESVILLE QUARRY RD	9.04	10.05	Central Kittatinny Valley	81.68%	0.00%
LAFAYETTE TWP	24	1	59 FOX HILL RD	23.00	27.20	Central Kittatinny Valley	59.99%	0.00%
LAFAYETTE TWP	24	2	51 FOX HILL RD	21.22	24.36	Central Kittatinny Valley	72.16%	0.00%
LAFAYETTE TWP	24	2.01	55 FOX HILL RD	10.04	11.56	Central Kittatinny Valley	76.55%	0.00%
LAFAYETTE TWP	25	3.05	52 FOX HILL RD	12.08	13.24	Central Kittatinny Valley	69.42%	0.00%
LAFAYETTE TWP	25	3.06	62 FOX HILL RD	10.75	11.65	Central Kittatinny Valley	52.63%	0.00%
LAFAYETTE TWP	25	3.09	42 FOX HILL RD	9.53	10.81	Central Kittatinny Valley	74.95%	0.00%
LAFAYETTE TWP	26	4.04	210 BEAVER RUN RD	7.41	8.76	Central Kittatinny Valley	82.13%	100.00%
LAFAYETTE TWP	26	4.05	222 BEAVER RUN RD	8.07	9.10	Central Kittatinny Valley	31.53%	46.64%
LAFAYETTE TWP	26	4.14	42 PELLETOWN RD	8.10	7.93	Central Kittatinny Valley	98.82%	100.00%
LAFAYETTE TWP	26	5	36 PELLETOWN RD	30.80	31.80	Central Kittatinny Valley	58.25%	91.46%
LAFAYETTE TWP	26	7.02	28 PELLETOWN RD	19.50	21.03	Central Kittatinny Valley	86.55%	100.00%
LAFAYETTE TWP	29	3.01	42 LEWISBURG RD	21.33	31.55	Central Kittatinny Valley	73.52%	0.00%
LAFAYETTE TWP	32	7.01	96 OLD BEAVER RUN RD	36.60	35.62	Central Kittatinny Valley	58.18%	0.00%
LAFAYETTE TWP	32	20.02	38 OLD BEAVER RUN RD	6.30	8.07	Central Kittatinny Valley	98.14%	0.00%
MONTAGUE TWP	1	61	134-E RIVER RD	14.17	16.47	Upper Delaware	50.43%	76.75%
MONTAGUE TWP	1	62	136 RIVER RD	87.06	84.61	Upper Delaware	43.27%	55.82%
MONTAGUE TWP	1	65	150-A RIVER RD	28.79	35.35	Upper Delaware	65.26%	67.19%
MONTAGUE TWP	1	84.01	162 RIVER RD	5.24	4.83	Upper Delaware	59.94%	86.31%
MONTAGUE TWP	1	87	170 RIVER RD	1.71	3.12	Upper Delaware	84.45%	100.00%
MONTAGUE TWP	4	47	121 CLOVE RD	185.00	179.83	Upper Delaware	33.51%	44.78%
MONTAGUE TWP	4	49	125 RIVER RD	5.28	5.15	Upper Delaware	71.58%	95.89%
MONTAGUE TWP	4	49.02	127 RIVER RD	8.00	8.62	Upper Delaware	65.66%	91.85%
MONTAGUE TWP	4	65	1 NEW MASHIPACONG RD	27.39	27.53	Upper Delaware	78.29%	58.66%
MONTAGUE TWP	4	71	163 RIVER RD	10.65	10.65	Upper Delaware	94.74%	95.32%
MONTAGUE TWP	7	4.04	179 RIVER RD	17.50	17.50	Upper Delaware	68.16%	100.00%
MONTAGUE TWP	7	33	4 NEW MASHIPACONG RD	19.27	76.72	Upper Delaware	62.32%	47.34%
MONTAGUE TWP	13	1	25 WEIDER RD	31.30	28.14	Upper Delaware	0.00%	30.80%
MONTAGUE TWP	13	3	301 CLOVE RD	132.38	132.24	Upper Delaware	35.02%	23.65%
MONTAGUE TWP	13	3.01	CLOVE RD	0.95	1.95	Upper Delaware	0.00%	100.00%
MONTAGUE TWP	16.08	1	137 OVERLOOK DR	5.80	5.61	Upper Delaware	0.00%	3.76%
MONTAGUE TWP	16.11	16.01	333 RIVER RD	9.63	9.67	Upper Delaware	1.37%	12.10%
MONTAGUE TWP	16.11	17	341 RIVER RD	5.85	7.23	Upper Delaware	70.11%	0.03%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
MONTAGUE TWP	47	9.06	67 DECKERTOWN TNPK	5.55	5.55	Upper Delaware	93.95%	34.53%
MONTAGUE TWP	47	9.07	65 DECKERTOWN TNPK	4.24	5.24	Upper Delaware	39.08%	18.94%
SANDYSTON TWP	701	1	RT 206 N	182.95	181.05	Upper Delaware	49.79%	36.45%
SANDYSTON TWP	804	2	DEGROAT RD	34.12	45.78	Upper Delaware	57.74%	0.94%
SANDYSTON TWP	903	35.06	STRONG LANE	9.31	11.26	Upper Delaware	53.82%	25.74%
SANDYSTON TWP	903	38.06	AYERS RD	9.51	13.88	Upper Delaware	68.80%	76.82%
SANDYSTON TWP	903	38.07	AYERS RD	17.70	18.24	Upper Delaware	84.25%	82.30%
SANDYSTON TWP	903	38.11	27 AYERS RD	3.01	2.01	Upper Delaware	100.00%	31.17%
SANDYSTON TWP	1001	8.03	RIDGE RD	13.50	15.98	Upper Delaware	84.90%	34.98%
SANDYSTON TWP	1002	5.05	RIDGE RD	2.77	1.94	Upper Delaware	97.85%	100.00%
SANDYSTON TWP	1002	5.06	RIDGE RD	5.11	5.65	Upper Delaware	81.43%	83.46%
SANDYSTON TWP	1103	24.01	RIDGE ROAD	18.25	19.92	Upper Delaware	65.96%	61.47%
SANDYSTON TWP	1103	24.03	56 RIDGE RD	16.79	17.10	Upper Delaware	90.44%	100.00%
SANDYSTON TWP	1103	24.07	RIDGE RD	17.46	17.95	Upper Delaware	53.13%	72.38%
SANDYSTON TWP	1103	24.10	RIDGE RD	3.65	3.75	Upper Delaware	93.97%	94.12%
SANDYSTON TWP	1103	24.11	RIDGE RD	1.46	2.06	Upper Delaware	97.26%	100.00%
SANDYSTON TWP	1103	24.15	RIDGE RD	21.82	20.92	Upper Delaware	95.98%	94.63%
SANDYSTON TWP	1201	1.01	ROUTE 645	3.25	3.25	Upper Delaware	79.44%	9.10%
SANDYSTON TWP	1201	1.02	ROUTE 645	3.05	3.04	Upper Delaware	89.51%	46.49%
SANDYSTON TWP	2301	5.06	81 RT 560	10.93	11.08	Upper Delaware	55.82%	41.11%
SANDYSTON TWP	2301	23	BEVANS RD	22.51	23.99	Upper Delaware	74.04%	84.06%
SANDYSTON TWP	2601	9.09	ROUTE 560	35.80	36.66	Upper Delaware	78.44%	90.88%
SANDYSTON TWP	2602	3.04	44 BEVANS RD	12.00	12.78	Upper Delaware	64.82%	78.38%
