

NEW JERSEY
STATE AGRICULTURE DEVELOPMENT COMMITTEE

FY2022

ANNUAL REPORT

Private Land, Public Legacy





NEW JERSEY STATE AGRICULTURE DEVELOPMENT COMMITTEE

Annual Report
FY2022

Phillip D. Murphy
Governor



Sheila Y. Oliver
Lt. Governor

New Jersey State Agriculture Development Committee

Members during FY2022

— Secretary of Agriculture, Chairman SADC —
Douglas H. Fisher

— Ex-Officio Members —
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State Treasurer
Cecile Murphy & Renee Jones represented **Shawn M. LaTourette**,
Commissioner, Department of Environmental Protection
Gina Fischetti represented **Sheila Y. Oliver**,
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Brian Schilling represented **Laura Lawson**,
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— Farmer Members —
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Scott Ellis
Peter Johnson
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Roger Kumpel, *Alternate Farmer Member*

— Public Members —
Denis C. Germano, Esq.
James R. Waltman

— Executive Director —
Susan E. Payne

Table of Contents

1 Introduction

Agricultural Retention

- 2 Farmland Preservation Totals
- 6 Farmland Preservation Funding
- 7 Planning for Farmland Preservation
- 8 County Planning Incentive Grant
- 10 Municipal Planning Incentive Grant
- 12 State Direct Easement Program
- 14 Nonprofit Program
- 16 Term Farmland Preservation Program
- 17 Farms Preserved in the Pinelands (Cumulative)
- 18 Farms Preserved in the Highlands (Cumulative)

Planning for Farmland Preservation, Agriculture

- 20 Non-Agricultural Project Reviews
- 21 New Jersey Blueprint Project & GIS

Agricultural Development

- 22 Deer Fencing Grants
- 23 Renewable Energy
- 23 Farm Link
- 24 Soil & Water Conservation Grants
- 26 Rural Microenterprise
- 27 Agricultural Leasing Pilot Project

Right to Farm

- 28 Right to Farm Program
- 29 Agricultural Mediation Program

30 Outreach, Training & Guidance

Introduction

As we mark the 40th anniversary of the Farmland Preservation Program in January of 2023, and the State reaches a major milestone of preserving over 250,000 acres, we take time to celebrate all that has been accomplished, together, over the past four decades. From the dedicated landowners who chose to preserve their farms, and the untold number of volunteers and program partners who've worked tirelessly to protect farmland resources, to the citizens of the state who continually demonstrate their fierce support for farmland protection, we are reminded of how fortunate we are to pass such an enduring legacy to the next generation.

New Jersey's farmland is under constant and ever-evolving development pressure, not only from more "traditional" sources linked to residential housing development, but now from new sources stemming from rapidly changing dynamics in the warehouse and renewable energy arenas. In response to these trends, and the continuing need to support the viability of New Jersey farms, the SADC has convened a "Future Program" subcommittee to ensure we build on our progress to date, identify how conditions have changed over time, and develop recommendations for future program enhancements. The subcommittee's work will include engaging with Farmland Preservation Program partners, farmers, farmland owners, and a wide array of stakeholders, culminating in a report containing recommendations to guide the future of the Farmland Preservation Program.

Importantly, this effort recognizes that preserving farmland is only a part of the challenge – the other is supporting viability of New Jersey agriculture – to ensure family farms can grow and thrive far into the future. The unprecedented challenges being faced by agriculture today, whether from fuel prices and supply chains, or labor pressure and more erratic weather, all require an increased focus on ensuring agricultural viability.

As we look to FY23, the SADC is more focused than ever on the future of farming and Farmland Preservation in the Garden State. As always, time is the enemy, and in FY23 we focus anew on preserving the next 250,000 acres of farmland – and recognize the need to accomplish that task in much less than another forty years' time. The SADC is proud of what has been accomplished to date and look forward to enhancing the Farmland Preservation Program to effectively meet the future needs of New Jersey's family farms and the fertile ground on which this, and future, generations will rely.

Capozzi Farm, Gloucester County, Photo by Kelly Doyle

AGRICULTURAL RETENTION

Farmland Preservation Totals

At Fiscal Year's End:

2,801 Farms

&

247,402 Acres

Permanently Preserved Since
The Inception of the Program



Photo by Kelly Doyle

FY2022

77
FARMS

6,228
ACRES

Chickadee Creek Farm, Mercer County, Photo by Katie Chookagian



AT A GLANCE



Farmland Preservation Totals By Program

*rounded up

County Planning Incentive Grant Program	FY22	27 FARMS	2,065 ACRES
Municipal Planning Incentive Grant Program	FY22	12 FARMS	413 ACRES
State Direct Easement Program	FY22	32 FARMS	3,459 ACRES
Nonprofit Program	FY22	5 FARMS	215 ACRES
Donation To State	FY22	1 FARM	78 ACRES