SANDYSTON TWP	2602	5	BEVANS RD	16.98	17.69	Upper Delaware	51.07%	46.79%
SANDYSTON TWP	2602	5.01	BEVANS ROAD	21.09	20.85	Upper Delaware	58.61%	53.83%
SANDYSTON TWP	2602	5.02	BEVANS ROAD	18.81	16.96	Upper Delaware	52.63%	49.92%
SANDYSTON TWP	2602	6	BEVANS RD	9.50	11.07	Upper Delaware	64.77%	62.93%
SANDYSTON TWP	2602	13	ROUTE 560	32.75	32.88	Upper Delaware	61.88%	52.56%
SANDYSTON TWP	2602	13.02	BEVANS RD	13.88	15.14	Upper Delaware	52.87%	46.05%
SANDYSTON TWP	2602	13.05	18 BEVANS RD	6.00	13.46	Upper Delaware	53.45%	79.47%
SANDYSTON TWP	2602	16.01	7 OLD DINGMANS RD	37.21	39.20	Upper Delaware	72.77%	30.45%
SANDYSTON TWP	2602	17	OLD DINGMANS RD	95.49	98.81	Upper Delaware	82.56%	60.50%
SPARTA TWP	7001	3	440 SPARTA AVE	256.94	274.05	Southern Highlands	10.94%	0.41%
SPARTA TWP	11001	73	47 SUSSEX MILLS RD	25.60	25.60	Southern Highlands	61.57%	0.00%
SPARTA TWP	11002	31	207 HOUSES CORNER RD	22.04	22.73	Southern Highlands	68.38%	45.84%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
SPARTA TWP	12001	1	4 HOUSES CORNER RD	14.55	24.44	Southern Highlands	52.42%	27.19%
SPARTA TWP	12001	5	9 PRICES LN	18.60	19.30	Southern Highlands	73.49%	100.00%
SPARTA TWP	12002	1	104 DEMAREST RD	41.26	43.22	Southern Highlands	63.39%	65.82%
SPARTA TWP	12002	4	ADJ TO LOT 17	4.23	3.77	Southern Highlands	79.75%	3.23%
SPARTA TWP	12002	10	DEMAREST RD	5.51	8.66	Southern Highlands	61.83%	0.00%
SPARTA TWP	12008	19	510 LAFAYETTE RD	2.47	2.47	Southern Highlands	93.93%	100.00%
SPARTA TWP	12008	20	474 LAFAYETTE RD	32.06	32.05	Southern Highlands	53.96%	48.58%
SPARTA TWP	12008	21	506 LAFAYETTE RD	2.50	2.53	Southern Highlands	97.08%	66.46%
SPARTA TWP	12012	2	HOUSES CORNER RD	53.20	59.03	Southern Highlands	77.40%	0.57%
SPARTA TWP	13001	31	WHITE LAKE RD	39.61	37.36	Northern Highlands	38.79%	38.48%
SPARTA TWP	13001	32	50 WHITE LAKE RD	1.22	2.92	Northern Highlands	99.94%	98.33%
SPARTA TWP	14001	4	REAR OF LOT 14	2.00	1.93	Central Kittatinny Valley	98.36%	0.00%
SPARTA TWP	15002	2	809 WEST MOUNTAIN RD	49.55	52.38	Northern Highlands	59.25%	0.00%
SPARTA TWP	16001	5	WHITE LAKE RD	4.00	4.76	Northern Highlands	86.88%	64.18%
SPARTA TWP	16001	6	125 WHITE LAKE RD	4.74	4.85	Northern Highlands	97.87%	84.75%
SPARTA TWP	16001	16	13 AARON WAY	5.77	5.80	Northern Highlands	90.11%	11.09%
SPARTA TWP	16001	17	11 AARON WAY	1.89	1.92	Northern Highlands	92.94%	100.00%
SPARTA TWP	16001	70	4 PADDOCK PL	3.26	3.29	Northern Highlands	95.92%	0.00%
SPARTA TWP	16001	71	5 PADDOCK PL	3.73	3.67	Northern Highlands	77.51%	0.00%
SPARTA TWP	16001	75	4 LAKE FIELD TER	3.89	3.86	Northern Highlands	41.32%	0.00%
SPARTA TWP	16002	1	50 WHITE LAKE RD	1.22	1.22	Northern Highlands	99.94%	47.73%
SPARTA TWP	16005	8	606 HOUSES CORNER RD	131.39	137.62	Northern Highlands	37.62%	35.82%
SPARTA TWP	17001	4	429 LAFAYETTE RD	83.78	83.82	Northern Highlands	37.04%	63.85%
SPARTA TWP	17001	7	505 HOUSES CORNER RD	100.00	220.22	Northern Highlands	13.28%	11.50%
STILLWATER TOWNSHIP	801	9	MT BENEVOLENCE RD	152.17	157.76	Kittatinny Valley South	46.42%	0.00%
STILLWATER TOWNSHIP	2301	14	966 STILLWATER RD	134.50	132.46	Kittatinny Valley South	26.15%	0.00%
STILLWATER TOWNSHIP	2401	23.01	STILLWATER RD	91.25	93.35	Kittatinny Valley South	33.25%	0.00%
STILLWATER TOWNSHIP	2401	30.04	FAIRVIEW LAKE RD	30.89	32.65	Kittatinny Valley South	57.68%	0.00%
STILLWATER TOWNSHIP	2401	32	FAIRVIEW LAKE RD	184.80	178.75	Kittatinny Valley South	42.82%	0.00%
STILLWATER TOWNSHIP	2401	36	FAIRVIEW LAKE RD	18.36	16.74	Kittatinny Valley South	74.70%	0.00%
STILLWATER TOWNSHIP	2501	44	FAIRVIEW LAKE LN	15.47	15.80	Kittatinny Valley South	72.71%	18.29%
STILLWATER TOWNSHIP	2602	3.01	HARDWICK RD	88.21	92.99	Kittatinny Valley South	35.17%	20.49%
STILLWATER TOWNSHIP	3101	16.01	935 FAIRVIEW LAKE RD	134.00	133.68	Kittatinny Valley South	30.33%	0.00%
STILLWATER TOWNSHIP	3101	34	928 MT HOLLY RD	54.95	54.55	Kittatinny Valley South	60.69%	0.00%
STILLWATER TOWNSHIP	3101	41	MILLBROOK RD	127.66	126.15	Kittatinny Valley South	26.98%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
STILLWATER TOWNSHIP	3301	3	911 STONE BRIDGE RD	25.50	23.39	Kittatinny Valley South	50.54%	100.00%
STILLWATER TOWNSHIP	3302	14	924 MAPLE AVE	119.00	109.15	Kittatinny Valley South	24.37%	57.31%
STILLWATER TOWNSHIP	3302	14.01	MAPLE AVE	11.41	12.67	Kittatinny Valley South	86.20%	87.74%
STILLWATER TOWNSHIP	3306	1	932 SADDLEBACK RD	8.00	7.17	Kittatinny Valley South	6.78%	0.00%