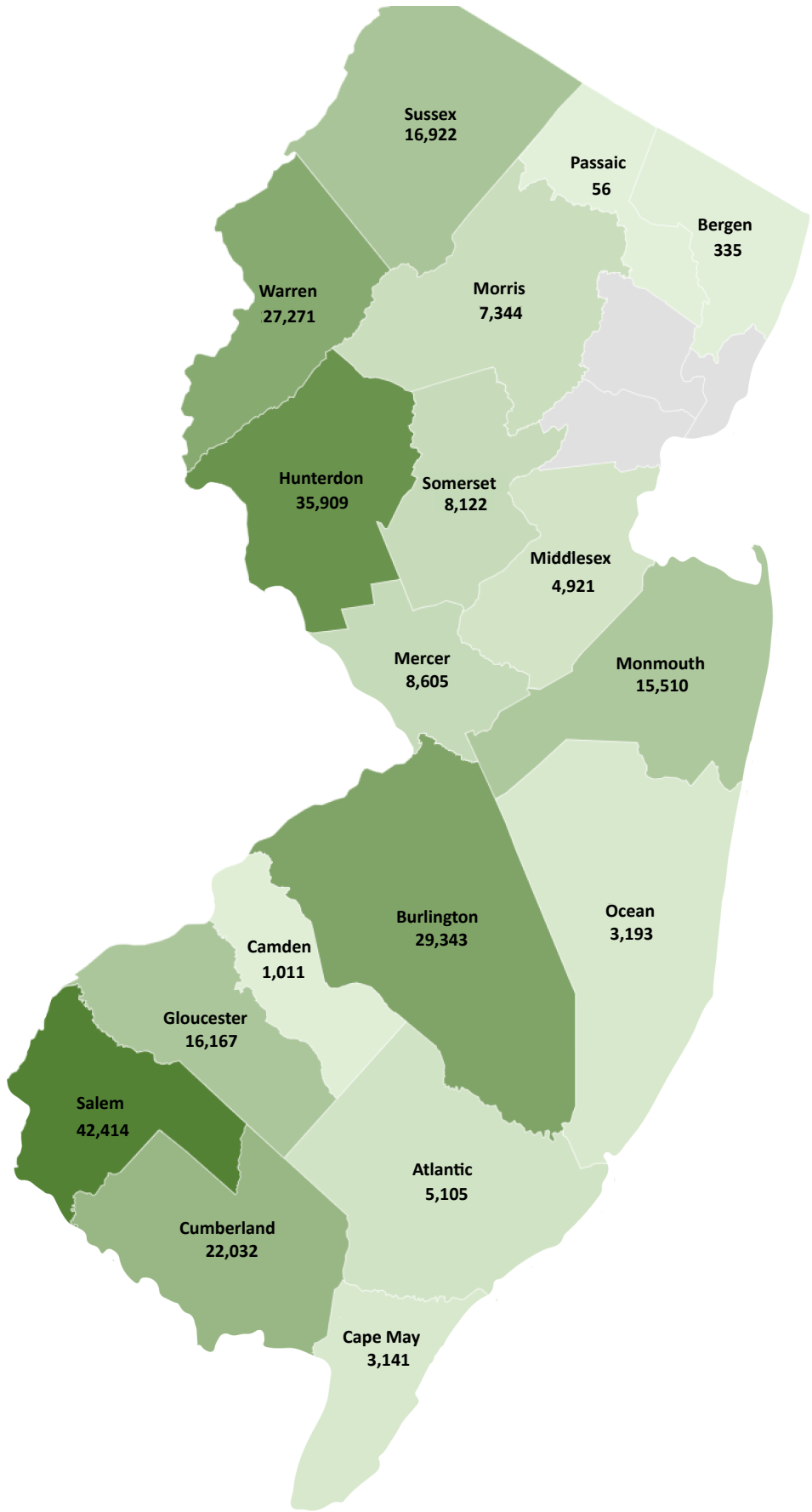
Summary of Farmland Preserved (Through 6/30/2022)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Atlantic	48	8	5,105	106	17,577,982	3,443	13,423,506	76.37%	4,154,476
Bergen	8	5	335	42	19,752,944	58,927	10,866,840	55.01%	8,886,103
Burlington	242	21	29,343	121	155,394,782	5,296	93,364,444	60.08%	62,030,339
Camden	14	3	1,011	72	13,732,709	13,579	6,149,953	44.78%	7,582,756
Cape May	51	6	3,141	62	18,969,353	6,039	11,428,961	60.25%	7,540,392
Cumberland	232	12	22,032	95	66,813,045	3,033	48,449,531	72.52%	18,363,515
Gloucester	221	14	16,167	73	124,811,260	7,720	79,981,130	64.08%	44,830,130
Hunterdon	462	19	35,909	78	300,835,308	8,378	210,311,253	69.91%	90,524,056
Mercer	117	8	8,605	74	105,287,719	12,236	62,938,531	59.78%	42,349,188
Middlesex	55	7	4,921	89	62,771,482	12,756	41,112,589	65.50%	21,658,892
Monmouth	213	11	15,510	73	245,950,082	15,858	152,150,017	61.86%	93,800,064
Morris	116	12	7,344	63	149,223,868	20,319	83,127,249	55.71%	66,096,619
Ocean	48	5	3,193	67	26,506,787	8,301	17,969,317	67.79%	8,537,470
Passaic	2	2	56	28	3,553,345	63,399	1,539,426	43.32%	2,013,919
Salem	393	12	42,414	108	186,896,253	4,406	143,669,677	76.87%	43,226,576
Somerset	111	7	8,122	73	139,731,766	17,203	80,304,167	57.47%	59,427,599
Sussex	161	14	16,922	105	57,940,741	3,424	40,274,484	69.51%	17,666,257
Warren	307	19	27,271	89	139,230,473	5,105	89,307,050	64.14%	49,923,423
All Counties	2,801	185	247,402	88	1,834,979,898	7,417	1,186,368,122	64.65%	648,611,776

Summary of Farmland Preserved in FY2022 (7/1/2021-6/30/2022)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Burlington	7	3	345	49	1,312,195	3,803	897,093	68.37%	415,102
Cape May	1	1	356	356	815,376	2,291	366,919	45.00%	448,457
Cumberland	9	5	764	85	3,306,347	4,326	2,573,740	77.84%	732,607
Gloucester	2	2	92	46	765,469	8,361	472,158	61.68%	293,311
Hunterdon	11	7	819	74	4,726,661	5,773	4,110,286	86.96%	616,375
Mercer	1	1	123	123	1,333,012	10,800	1,333,012	100.00%	0
Monmouth	2	2	61	31	3,544,253	57,908	2,033,558	57.38%	1,510,695
Morris	1	1	24	24	463,521	18,936	264,387	57.04%	199,133
Salem	20	7	1,679	84	8,198,175	4,883	7,222,114	88.09%	976,061
Somerset	1	1	20	20	368,668	18,500	181,843	49.32%	186,825
Sussex	9	7	790	88	3,231,375	4,089	3,190,412	98.73%	40,963
Warren	13	10	1,154	89	4,559,254	3,950	3,363,756	73.78%	1,195,499
All Counties	77	47	6,228	81	32,624,306	5,238	26,009,278	79.72%	6,615,028

Preserved Acres by County through 6/30/2022



Farmland Preservation Funding

~\$71.7 million in funding for the Farmland Preservation Program in FY2022

County Planning Incentive Grant (PIG)

\$18 million

Municipal Planning Incentive Grant (PIG)

\$4.5 million

State Direct Easement Program

\$45.5 million

Nonprofit Program

\$440 thousand

Stewardship Cost Sharing Grants

Soil & Water and Deer Fence

\$3.32 million



Planning For Farmland Preservation

The SADC's Planning Incentive Grant (PIG) programs require counties and municipalities to develop and adopt comprehensive farmland preservation plans to receive state funding. These plans detail farmland preservation goals and other key strategies to help retain agriculture, focusing on land use planning, economic development, natural resource conservation, and overall local support for agriculture.

During FY22, the ten municipalities that applied to receive SADC approval for their Comprehensive Farmland Preservation Plan updates were approved and adopted via resolution. In January 2022 the SADC approved Knowlton Township, Warren County, and Blairstown Township, Warren County. In May, plans were approved for: Franklin Township, Gloucester County;

Readington Township, Hunterdon County; Union Township, Hunterdon County; Pittsgrove Township, Salem County; Frelinghuysen Township, Warren County; Harmony Township, Warren County; Hope Township, Warren County; and White Township, Warren County.

Also, during FY22, Mercer County received SADC final approval of their County Comprehensive Farmland Preservation Plan update, which was approved in September 2021.

In total, there are eighteen counties and forty-four municipalities with plans accepted by the SADC that are actively seeking to protect an additional 155,175 acres of New Jersey farmland over the next ten years.



Above: Holcombe Farm, Hunterdon County, Photo by Stefanie Miller
Left: Viereck Farm, Gloucester County, Photo by Kelly Doyle