STILLWATER TOWNSHIP	3306	2.04	904 TWIN RIVER DR	5.03	5.03	Kittatinny Valley South	68.07%	0.00%
STILLWATER TOWNSHIP	3306	2.05	905 TWIN RIVER DR	7.65	7.58	Kittatinny Valley South	74.82%	0.00%
STILLWATER TOWNSHIP	3306	2.06	903 TWIN RIVER DR	10.03	9.39	Kittatinny Valley South	39.40%	0.00%
STILLWATER TOWNSHIP	3306	2.07	901 TWIN RIVER DR	6.78	6.78	Kittatinny Valley South	1.00%	0.00%
STILLWATER TOWNSHIP	3306	4	918 STILLWATER RD	2.25	1.85	Kittatinny Valley South	93.55%	0.00%
STILLWATER TOWNSHIP	3401	2.04	923 STILLWATER RD	9.56	10.29	Kittatinny Valley South	67.67%	0.00%
STILLWATER TOWNSHIP	3401	4.03	STILLWATER RD	29.03	29.30	Kittatinny Valley South	61.11%	0.00%
STILLWATER TOWNSHIP	3401	4.04	947 STILLWATER RD	10.27	10.00	Kittatinny Valley South	100.00%	0.00%
STILLWATER TOWNSHIP	3401	14	956 FAIRVIEW LAKE RD	30.64	27.31	Kittatinny Valley South	55.96%	0.00%
STILLWATER TOWNSHIP	3502	1.05	WAGON WHEEL LN	5.07	5.21	Kittatinny Valley South	66.73%	0.00%
STILLWATER TOWNSHIP	3502	1.06	WAGON WHEEL LN	5.07	5.09	Kittatinny Valley South	6.54%	0.00%
STILLWATER TOWNSHIP	3502	1.07	WAGON WHEEL LN	5.09	4.86	Kittatinny Valley South	0.00%	0.00%
STILLWATER TOWNSHIP	3502	1.10	WAGON WHEEL LN	5.33	5.51	Kittatinny Valley South	0.00%	0.00%
STILLWATER TOWNSHIP	3502	1.11	WAGON WHEEL LN	4.71	4.78	Kittatinny Valley South	69.85%	0.00%
STILLWATER TOWNSHIP	3502	1.12	WAGON WHEEL LN	5.15	5.26	Kittatinny Valley South	93.23%	0.00%
STILLWATER TOWNSHIP	3502	1.13	WAGON WHEEL LN	4.63	4.72	Kittatinny Valley South	78.01%	0.00%
STILLWATER TOWNSHIP	3502	1.14	WAGON WHEEL LN	5.00	5.05	Kittatinny Valley South	99.91%	0.00%
STILLWATER TOWNSHIP	3503	5.01	903 OLD STATION RD	11.70	12.90	Kittatinny Valley South	85.36%	0.00%
STILLWATER TOWNSHIP	3504	10	911 POND BROOK RD	48.01	47.13	Kittatinny Valley South	57.62%	45.81%
STILLWATER TOWNSHIP	3504	11	927-931 POND BROOK RD	22.85	24.65	Kittatinny Valley South	75.51%	43.16%
STILLWATER TOWNSHIP	3504	15.05	RT 619	20.00	21.27	Kittatinny Valley South	53.60%	0.00%
STILLWATER TOWNSHIP	3504	15.06	943 RT 619	21.87	22.89	Kittatinny Valley South	90.05%	0.00%
STILLWATER TOWNSHIP	3804	2.13	909-909A WEST END DR	24.86	25.84	Kittatinny Valley South	78.38%	0.00%
STILLWATER TOWNSHIP	3804	2.16	909-909A WEST END DR	5.05	5.03	Kittatinny Valley South	100.00%	0.00%
VERNON TWP	2	13	315-323 LK WALLKILL RD	53.03	54.03	Northern Highlands	83.56%	83.01%
VERNON TWP	16	7	107 PRICES SWITCH RD	15.93	16.92	Northern Highlands	96.59%	0.00%
VERNON TWP	18	7	90 PRICES SWITCH RD	78.81	78.67	Northern Highlands	44.58%	10.41%
VERNON TWP	23	6	12 DE KAY RD	10.05	10.05	Northern Highlands	87.41%	99.53%
VERNON TWP	26	1	540 RT 94	7.21	10.21	Northern Highlands	66.46%	0.00%
VERNON TWP	57	1	479 RT 94	6.67	10.00	Northern Highlands	82.21%	0.00%
VERNON TWP	57	2	455-481 RT 94	88.00	88.00	Northern Highlands	71.98%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
VERNON TWP	59	9	380-432 RT 94	11.00	12.00	Northern Highlands	82.16%	61.61%
VERNON TWP	150	3	249 LWRD/142-148 OSRD	15.33	15.33	Northern Highlands	93.66%	99.87%
VERNON TWP	150	6	265 LK WALLKILL RD	21.06	22.05	Northern Highlands	85.24%	100.00%
VERNON TWP	226	11	85 MAPLE GRANGE RD	0.69	1.69	Northern Highlands	83.31%	88.69%
VERNON TWP	226	12	83 MAPLE GRANGE RD	3.29	3.29	Northern Highlands	100.00%	51.91%
VERNON TWP	226	13	81 MAPLE GRANGE RD	19.31	19.31	Northern Highlands	67.63%	76.88%
VERNON TWP	227	1	76-86 MAPLE GRANGE RD	17.54	18.54	Northern Highlands	68.20%	61.41%
VERNON TWP	227	2	88 MAPLE GRANGE RD	2.06	2.06	Northern Highlands	99.63%	0.00%
VERNON TWP	227	5	104 MAPLE GRANGE RD	11.00	12.00	Northern Highlands	81.21%	8.60%
VERNON TWP	309	2	694 RT 517	19.00	19.49	Northern Highlands	69.96%	29.88%
VERNON TWP	309	4	99 SAND HILL RD	109.58	111.07	Northern Highlands	59.34%	28.75%
VERNON TWP	310	1	78-110 SAND HILL RD	83.26	83.26	Northern Highlands	37.01%	15.12%
VERNON TWP	316	24	364 RT 94	4.87	4.87	Northern Highlands	99.93%	53.35%
VERNON TWP	412	2	10 ALBERTA DR	100.37	101.31	Northern Highlands	35.76%	0.00%
VERNON TWP	519	2	139 LK POCHUNG RD	9.27	10.03	Northern Highlands	69.96%	0.00%
VERNON TWP	574	12	1524 RT 565	10.18	11.18	Northern Highlands	55.80%	58.26%
WANTAGE TWP	1.02	9.01	394 RT 284	9.04	10.14	Kittatinny Valley North	73.07%	72.40%
WANTAGE TWP	1.02	9.02	RT 284	20.15	21.02	Kittatinny Valley North	84.47%	29.71%
WANTAGE TWP	1.02	16	304 RT 284	7.14	8.31	Kittatinny Valley North	93.51%	4.00%
WANTAGE TWP	1.02	16.01	304 RT 284	0.51	1.42	Kittatinny Valley North	70.72%	0.00%
WANTAGE TWP	2	20.01	LOWER UNIONVILLE RD	52.87	51.73	Kittatinny Valley North	81.17%	40.54%
WANTAGE TWP	2	21.03	26 JUDGE BEACH RD	9.07	9.89	Kittatinny Valley North	87.00%	77.03%
WANTAGE TWP	2	21.04	28 JUDGE BEACH RD	6.35	5.47	Kittatinny Valley North	100.00%	71.38%
WANTAGE TWP	2	21.06	29 JUDGE BEACH RD	8.63	9.80	Kittatinny Valley North	10.68%	5.03%
WANTAGE TWP	2	22.01	33 JUDGE BEACH RD	79.80	83.16	Kittatinny Valley North	34.34%	54.56%
WANTAGE TWP	2	31.03	16 LOWER UNIONVILLE RD	6.97	7.21	Kittatinny Valley North	93.12%	0.55%
WANTAGE TWP	11	9.01	POND SCHOOL RD	50.21	53.60	Central Kittatinny Valley	48.34%	0.00%
WANTAGE TWP	11	10	POND SCHOOL RD	335.89	339.27	Central Kittatinny Valley	50.40%	3.12%
WANTAGE TWP	11	11.07	POND SCHOOL RD	23.10	24.33	Central Kittatinny Valley	78.09%	82.31%
WANTAGE TWP	11	15.01	159 POND SCHOOL RD	136.89	139.37	Central Kittatinny Valley	30.18%	0.00%
WANTAGE TWP	12.01	6.01	POND SCHOOL RD	28.65	30.71	Central Kittatinny Valley	70.36%	0.00%
WANTAGE TWP	12.01	6.06	POND SCHOOL RD	2.96	2.96	Central Kittatinny Valley	78.85%	0.00%
WANTAGE TWP	12.01	6.12	136 POND SCHOOL RD	2.30	2.29	Central Kittatinny Valley	100.00%	0.00%
WANTAGE TWP	12.01	7.04	32 GARRETT LN	30.22	32.87	Central Kittatinny Valley	57.23%	0.00%
WANTAGE TWP	12.01	7.05	100 POND SCHOOL RD	9.88	10.98	Central Kittatinny Valley	69.00%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
WANTAGE TWP	12.01	14	123-125 LEWISBURG RD	211.62	213.78	Central Kittatinny Valley	42.50%	6.79%
WANTAGE TWP	12.01	16.01	BEAVER RUN RD	34.73	34.67	Central Kittatinny Valley	54.37%	0.00%
WANTAGE TWP	12.01	17	34-40 OPSAL LN	102.57	101.99	Central Kittatinny Valley	49.43%	0.00%
WANTAGE TWP	14	1.02	50 CLARK RD	17.36	18.07	Central Kittatinny Valley	60.79%	5.85%
WANTAGE TWP	14	16.01	3 LEWISBURG RD	136.20	152.93	Central Kittatinny Valley	44.05%	0.00%
WANTAGE TWP	16	5.01	ROY RD	9.38	9.38	Central Kittatinny Valley	99.45%	47.13%
WANTAGE TWP	16	5.02	ROY RD	5.23	5.22	Central Kittatinny Valley	100.00%	17.46%
WANTAGE TWP	16	5.03	ROY RD	5.01	5.00	Central Kittatinny Valley	100.00%	84.45%
WANTAGE TWP	16	5.04	ROY RD	10.19	10.15	Central Kittatinny Valley	100.00%	37.94%
WANTAGE TWP	16	6	RT 565	45.46	57.57	Central Kittatinny Valley	87.99%	73.96%
WANTAGE TWP	17	1	61 ROY RD	9.64	10.64	Central Kittatinny Valley	91.63%	39.40%
WANTAGE TWP	17	7	LEWISBURG RD	67.50	69.92	Central Kittatinny Valley	96.11%	58.62%
WANTAGE TWP	17	8	LEWISBURG RD	36.36	36.74	Central Kittatinny Valley	62.10%	21.69%
WANTAGE TWP	17	9.01	RT 565	12.14	13.22	Central Kittatinny Valley	63.20%	0.00%
WANTAGE TWP	17	10.01	RT 565	89.25	86.66	Central Kittatinny Valley	58.65%	67.76%
WANTAGE TWP	17	13	RT 565	159.57	159.82	Central Kittatinny Valley	44.48%	41.11%
WANTAGE TWP	17	23.02	RT 565	16.24	16.20	Central Kittatinny Valley	61.08%	72.99%
WANTAGE TWP	17	38.03	ROY RD	13.25	13.42	Central Kittatinny Valley	53.38%	63.51%
WANTAGE TWP	18	1.01	OFF RT 639	100.00	114.08	Central Kittatinny Valley	51.17%	42.00%
WANTAGE TWP	18	3	RT 639	37.60	37.35	Central Kittatinny Valley	54.90%	5.89%
WANTAGE TWP	18	12.01	124 RT 565	22.72	23.29	Central Kittatinny Valley	90.04%	73.10%
WANTAGE TWP	18	25	LEWISBURG RD	18.05	19.22	Central Kittatinny Valley	80.35%	0.00%
WANTAGE TWP	18	25.01	LEWISBURG RD	2.80	2.93	Central Kittatinny Valley	100.00%	0.00%
WANTAGE TWP	21	7	LOWER UNIONVILLE RD	29.33	30.58	Kittatinny Valley North	76.68%	74.24%
WANTAGE TWP	21	7.01	35 LOWER UNIONVILLE RD	14.05	14.06	Kittatinny Valley North	75.55%	100.00%
WANTAGE TWP	21	9	RT 284	110.37	137.00	Kittatinny Valley North	23.39%	45.64%
WANTAGE TWP	21	13.02	149 LOWER UNIONVILLE RD	9.22	10.08	Kittatinny Valley North	56.15%	25.96%
WANTAGE TWP	21	13.03	125 LOWER UNIONVILLE RD	8.84	10.46	Kittatinny Valley North	58.44%	100.00%
WANTAGE TWP	21	35	30 RT 284	24.06	24.33	Kittatinny Valley North	54.56%	63.86%
WANTAGE TWP	21	35.01	44 RT 284	25.07	25.64	Kittatinny Valley North	66.50%	28.03%
WANTAGE TWP	22	1.01	POSSUM GLEN RD	7.88	8.45	Kittatinny Valley North	97.01%	12.16%
WANTAGE TWP	22	1.06	POSSUM GLEN RD	1.59	1.48	Kittatinny Valley North	99.60%	0.00%
WANTAGE TWP	22	7	245 LOWER UNIONVILLE RD	9.31	10.31	Kittatinny Valley North	84.85%	76.77%
WANTAGE TWP	22	11.01	RT 284	41.37	58.59	Kittatinny Valley North	49.05%	42.27%
WANTAGE TWP	23	6.01	ROSE MORROW RD	40.01	40.86	Kittatinny Valley North	76.15%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