County Planning Incentive Grant Program

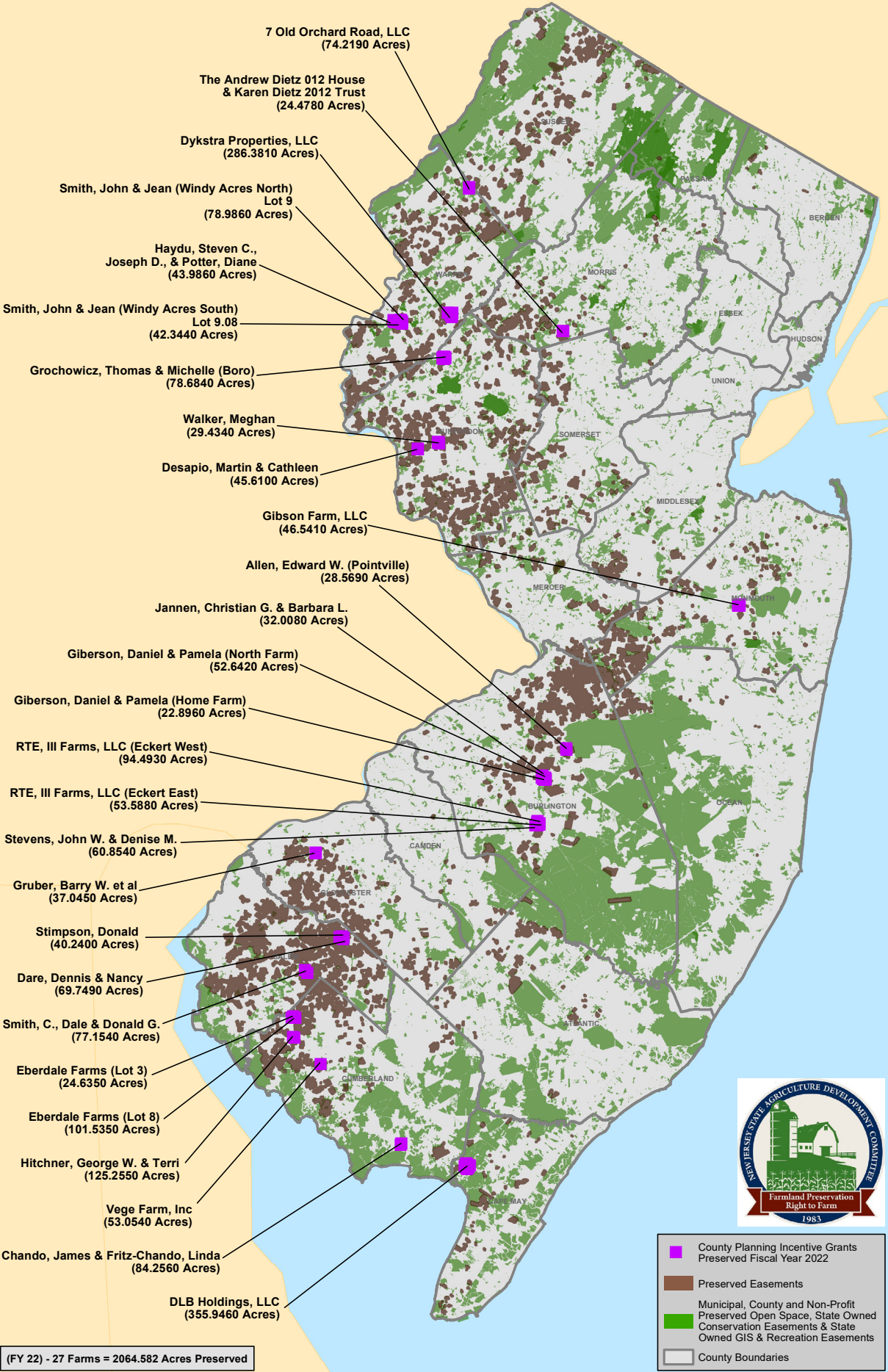
Twenty-seven farms were preserved through the County PIG Program FY22, totaling 2,065 acres.

County	Municipality	Original Landowner	Easement Acres
Burlington	Pemberton Twp.	Allen, Edward W. (Pointville)	28.5690
Burlington	Southampton Twp.	Giberson, Daniel & Pamela (Home Farm)	22.8960
Burlington	Southampton Twp.	Giberson, Daniel & Pamela (North Farm)	52.6420
Burlington	Southampton Twp.	Jannen, Christian G. & Barbara L.	32.0080
Burlington	Tabernacle Twp.	RTE, III Farms, LLC (Eckert East)	53.5880
Burlington	Tabernacle Twp.	RTE, III Farms, LLC (Eckert West)	94.4930
Burlington	Tabernacle Twp.	Stevens, John W. & Denise M.	60.8540
Cape May	Dennis Twp.	DLB Holdings, LLC	355.9460
Cumberland	Commercial Twp.	Chando, James & Fritz-Chando, Linda	84.2560
Cumberland	Hopewell Twp.	Eberdale Farms (Lot 3)	24.6350
Cumberland	Hopewell Twp.	Hitchner, George W. & Terri	125.2550
Cumberland	Hopewell Twp.	Vege Farm, Inc.	53.0540
Cumberland	Stow Creek Twp.	Eberdale Farms (Lot 8)	101.5350
Gloucester	East Greenwich Twp.	Gruber, Barry W. et al	37.0450
Hunterdon	Franklin Twp.	Walker, Meghan	29.4340
Hunterdon	Glen Gardner Boro Bethlehem Twp. Hampton Boro Kingwood Twp.	Grochowicz, Thomas & Michelle (Boro)	78.6840
Hunterdon		DeSapio, Martin A. and Cathleen J.	45.6100
Monmouth	Freehold Twp.	Gibson Farm, LLC	46.5410
Morris	Chester Twp.	The Andrew Dietz 2012 House & The Karen Dietz 2012 House Trust	24.4780
Salem	Alloway Twp.	Smith, C, Dale & Donald G.	77.1540
Salem	Upper Pittsgrove Twp.	Dare, Dennis & Nancy	69.7490
Salem	Upper Pittsgrove Twp.	Stimpson, Donald	40.2400
Warren	Hardwick Twp.	7 Old Orchard Road, LLC	74.2190
Warren	Harmony Twp.	Haydu, Steven C., Joseph D., and Potter, Diane	43.9860
Warren	Harmony Twp. White Twp.	Smith, John & Jean (Windy Acres North) Lot 9	78.9860
Warren	Harmony Twp.	Smith, John & Jean (Windy Acres South) Lot 9.08	42.3440
Warren	Mansfield Twp.	Dykstra Properties, LLC	286.3810

Eberdale Farm, Cumberland County, Photo by Amy Mandelbaum



County Planning Incentive Grant Program New Jersey Farmland Preservation Program - Permanently Preserved in FY 2022



Municipal Planning Incentive Grant Program

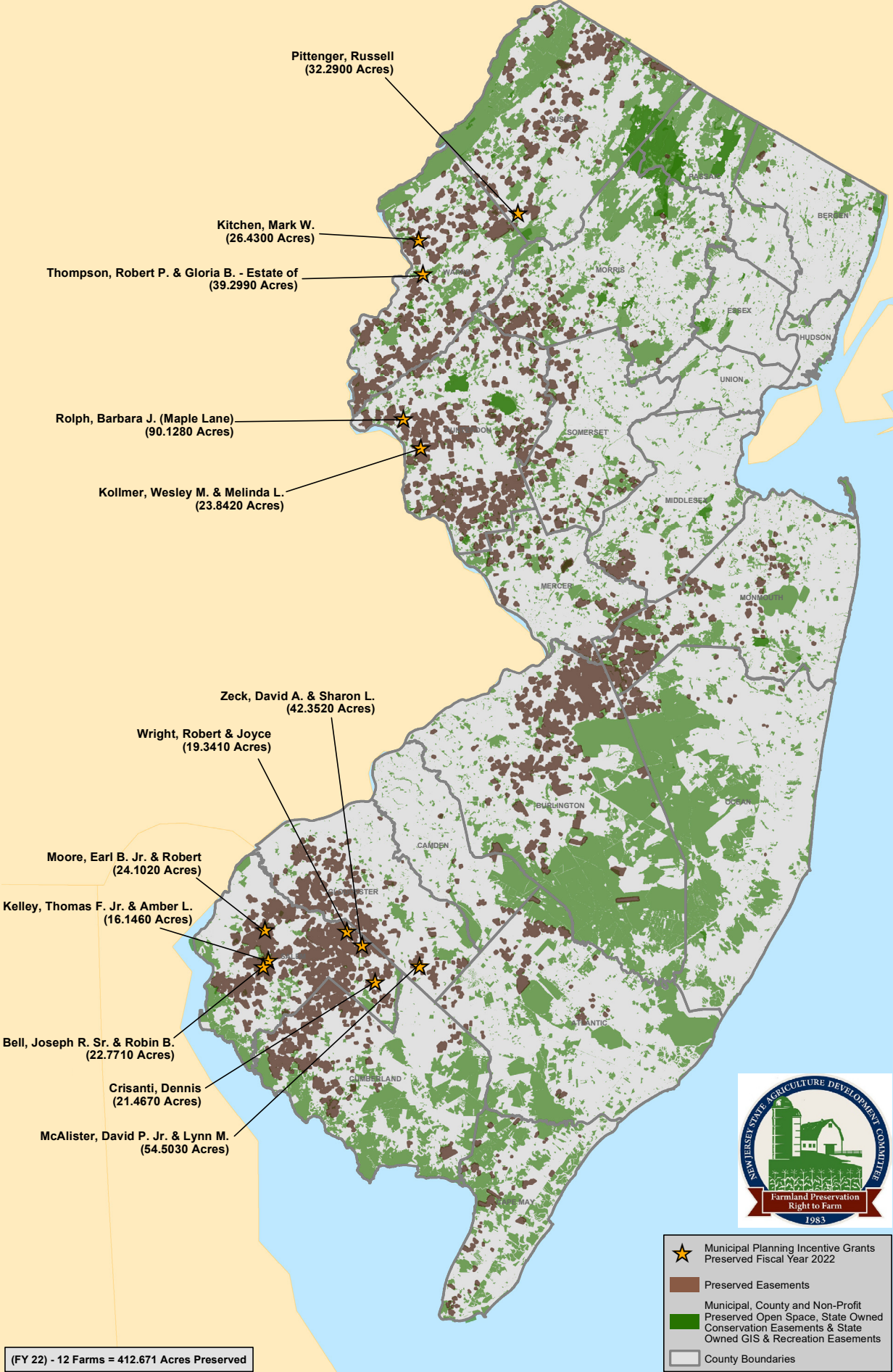
Twelve farms were preserved through the Municipal PIG Program in FY22, totaling 413 acres.