WANTAGE TWP	23	12.01	50 SALLY HARDEN RD	13.48	13.63	Kittatinny Valley North	55.70%	0.00%
WANTAGE TWP	23	12.03	SALLY HARDEN RD	14.48	14.68	Kittatinny Valley North	93.98%	0.00%
WANTAGE TWP	23	13.05	SALLY HARDEN RD	6.14	6.10	Kittatinny Valley North	83.68%	0.00%
WANTAGE TWP	23	13.06	32 SALLY HARDEN RD	5.37	5.31	Kittatinny Valley North	0.00%	0.00%
WANTAGE TWP	24	7	RT 284	39.80	39.99	Kittatinny Valley North	62.82%	0.33%
WANTAGE TWP	24	10.07	HAVENS RD	26.00	22.09	Kittatinny Valley North	91.43%	0.00%
WANTAGE TWP	26	6.01	RT 284	20.74	21.09	Kittatinny Valley North	71.85%	42.90%
WANTAGE TWP	26	10	134 LOTT RD	59.53	60.32	Kittatinny Valley North	51.73%	0.00%
WANTAGE TWP	26	13	LOTT RD	66.20	67.02	Kittatinny Valley North	56.95%	0.00%
WANTAGE TWP	26	13.01	LOTT RD	13.57	13.65	Kittatinny Valley North	71.00%	0.00%
WANTAGE TWP	28	2.01	192 LOTT RD	8.00	9.49	Kittatinny Valley North	82.05%	0.00%
WANTAGE TWP	28	3.01	LOTT RD	10.54	12.32	Kittatinny Valley North	57.04%	0.00%
WANTAGE TWP	28	6.01	26 EDSALL RD	16.32	16.97	Kittatinny Valley North	72.05%	0.00%
WANTAGE TWP	30	1.06	BLACK DIRT ROAD	19.23	20.06	Kittatinny Valley North	62.23%	0.00%
WANTAGE TWP	33	1.02	UNIONVILLE RD	13.08	13.69	Kittatinny Valley North	100.00%	0.00%
WANTAGE TWP	33	21	44 CLOVE RD	83.79	86.91	Kittatinny Valley North	62.23%	40.05%
WANTAGE TWP	33	23.02	CLOVE RD	30.70	27.87	Kittatinny Valley North	78.54%	61.95%
WANTAGE TWP	34	1	25 WOLFPIT RD	37.20	35.88	Kittatinny Valley North	97.94%	0.00%
WANTAGE TWP	35	1.02	SALLY HARDEN RD	12.01	12.20	Kittatinny Valley North	77.50%	0.00%
WANTAGE TWP	35	3	QUARRY RD	14.79	14.38	Kittatinny Valley North	81.62%	0.00%
WANTAGE TWP	35	4	335 QUARRY RD	31.79	32.19	Kittatinny Valley North	79.88%	0.00%
WANTAGE TWP	35	4.01	QUARRY RD	30.92	31.16	Kittatinny Valley North	64.90%	0.00%
WANTAGE TWP	36	10.01	WOLFPIT RD	62.35	62.49	Kittatinny Valley North	42.01%	0.00%
WANTAGE TWP	36	12	112 QUARRY RD	43.17	44.13	Kittatinny Valley North	77.14%	0.00%
WANTAGE TWP	36	13.01	QUARRY RD	90.70	91.18	Kittatinny Valley North	63.28%	0.00%
WANTAGE TWP	37	2.01	200 ROSE MORROW RD	38.15	37.99	Kittatinny Valley North	54.21%	0.00%
WANTAGE TWP	37	5.01	130 ROSE MORROW RD	13.42	14.37	Kittatinny Valley North	74.55%	0.00%
WANTAGE TWP	38	2	108 UNIONVILLE RD	22.87	23.90	Kittatinny Valley North	79.58%	0.03%
WANTAGE TWP	39	4.01	RT 23	79.47	81.62	Kittatinny Valley North	90.23%	45.93%
WANTAGE TWP	39	5.03	RT 23	12.98	12.92	Kittatinny Valley North	94.95%	100.00%
WANTAGE TWP	39	13.05	CENTRAL SCHOOL RD	18.02	18.49	Kittatinny Valley North	55.47%	0.00%
WANTAGE TWP	39	14.01	ROSE MORROW RD	21.52	21.11	Kittatinny Valley North	32.33%	0.00%
WANTAGE TWP	39	14.05	209 ROSE MORROW RD	3.12	3.97	Kittatinny Valley North	42.59%	0.00%
WANTAGE TWP	39	14.06	ROSE MORROW RD	4.07	3.95	Kittatinny Valley North	96.94%	0.00%
WANTAGE TWP	39	14.07	ROSE MORROW RD	1.00	1.18	Kittatinny Valley North	100.00%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
WANTAGE TWP	40	12.01	53 WANTAGE SCHOOL RD	78.85	80.35	Kittatinny Valley North	41.91%	0.00%
WANTAGE TWP	40	12.02	WANTAGE SCHOOL RD	11.25	19.48	Kittatinny Valley North	57.36%	0.00%
WANTAGE TWP	40	13	WANTAGE SCHOOL RD	88.88	92.80	Kittatinny Valley North	65.07%	0.00%
WANTAGE TWP	40	15	WANTAGE SCHOOL RD	99.91	102.83	Kittatinny Valley North	51.17%	0.00%
WANTAGE TWP	41	5.01	36 TURNER RD	63.46	64.86	Kittatinny Valley North	76.19%	0.00%
WANTAGE TWP	42	4	74 WANTAGE SCHOOL RD	129.76	132.75	Kittatinny Valley North	59.34%	0.00%
WANTAGE TWP	42	14.01	RT 284	15.35	16.24	Kittatinny Valley North	64.10%	2.06%
WANTAGE TWP	42	31	24 ELIZABETH DR	38.56	44.14	Kittatinny Valley North	63.79%	0.00%
WANTAGE TWP	42	38	55 HERBERT BRODIE LA	36.21	39.52	Kittatinny Valley North	58.25%	0.00%
WANTAGE TWP	42	38.01	51 HERBERT BRODY LN	36.51	35.52	Kittatinny Valley North	61.92%	0.00%
WANTAGE TWP	42	44	TURNER RD	65.56	65.56	Kittatinny Valley North	53.53%	0.00%
WANTAGE TWP	43	1	WANTAGE SCHOOL RD	0.55	0.62	Kittatinny Valley North	97.28%	0.00%
WANTAGE TWP	43	6.01	34 WANTAGE SCHOOL RD	95.43	98.02	Kittatinny Valley North	57.97%	0.00%
WANTAGE TWP	43	7.01	RT 23	9.46	9.13	Kittatinny Valley North	91.66%	0.00%
WANTAGE TWP	43	7.06	RYAN RD	1.36	1.32	Kittatinny Valley North	86.40%	0.00%
WANTAGE TWP	43	7.07	RYAN RD	6.79	6.64	Kittatinny Valley North	98.51%	0.00%
WANTAGE TWP	43	11	RT 23	11.89	11.77	Kittatinny Valley North	99.61%	0.00%