County	Municipality	Original Landowner	Easement Acres
Gloucester	Franklin Twp.	McAlister, David P. Jr. & Lynn M.	54.5030
Hunterdon	Holland Twp.	Rolph, Barbara J. (Maple Lane)	90.1280
Hunterdon	Kingwood Twp.	Kollmer, Wesley M. & Melinda L.	23.8420
Salem	Alloway Twp.	Bell, Joseph R. Sr & Robin B.	22.7710
Salem	Mannington Twp.	Kelley, Thomas F. Jr. & Amber L.	16.1460
Salem	Mannington Twp.	Moore, Earl B. Jr. & Robert	24.1020
Salem	Pittsgrove Twp.	Crisanti, Dennis	21.4670
Salem	Upper Pittsgrove Twp.	Wright, Robert & Joyce	19.3410
Salem	Upper Pittsgrove Twp.	Zeck, David A. & Sharon L.	42.3520
Sussex	Green Twp.	Pittenger, Russell	32.2900
Warren	Knowlton Twp.	Kitchen, Mark W.	26.4300
Warren	White Twp.	Thompson, Robert P. & Gloria B. - Estate of	39.2990

Pittenger Farm, Sussex County, Photo by Rachel DeFlumeri



Municipal Planning Incentive Grant Program New Jersey Farmland Preservation Program - Permanently Preserved in FY 2022



State Direct Easement Program

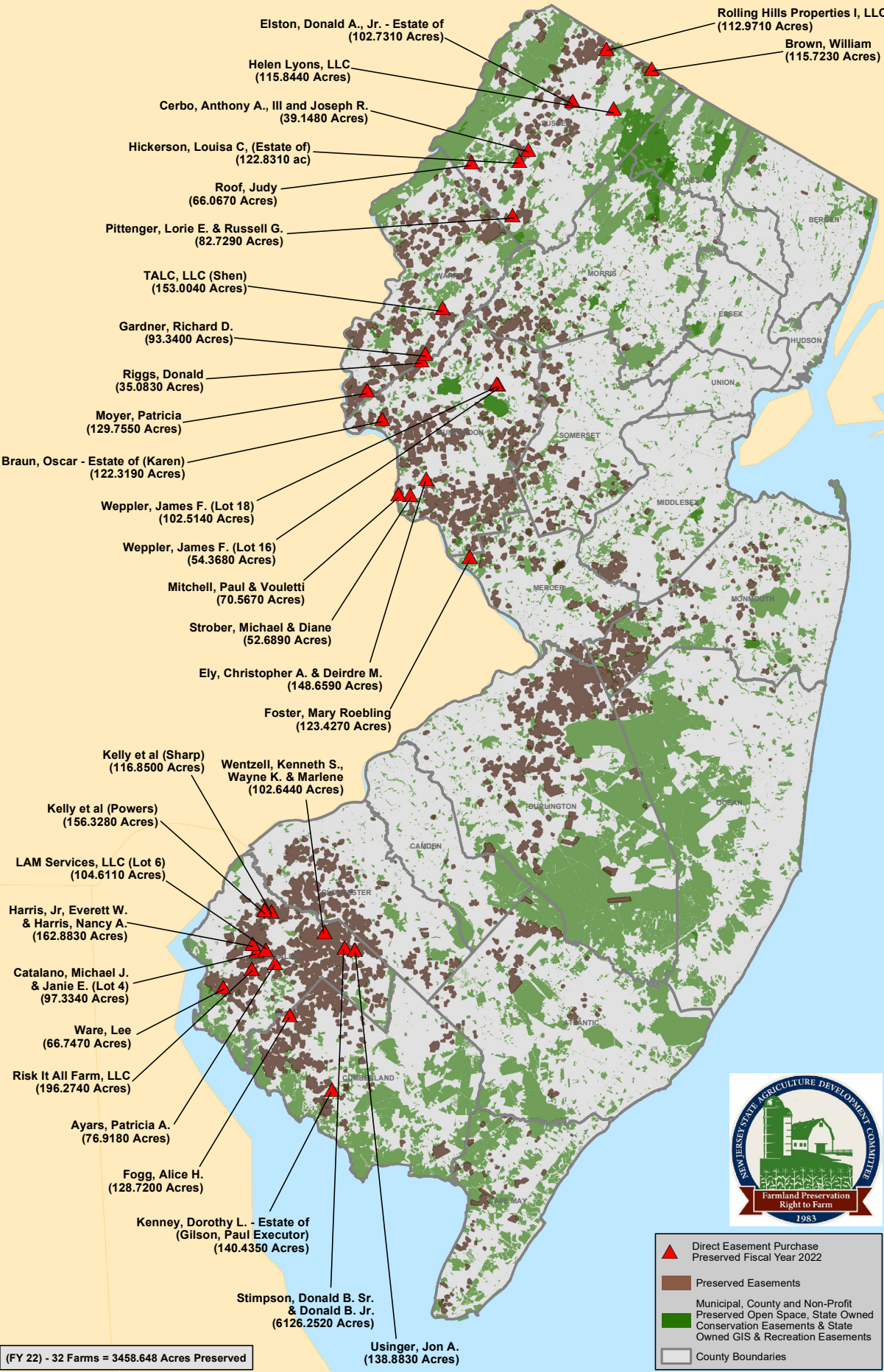
The SADC purchases development easements directly from landowners to preserve farmland through its State Acquisition, Direct Easement Purchase Program. Thirty-two farms were preserved through this program in FY22, totaling 3,459 acres.

County	Municipality	Original Landowner	Easement Acres
Cumberland	Lawrence Twp. Fairfield Twp.	Kenney, Dorothy L. - Estate of (Gilson, Paul Executor)	140.4350
Cumberland	Stow Creek Twp.	Fogg, Alice H.	128.7200
Hunterdon	Clinton Twp.	Wepler, James F. (Lot 16)	54.3680
Hunterdon	Clinton Twp.	Wepler, James F. (Lot 18)	102.5140
Hunterdon	Holland Twp.	Braun, Oscar - Estate of (Karen)	122.3190
Hunterdon	Kingwood Twp.	Ely, Christopher A. & Deirdre M.	148.6590
Hunterdon	Kingwood Twp.	Mitchell, Paul & Vouletti	70.5670
Hunterdon	Kingwood Twp.	Strober, Michael & Diane	52.6890
Mercer	Hopewell Twp.	Foster, Mary Roebling	123.4270
Salem	Alloway Twp.	Ayars, Patricia A.	76.9180
Salem	Elsinboro Twp.	Ware, Lee R.	66.7470
Salem	Mannington Twp.	Catalano, Michael J. & Janie E. (Lot 4)	97.3340
Salem	Mannington Twp.	Harris, Jr., Everett W. & Harris, Nancy A.	162.8830
Salem	Mannington Twp.	LAM Services, LLC (Lot 6)	104.6110
Salem	Mannington Twp.	Risk It All Farm, LLC	196.2740
Salem	Pilesgrove Twp.	Kelly et al (Powers)	156.3280
Salem	Pilesgrove Twp.	Kelly et al (Sharp)	116.8500
Salem	Upper Pittsgrove Twp.	Stimpson, Donald B. Sr. & Donald B. Jr.	126.2520
Salem	Upper Pittsgrove Twp.	Usinger, Jon A.	138.8830
Salem	Upper Pittsgrove Twp.	Wentzell, Kenneth S., Wayne K. & Marlene	102.6440
Sussex	Green Twp.	Pittenger, Lori E. & Russell G.	82.7290
Sussex	Hampton Twp.	Cerbo, Anthony A., III, and Joseph R.	39.1480
Sussex	Hampton Twp.	Hickerson, Louisa C. (Estate of)	122.8310
Sussex	Fredon Twp.	Roof, Judy	66.0670
Sussex	Stillwater Twp.	Brown, William	115.7230
Sussex	Vernon Twp.	Helen Lyons, LLC	115.8440
Sussex	Hardyston Twp.	Elston, Donald A., Jr. - Estate of	102.7310
Sussex	Wantage Twp.	Rolling Hills Properties I, LLC	112.9710
Warren	Franklin Twp.	Gardner, Richard D.	93.3400
Warren	Franklin Twp.	Riggs, Donald	35.0830
Warren	Mansfield Twp.	TALC, LLC (Shen)	153.0040
Warren	Pohatcong Twp.	Moyer, Patricia	129.7550

Pittenger Farm, Sussex County, Photo by Rachel DeFlumeri



Direct Easement Purchase Program New Jersey Farmland Preservation Program - Permanently Preserved in FY 2022



Nonprofit Program

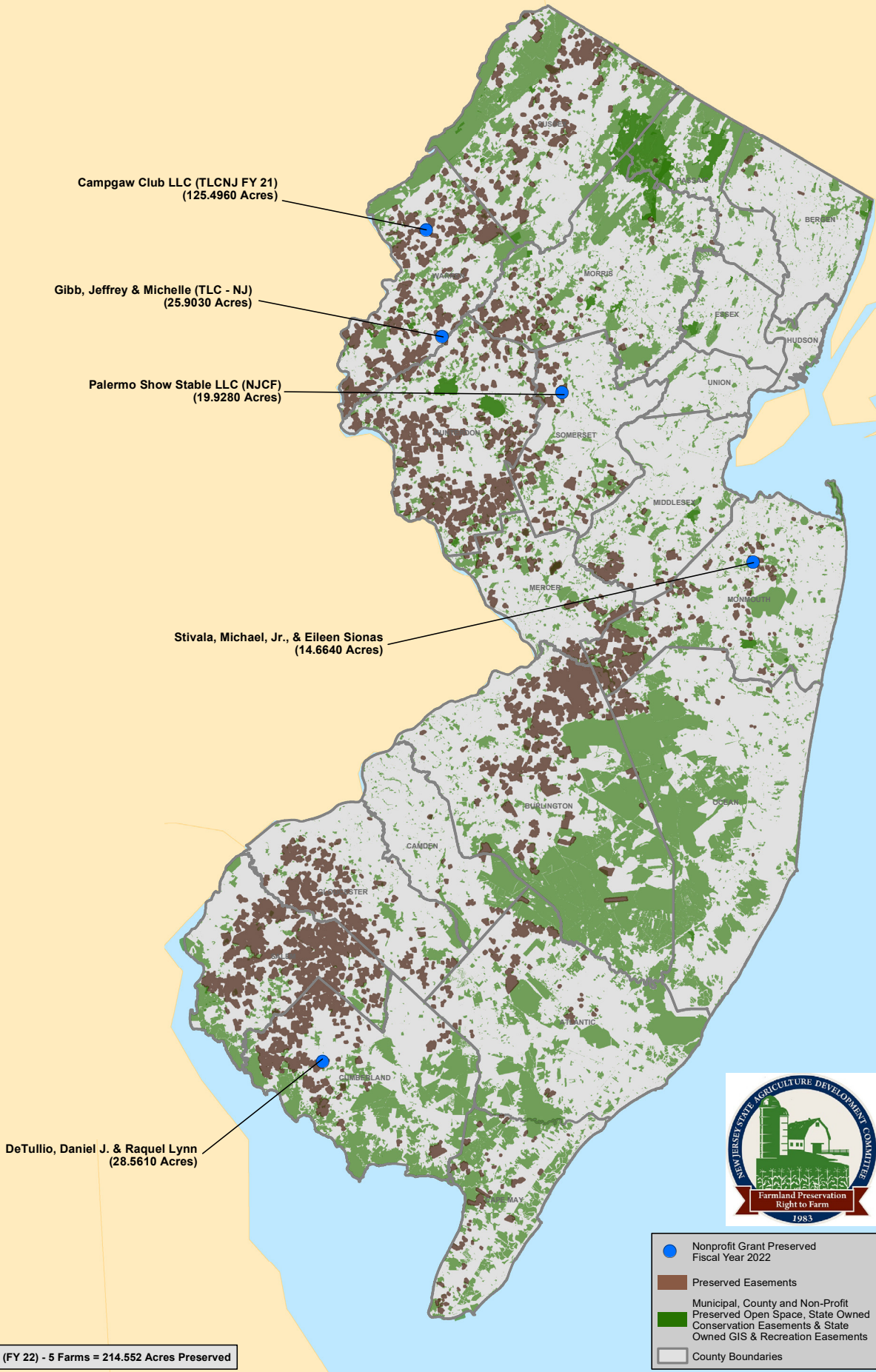
The SADC provides cost-sharing grants to nonprofits to assist them in purchasing development easements to preserve farmland. Five farms were preserved through the Nonprofit program in FY2022 for an additional 215 acres.

County	Municipality	Original Landowner	Easement Acres
Cumberland	Fairfield Twp.	DeTullio, Daniel J. & Raquel Lynn	28.5610
Monmouth	Colts Neck Twp.	Stivala, Michael, Jr., & Eileen Sionas	14.6640
Somerset	Bedminster Twp.	Palermo Show Stable LLC (NJCF)	19.9280
Warren	Hope Twp.	Campgaw Club LLC (TLCNJ FY 21)	125.4960
Warren	Blairstown Twp. Washington Twp.	Gibb, Jeffrey & Michelle (TLC - NJ)	25.9030

Gibb Farm, Warren County, Photos by Rachel DeFlumeri



Nonprofit Grant Program New Jersey Farmland Preservation Program - Permanently Preserved in FY 2022



Term Farmland Preservation Program

Landowners may choose to preserve their land for agricultural purposes for an eight-year or sixteen-year term, rather than permanently. While landowners are not paid to enter a term preservation program, enrolling their land makes landowners eligible for certain benefits, including the opportunity to apply for soil and water conservation grants. At the close of FY2022, there were 44 farms totaling approximately 2,624 acres enrolled in a Term Farmland Preservation Program agreement.