WANTAGE TWP	43	13.01	LAYTON RD	50.29	49.60	Kittatinny Valley North	50.75%	0.00%
WANTAGE TWP	44	6	RT 284	62.89	63.67	Kittatinny Valley North	40.57%	4.46%
WANTAGE TWP	44	24	743 RT 23	36.06	43.37	Kittatinny Valley North	58.49%	0.00%
WANTAGE TWP	52	1	740 RT 23	65.42	66.81	Kittatinny Valley North	46.19%	24.05%
WANTAGE TWP	113	2.01	LIBERTYVILLE RD	58.73	59.15	Kittatinny Valley North	49.93%	23.78%
WANTAGE TWP	113	11.01	OLD CLOVE RD	127.00	132.67	Kittatinny Valley North	47.40%	54.32%
WANTAGE TWP	117	14.01	9 PIDGEON HILL RD	7.00	7.90	Central Kittatinny Valley	79.13%	0.00%
WANTAGE TWP	117	14.02	PIDGEON HILL RD	5.40	5.40	Central Kittatinny Valley	93.59%	0.00%
WANTAGE TWP	118	1.01	RT 565	31.29	39.54	Central Kittatinny Valley	95.48%	34.56%
WANTAGE TWP	119	5.03	BEEMER CHURCH RD	1.55	2.89	Central Kittatinny Valley	47.92%	0.00%
WANTAGE TWP	119	5.04	BEEMER CHURCH RD	4.68	4.23	Central Kittatinny Valley	87.92%	0.00%
WANTAGE TWP	120	1.03	10 PIDGEON HILL RD	21.26	21.78	Central Kittatinny Valley	77.91%	87.38%
WANTAGE TWP	120	5	25 HAGGERTY RD	216.10	214.33	Central Kittatinny Valley	23.43%	0.00%
WANTAGE TWP	120	11	HAGGERTY RD	139.02	140.71	Central Kittatinny Valley	36.41%	0.00%
WANTAGE TWP	121	18.01	DYER RD	73.40	68.07	Central Kittatinny Valley	53.52%	2.70%
WANTAGE TWP	121	20.01	26 DYER RD	5.50	8.56	Central Kittatinny Valley	83.29%	0.00%
WANTAGE TWP	123	2	HOLLAND RD	11.95	12.91	Central Kittatinny Valley	82.06%	55.97%
WANTAGE TWP	123	3.01	151 HOLLAND RD	65.93	65.93	Central Kittatinny Valley	82.28%	70.15%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
WANTAGE TWP	123	3.18	135 HOLLAND ROAD	8.00	12.40	Central Kittatinny Valley	85.49%	71.42%
WANTAGE TWP	123	7	152 DECKER RD	64.64	67.56	Central Kittatinny Valley	37.94%	20.85%
WANTAGE TWP	125	14.01	WYKERTOWN RD	33.50	34.24	Central Kittatinny Valley	73.18%	83.65%
WANTAGE TWP	126	12	174 RT 519	28.75	34.60	Central Kittatinny Valley	57.21%	83.68%
WANTAGE TWP	127	4.02	383 RT 519	85.90	89.09	Central Kittatinny Valley	75.35%	66.27%
WANTAGE TWP	127	8	LUSSCROFT RD	14.99	14.71	Central Kittatinny Valley	79.26%	86.50%
WANTAGE TWP	127	9.01	LUSSCROFT RD	45.15	42.52	Central Kittatinny Valley	72.00%	91.17%
WANTAGE TWP	129	4.07	HOLLAND RD	16.39	17.16	Central Kittatinny Valley	65.21%	7.19%
WANTAGE TWP	129	5.02	10 HOLLAND RD	13.94	15.40	Central Kittatinny Valley	76.83%	41.18%
WANTAGE TWP	129	7.01	RT 519	30.80	28.84	Central Kittatinny Valley	78.99%	87.35%
WANTAGE TWP	130	7	DYER RD	69.16	75.32	Central Kittatinny Valley	41.38%	66.85%
WANTAGE TWP	133	11.01	COYKENDALL RD	17.83	18.97	Kittatinny Valley North	58.13%	62.74%
WANTAGE TWP	133	16.01	425 RT 519	78.87	82.79	Kittatinny Valley North	69.90%	33.92%
WANTAGE TWP	135	1.02	10 HICKORY RD	25.00	24.68	Kittatinny Valley North	99.53%	23.39%
WANTAGE TWP	135	2	164 LIBERTYVILLE RD	33.00	93.42	Kittatinny Valley North	37.18%	44.16%
WANTAGE TWP	135	8.01	BROWN RD	13.11	12.54	Kittatinny Valley North	59.79%	0.00%
WANTAGE TWP	135	8.03	BROWN RD	21.29	20.34	Kittatinny Valley North	81.90%	0.00%
WANTAGE TWP	135	8.06	BROWN RD	8.00	11.39	Kittatinny Valley North	56.12%	0.00%
WANTAGE TWP	135	11	HICKORY RD	15.03	16.20	Kittatinny Valley North	67.55%	0.00%
WANTAGE TWP	135	11.03	HICKORY RD	15.04	15.13	Kittatinny Valley North	50.16%	0.00%
WANTAGE TWP	135	11.04	HICKORY RD	14.24	14.61	Kittatinny Valley North	83.35%	0.00%
WANTAGE TWP	136	4.01	RT 23	21.83	23.05	Kittatinny Valley North	57.30%	0.00%
WANTAGE TWP	136	4.05	928 RT 23	14.57	17.22	Kittatinny Valley North	78.66%	23.00%
WANTAGE TWP	136	5	934 RT 23	56.91	56.83	Kittatinny Valley North	56.63%	24.98%
WANTAGE TWP	136	11.01	RT 23	110.58	108.75	Kittatinny Valley North	37.77%	8.07%
WANTAGE TWP	136	12	ROUTE 23	69.73	73.17	Kittatinny Valley North	41.72%	0.00%
WANTAGE TWP	138	10.07	SKYTOP RD	7.88	8.16	Kittatinny Valley North	84.89%	0.00%
WANTAGE TWP	138	10.08	SKYTOP RD	6.10	5.97	Kittatinny Valley North	80.38%	0.00%
WANTAGE TWP	138	14	42 DEWITT RD	28.38	26.84	Kittatinny Valley North	94.67%	0.00%
WANTAGE TWP	139	8	14 MUDTOWN RD	9.28	10.37	Kittatinny Valley North	53.54%	0.00%
WANTAGE TWP	149	26	131 MUDTOWN RD	5.93	5.75	Kittatinny Valley North	0.00%	0.00%
WANTAGE TWP	149	27	MUDTOWN RD	17.40	18.03	Kittatinny Valley North	55.06%	0.00%
WANTAGE TWP	151	1.01	RT 23	40.19	42.08	Kittatinny Valley North	65.39%	0.00%
WANTAGE TWP	151	24.01	RT 519	103.55	102.36	Kittatinny Valley North	39.73%	0.00%
WANTAGE TWP	151	24.16	RT 519	2.32	2.41	Kittatinny Valley North	89.40%	0.00%