County	Farms Term Preserved	Active Term Acres	Eligible Grant Funds
Atlantic	18	612	\$275,876
Burlington	5	1,416	\$147,534
Gloucester	10	415	\$212,346
Hunterdon	3	66	\$39,491
Monmouth	2	16	\$9,768
Morris	5	92	\$54,366
Ocean	1	7	\$4,379
Grand Total	44	2,624	\$743,760

New Jersey Pinelands

Eight farms in the Pinelands region of Burlington and Cape May Counties were preserved in FY22 for an additional 701 acres. Farm owners in agricultural production, special agricultural production, and preservation areas continue to benefit from the “Pinelands Formula” as an alternative to a traditional easement purchase appraisal. The formula considers not only Pinelands Development Credit (PDC) values and current development potential, but also the presence of important agricultural and environmental features.

Pinelands Region *(Summary of Preserved Farmland Through 6/30/2022)*

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Atlantic	43	6	4,801	112	16,528,769	3,443	12,374,293	74.87%	4,154,476
Burlington	57	8	7,479	131	26,560,159	3,551	18,437,112	69.42%	8,123,047
Camden	12	2	910	76	3,628,094	3,987	2,633,714	72.59%	994,380
Cape May	10	4	1,000	100	2,624,039	2,623	1,515,424	57.75%	1,108,615
Gloucester	13	2	1,354	104	3,084,166	2,278	2,418,945	78.43%	665,221
Ocean	8	3	179	22	4,074,599	22,787	2,452,777	60.20%	1,621,822
All Counties	143	25	15,722	110	56,499,826	3,594	39,832,265	70.50%	16,667,561

Giberson Farm, Burlington County, Photo by Amy Mandelbaum



New Jersey Highlands

Twenty-two farms received SADC cost-share grants in the Highlands region in FY22 adding thirteen farms and 939 acres in the Highlands Planning area and nine farms in the Highlands Preservation area for an additional 953 acres.

Valuation Provision” which requires an appraisal valuation based on” pre-highlands” zoning and environmental regulations that were in place on January 1, 2004.

Qualified farm owners in the Highlands continued to benefit from the “Dual-Appraisal

The Highlands Act was amended in 2019 to extend this provision another five years, until June 30th, 2024.

Highlands Preservation and Planning Areas

(Summary of Preserved Farmland Through 6/30/2022)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	4	1	291	73	9,128,750	31,400	5,795,420	63.49%	3,333,330
Hunterdon	161	12	12,400	77	107,948,254	8,705	79,846,872	73.97%	28,101,382
Morris	113	11	7,156	63	142,351,076	19,892	78,821,638	55.37%	63,529,438
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	31	3	2,317	75	51,104,675	22,056	30,067,194	58.83%	21,037,481
Sussex	26	6	2,763	106	11,929,195	4,318	8,496,586	71.23%	3,432,609
Warren	248	18	22,606	91	118,687,227	5,250	76,352,884	64.33%	42,334,343
All Counties	584	52	47,574	81	442,135,872	9,294	279,972,612	63.32%	162,163,261

Highlands Preservation Area

(Summary of Preserved Farmland Through 6/30/2022)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	3	1	244	81	5,263,844	21,609	3,568,386	67.79%	1,695,458
Hunterdon	51	9	4,126	81	49,193,371	11,924	39,115,441	79.51%	10,077,930
Morris	87	5	6,010	69	97,895,650	16,289	55,498,345	56.69%	42,397,305
Passaic	1	1	41	41	986,695	24,000	592,017	60.00%	394,678
Somerset	2	2	327	164	4,389,817	13,418	2,480,304	56.50%	1,909,514
Sussex	8	2	1,144	143	3,671,296	3,209	2,800,177	76.27%	871,119
Warren	91	13	7,728	85	41,439,170	5,362	28,510,784	68.80%	12,928,386
All Counties	243	33	19,619	81	202,839,843	10,339	132,565,453	65.35%	70,274,390

Highlands Planning Area

(Summary of Preserved Farmland Through 6/30/2022)

Participating County	Number of Farms	Number of Municipalities	Acres	Average Farm Size	Total Cost	Per Acre Total Cost	State Cost	State Cost Share Percent	County Municipality Federal Cost Share
Bergen	1	1	47	47	3,864,906	82,000	2,227,034	57.62%	1,637,872
Hunterdon	111	8	8,349	75	59,652,939	7,145	41,629,488	69.79%	18,023,451
Morris	28	10	1,591	57	50,655,911	31,830	26,892,607	53.09%	23,763,304
Somerset	29	2	1,990	69	46,714,858	23,476	27,586,890	59.05%	19,127,968
Sussex	19	6	1,691	89	8,974,234	5,306	6,126,210	68.26%	2,848,024
Warren	162	17	15,720	97	80,760,313	5,137	50,545,140	62.59%	30,215,173
All Counties	350	44	29,389	84	250,623,160	8,528	155,007,368	61.85%	95,615,792

Dykstra Farm, Warren County, Photo by Stefanie Miller



Non-Agricultural Project Reviews

The SADC is active in reviewing non-agricultural development projects involving preserved farmland and land in Agriculture Development Areas (ADAs) to determine the effect of these projects on the preservation and enhancement of agriculture in the ADA and overall State agriculture and development policies.

In FY22, the SADC reviewed a regional sewer line project proposed by the Gloucester County Utilities Authority. The project included a request to

condemn a 20-foot-wide easement, totaling 0.365 acres, across a farm that the County of Gloucester had preserved for the installation of the sanitary sewer line using a trenchless, underground, directional drilling method.

In addition, the SADC coordinated with affected farmland owners and the appropriate local government agencies overseeing three ongoing bridge repair projects in Bergen, Somerset, and Sussex counties.

Van Ness Bridge, Somerset County, Photo by Steve Bruder



Geographic Information System (GIS) Mapping

The SADC's GIS section provides mapping and database support for the Committee's planning, acquisition, and stewardship activities. The SADC announced the creation of its Public Web Map service which provides access to interactive online farmland preservation mapping. Users can locate preserved farmland and related information,

including associated spatial features. In addition, the SADC now also hosts several of its spatial data layers as online services, allowing the public and our preservation partners easy access for their own mapping needs. The SADC Web Map can be accessed through the SADC home page: <https://www.nj.gov/agriculture/sadc/>



New Jersey Conservation Blueprint Project

The SADC continues to support the development of the N.J. Conservation Blueprint project, a powerful and easy-to-use computer mapping site created by Rowan University's Geospatial Lab. The Blueprint project allows users to access high-resolution, site-specific information about land in New Jersey, including various agricultural and

environmental characteristics. SADC staff use this tool extensively to quickly identify farmland attributes to have better informed discussions with preservation partners and landowners. The NJ Conservation Blueprint website can be found here: www.njmap2.com/blueprint.

The SADC strives to ensure proper stewardship of preserved farmland and promote efforts to support the business of farming on preserved land. In addition to coordinating the Right to Farm, Agricultural Mediation, and Farm Link Programs, the SADC administers grant programs for deer fencing and soil and water conservation projects; administers other post-preservation requests including for rural microenterprises and renewable energy; and supports next-generation farmers through beginning farmer initiatives.

Deer Fence Grants



Chickadee Creek Farm, Mercer County, Photo by Katie Chookagian

Eligible farmers can apply to the SADC for a cost-share grant to help cover the cost of installing deer fencing on permanently preserved farms. The grants may cover up to 50 percent of the materials and installation costs, not exceeding \$200/acre or a total grant of \$20,000.

Following successful first and second rounds of Deer Fencing Grants in FY2017 and FY2019 where applications had to be submitted by a specific date, in FY2020 the SADC updated its program policy to allow applications to be submitted on a rolling basis.

In total, the SADC has approved 65 deer fencing grant applications and obligated \$909,518.35 in cost-share grant funding through the end of FY2022. From FY2017 to the close of FY2022, farmers had completed 28 deer fencing projects, and the SADC had issued \$368,619.18 in deer fencing grant reimbursements. Farmers whose applications have been approved have three years to complete their projects.

Farmers have responded positively and shared they intend to add new crops they would have avoided before having the added protection of deer fencing. Of the six projects completed during FY2022, farmers said they planned to grow vegetables in five of the newly fenced areas. Three of the six farmers intended to plant fruit crops; one farmer planned to plant pasture grass; and another planned to plant hay and nursery stock.

~65 applications approved
~28 fence projects completed
~28 miles of fencing installed
~1,187 acres fenced
~\$369,000 reimbursed

Renewable Energy

In FY2022 the SADC approved proposed for solar, wind and biomass energy generation solar energy generation projects on four on preserved farms. Since the inception of the preserved farms pursuant to P.L. 2009, c. 213, law, a total of 54 solar energy projects have been which established certain limits and criteria approved on 43 preserved farms.

Town/ County	Approval Date	Rated Capacity (kWh)	Mounting Type	Ag Production	Occupied Area (sq./ft.)	Demand Use
Middle Twp., Cape May County	7/23/2021	23,900	Rooftop	Nursery Stock	1,541	Residence & Equipment Garage
Lower Alloways Creek Twp., Salem County	8/18/2021	39,831	Rooftop	Aquaculture & Grain	2,020	Aquaculture Facility
Elk Twp., Gloucester County	10/4/2021	8,096	Rooftop	Grain & Grapes	430	Residence
Hopewell Twp., Mercer County	5/26/2022	29,036	Ground	Grain, Hay & Livestock	4,150	Residence & Barn

Farm Link

The Farm Link Program is designed to help farmers and landowners connect and also have access to farming resources. Beginning and established farmers seeking to access land and farming opportunities can see farmland available online at www.njlandlink.org. Landowners with farmland and business opportunities can also use the interactive linking service to connect.

The SADC also has resource pages with valuable information about starting a farm, leasing farmland, and developing farm transfer and succession planning, which can be found here: www.nj.gov/agriculture/sadc/farmlink/resources/.

During FY2022, NJ Land Link had more than 1,940 registered users and 295 active listings for farmland available or potential farmers seeking access to land. The NJ Land Link website was visited by more than 9,400 people during more than 15,900 sessions in FY2022.

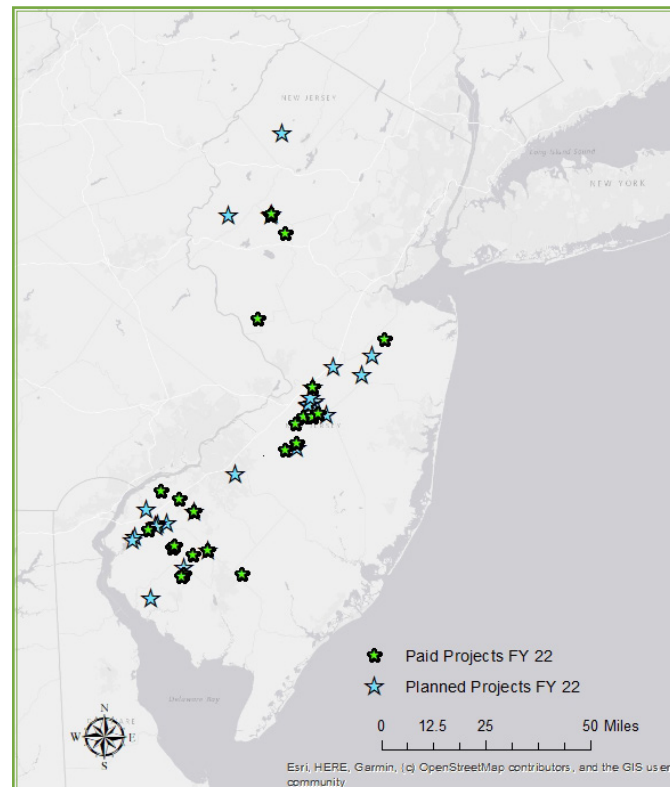


Soil & Water Grants

Farms that are permanently preserved or enrolled in the term farmland preservation program (for an 8 or 16-year term) can apply for soil and water conservation grants. Grant amounts are based on farm size and can fund up to 50 percent of approved project costs.

Eligible projects include those designed to control and prevent soil erosion and sediment damage; control pollution on farmland; impound, store and manage water for agricultural purposes; or improve management of land and soils to achieve maximum agricultural productivity. The State Soil Conservation Committee has approved twenty project types as eligible for cost-sharing through the SADC Soil and Water Grants Program (see the bulleted list of project types on page 25). For more information on specific projects, see the State Soil Conservation Committee's rules, N.J.A.C. 2:90.

In FY22, the SADC funded 29 new projects for \$868,801.31. During the same time frame, 21 existing projects were completed with a total of \$438,458 paid. Some of these projects include surface and subsurface drainage and irrigation systems.



The SADC hired a full-time conservation planner certified by the Natural Resource Conservation Service (NRCS) to aid and develop conservation plans and program contracts. The conservation planner has been integral in reducing backlogs across the state and facilitating projects that otherwise would still be waiting to complete NRCS compliant plans.

Below: Case Farm, Hunterdon County, Photo by Heidi Winzinger



Grants Available For:

- Terrace Systems
- Diversions
- Contour Farming
- Strip-Cropping Systems
- Sod Waterways
- Windbreak Restoration or Establishment
- Stream Protection
- Permanent Vegetative Cover
- Precision Land Shaping & Grading
- Water Impoundment Reservoirs
- Irrigation Systems
- Permanent Open Drainage Systems
- Sediment Retention, Erosion, or Water Control Structures
- Underground Drainage Systems
- Developing Facilities for Livestock Water
- Forest Tree Stand Improvement
- Forest Tree Plantations
- Site Preparation for Natural Regeneration
- Animal Waste Control Facilities
- Agrichemical Handling Facilities

Left: Johnson Farm, Cumberland County, Photo by Kelly Doyle



Rural Microenterprise

Under the Rural Microenterprise Law (P.L. 2015, c. 275) and the related rules that became effective June 2018, a farmer who owns a qualifying preserved farm can apply for a special permit to conduct a rural microenterprise on the farm.

Rural microenterprise or “RME” is defined as a small-scale business or activity that is fully compatible with the agricultural use and

production on the premises and does not, at any time, detract from, diminish, or interfere with the agricultural use of the premises; and is incidental to the agricultural use of the premises. The program’s rules also promote and incentivize the preservation of historic and culturally significant agricultural structures on preserved farms.



Birch Creek Farm, Monmouth County, Photo by Heidi Winzinger

There were no RME’s approved during FY2022. Two RMEs are currently permitted to operate on preserved farmland:

- Birch Creek Farm in Upper Freehold Township, Monmouth County, converted an underutilized barn into a shop for a mobile farm equipment repair service.
- Pheasant Hill Farm in Upper Freehold Township, Monmouth County, converted a portion of an indoor riding arena into an equine clinic and surgery facility.

Agricultural Leasing Pilot Program

In May 2018 the SADC entered into a long- term lease on an 87-acre preserved farm it owns in West Amwell, Hunterdon County. The SADC acquired the farm in fee simple in 2007 and offered it for lease with terms that provide for extensions – up to a total lease term of 12 years – for a tenant farmer who successfully implements needed conservation practices on the farm.

By the end of FY2022, the tenant farmer had installed the majority of the needed conservation practices. Most of the installation costs for the work were covered through Federal conservation cost-share grants through Conservation Reserve Enhancement Program (CREP) and The Environmental Quality Incentive Program (EQIP), and the remainder of the tenant farmer’s costs were covered as deductions from the farmer’s lease

payments, as outlined in his lease agreement with the SADC.