Appendix E. Target Farms

Municipality	Block	Lot	Property Location	Acres (Tax Data)	Acres (GIS)	Project Area	Tillable (percent)	NRCS Soils (percent)
WANTAGE TWP	152	1.02	RT 23	23.36	23.92	Kittatinny Valley North	62.02%	0.00%
WANTAGE TWP	152	3.01	700 RT 519	59.93	60.44	Kittatinny Valley North	64.36%	0.00%
WANTAGE TWP	152	3.02	RT 519	22.88	22.35	Kittatinny Valley North	60.58%	0.00%
WANTAGE TWP	153	18.01	RT 519	12.00	12.10	Kittatinny Valley North	50.35%	0.00%
WANTAGE TWP	155	6.01	601 RT 519	17.71	20.37	Kittatinny Valley North	79.37%	90.78%
WANTAGE TWP	156	1.01	570 RT 519	16.96	16.56	Kittatinny Valley North	55.21%	64.56%
WANTAGE TWP	156	19.01	RT 650	7.80	8.63	Kittatinny Valley North	70.43%	53.59%
WANTAGE TWP	156	22	RT 519	19.37	21.28	Kittatinny Valley North	72.36%	100.00%
WANTAGE TWP	157	3.01	RUTGERS RD	14.26	15.88	Central Kittatinny Valley	69.07%	72.90%
WANTAGE TWP	158	1.14	577 RT 519	16.97	17.01	Central Kittatinny Valley	63.81%	21.21%
WANTAGE TWP	158	4	22 DEGROAT RD	12.48	13.71	Central Kittatinny Valley	55.43%	0.00%
WANTAGE TWP	158	5	DEGROAT RD	45.20	44.30	Central Kittatinny Valley	65.62%	0.00%
WANTAGE TWP	158	6	DEGROAT RD	1.29	1.10	Central Kittatinny Valley	78.11%	22.08%
WANTAGE TWP	159	4	RT 649	8.91	9.48	Central Kittatinny Valley	84.74%	0.00%
WANTAGE TWP	160	3	RT 519	43.49	43.44	Central Kittatinny Valley	59.67%	78.54%
WANTAGE TWP	160	7	RT 519	0.72	0.58	Central Kittatinny Valley	99.49%	100.00%
WANTAGE TWP	160	12	21 LUSSCROFT RD	54.51	56.57	Central Kittatinny Valley	50.35%	23.97%
WANTAGE TWP	161	1.03	RT 519	13.65	11.28	Central Kittatinny Valley	71.45%	92.81%
WANTAGE TWP	161	4.03	CRIGGER RD	57.93	54.18	Central Kittatinny Valley	48.34%	78.85%
WANTAGE TWP	165	8.02	58 BRINK RD	9.03	10.23	Kittatinny Valley North	52.31%	79.05%
WANTAGE TWP	165	8.03	BRINK RD	13.90	12.44	Kittatinny Valley North	72.37%	61.13%
WANTAGE TWP	169	5.05	GREENVILLE RD	30.13	30.15	Kittatinny Valley North	61.07%	0.00%
			Central Kittatinny Valley:		7,010	acres		
			Kittatinny Valley South:		5,609	acres		
			Northern Highlands:		2,297	acres		
			Kittatinny Valley North:		3,861	acres		
			Upper Delaware:		1,400	acres		
			Southern Highlands:		4,077	acres		
			Total, Tillable Land (Potentially Eligible for Preservation:		24,255	acres		
			Farm Assessed Land in ADA:		93,140	acres		
			Preserved Farmland:		19,633	acres		
			Unpreserved farm assessed land in ADA:		73,987	acres		
			Percent of unpreserved farmland which is tillable and potentially eligible for preservation:		33%			

APPENDIX F

Sussex County RTFO Analysis

A. *Definitions* -- Most of the municipal ordinances do not include the model's definitions of the farm market, commercial farm, farm management unit, or pick-your-own operation. Frankford Township defines "Commercial farms," while Stillwater Township defines "Agriculture" and "Farm."

B. *Recognition of Right to Farm as Permitted Use in All zones, including a list of 18 non-inclusive practices and activities* – None of Sussex County's municipal ordinances are not as specific or comprehensive in their permitted uses as Section B of the model ordinance. While Frankford Township, Franklin Borough, Fredon Township, Green Township, and Stillwater Township's list of practices and activities are non-inclusive, the remaining towns are inclusive.

C. *Recommendation that farm operators adhere to generally accepted agricultural management practices* – All Sussex County municipalities with Right to Farm ordinances reference accepted agricultural management practices, although not in detail or using the language of the model ordinance.

D. *Conformance to applicable State and Federal law* – All Sussex County municipalities with Right to Farm ordinances reference conformance to State and Federal law in some capacity, often discussing NJDEP and USEPA regulations.

E. *Allows permitted uses on holidays, weekdays, weekends, day or night, including attendant or incidental noise, odors, dust, and fumes* – Most Sussex County municipalities with Right to Farm ordinances specifically allow for permitted uses during these times, with the exception of Frankford Township and Franklin Borough.

F. *Recognizes benefits of farming* – Some towns (Frankford, Fredon, Green, and Stillwater Townships) included a version of this item, discussing how farming contributes to the preservation of open space, a desirable visual environment, and the provision of agricultural products.

G. *Complaint process through CADB or SADC* – No Sussex County municipalities included this item in their Right to Farm ordinances.

H. *Agricultural Mediation Program* – No Sussex County municipalities mentioned this program in their Right to Farm ordinances.

I. *Notice to purchasers and users of adjacent property* – Three Sussex County municipalities include a notice requirement in their Right to Farm ordinances: Fredon, Green, and Stillwater Township.

Municipality	Andover Township	Frankford Township	Franklin Borough	Fredon Township	Green Township	Hampton Township
Code	190-29	99-1	161-38	550-37	30-77	107-1 to 107-4
Definitions	No	Only defines "Commercial Farm"	No	No	No	No
Recognition of Right to Farm as permitted use in all zones (including a list of 18 non-inclusive practices and activities)	Inclusive list, permits 9 farm practices	Permits 7 farm practices and activities	Permits 7 farm practices and activities	Permits 14 farm practices and activities	Permits 14 farm practices and activities	Inclusive list, permits 7 farm practices and activities
Recommendation that farm operators adhere to generally accepted agricultural management practices	Yes	Yes	Yes	Yes	Yes	Yes
Conformance to applicable State and Federal law	Yes	Yes	Yes	Yes	Yes	Yes
Allows permitted uses on holidays, weekdays, day or night, including attendant or incidental noise odors, dust, and fumes	Yes	No	No	Yes	Yes	Yes
Recognizes benefits of farming	No	Yes	No	Yes	Yes	No
Complaint process through CADB or SACD	No	No	No	No	No	No
Agricultural mediation program	No	No	No	No	No	No
Notice to purchasers and users of adjacent property	No	No	No	Yes	Yes	No

Appendix F: Sussex County RTFO Analysis

Municipality	Hardyston Township	Lafayette Township	Montague Township	Sandyston Township	Stillwater Township	Vernon Township	Wantage Township
Code	85-1	20-1	14-1	67-1 to 67-2	179-1 to 179-6	240-1 to 240-3	13-13.19
Definitions	No	No	No	No	Defines “agriculture” and “farm”	No	No
Recognition of Right to Farm as permitted use in all zones (including a list of 18 non-inclusive practices and activities)	Inclusive list, permits 7 farm practices and activities	Inclusive list, permits 8 farm practices and activities	Inclusive list, permits 8 farm practices and activities	Inclusive list, permits 8 farm practices and activities	Permits 12 farm practices and activities	Inclusive list, permits 7 farm practices and activities	Inclusive list, permits 8 farm practices and activities
Recommendation that farm operators adhere to generally accepted agricultural management practices	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Conformance to applicable State and Federal law	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Allows permitted uses on holidays, weekdays, day or night, including attendant or incidental noise odors, dust, and fumes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recognizes benefits of farming	No	No	No	No	Yes	No	No
Complaint process through CADB or SACD	No	No	No	No	No	No	No
Agricultural mediation program	No	No	No	No	No	No	No
Notice to purchasers and users of adjacent property	No	No	No	No	Yes	No	No