This innovative approach of using a conservation-oriented, long-term lease has resulted in many benefits:

- Erosion issues being addressed, soil and water resources being conserved, and long-term capital improvements being made;
- Increase to the number of acres in production, improved farming efficiency, and a longer and more secure planning horizon for the farmer;
- No ultimate cost to the tenant farmer; and
- The maximal utilization of Federal grants.

The pilot project is in response to requests from the agricultural community for long-term leases to promote farm viability.

Case Farm, Hunterdon County, Photo by Jasen Berkowitz



RIGHT TO FARM PROGRAM

The SADC administers the Right to Farm Program in partnership with New Jersey's 18 County Agriculture Development Boards (CADBs) to protect responsible commercial farms from public and private nuisance actions and unduly restrictive local regulations. In order to receive formal Right to Farm Act protection, farms must be operated in conformance with generally accepted practices and other eligibility criteria. Formal Right to Farm determinations are made by CADBs and the SADC on a case-by-case basis and must include a consideration and balancing of the interests of each party, including relevant local ordinances.

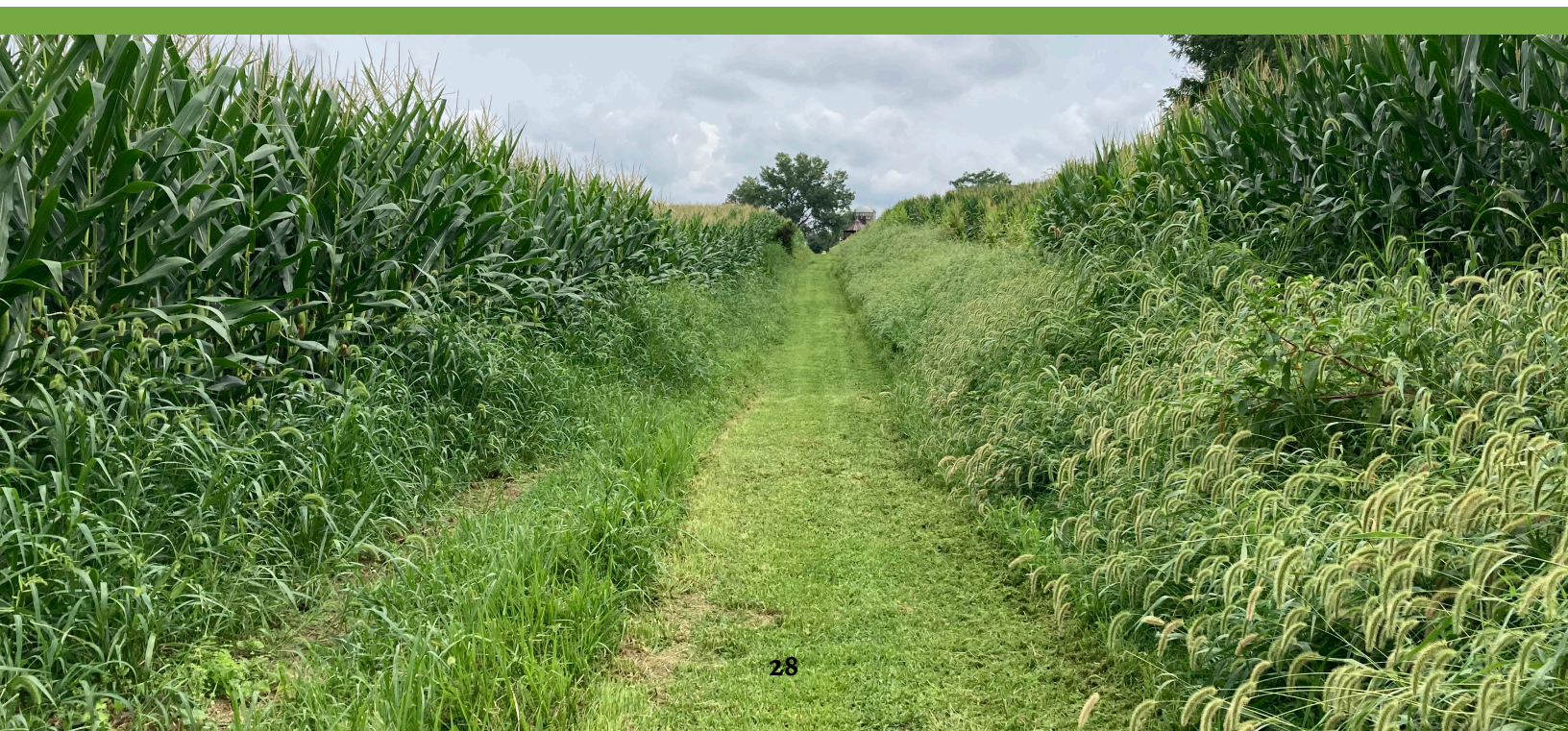
The SADC issued a final decision in a case involving the impacts of the feeding practices on a beef cattle operation. This case considered whether the feeding of source-separated food waste (SSFW) to cattle on a Monmouth County farm was entitled to Right to Farm protection. After balancing the interests of the commercial farmer and adjoining

residents, the SADC held that while the feeding of SSFW to cattle was a generally accepted agricultural management practice, this specific feeding operation resulted in unreasonable conditions to neighbors, including odors from the SSFW, thus rendering the particular practice ineligible for Right to Farm protection. The decision is the subject of a pending appeal.

In FY2022 SADC staff worked with key stakeholders in the shellfish industry and with the legislature to develop revisions to the Right to Farm Act recognizing shellfish aquaculture as an activity eligible for protection.

The SADC engaged in ongoing efforts to increase the awareness and understanding of the Right to Farm Act through virtual and in-person educational presentations to the NJ Association of Planning and Zoning Administrators and to the Foodshed Alliance on February 8 and March 18, 2022, respectively.

Moyer Farm, Hunterdon County, Photo by Stefanie Miller



AGRICULTURAL MEDIATION PROGRAM

Issues That Can Be Mediated Using the Program:

- Right to Farm/Farmer-Neighbor Issues
- USDA Program Issues
- Agricultural Credit Disputes
- Lease Issues (land, equipment, livestock, buildings)
- Farm Transition Issues
- Organic Compliance Issues

The Agricultural Mediation Program received mediation requests in 13 cases in FY2022.

8 cases involved Right to Farm/Farmer-Neighbor issues, 3 cases involved USDA program issues, 2 cases involved a farmland lease. The farmers and other parties reached an agreement in three of the five cases in which a mediation session was held. In two other cases, the administration of the mediation process (short of a mediation session) resulted in a resolution of the issues.

The range of Right to Farm/Farmer-Neighbor issues for which mediation was requested included water runoff, equipment storage, firewood processing, farm building construction, land clearing, dumping, land clearing, fencing, conflicts with local ordinances, on-farm direct marketing activities and events, and farm access.

Each mediation session is facilitated by a trained and impartial mediator who helps the parties examine their mutual issues, identify and consider options, and determine if they can agree on a solution.

Mediation is voluntary, confidential, and free and typically only takes a meeting or two to complete.

The SADC coordinates in-person, remote, and hybrid meeting options.

The SADC and Agricultural Mediation Program also hosted the 2022 Coalition of Agricultural Mediation Programs (CAMP) Conference from April 11-23, 2022 in Princeton, NJ. The conference brought together 35 people from around the country representing the agricultural mediation programs from 30 states. About 50% of the programs are run by nonprofits, 30% by state departments of agriculture, and 20% by extension/university. The conference's goal was to foster information sharing, program development, and networking among the programs. The program included speakers from Rutgers, USDA, commercial farms, a non-profit, and the New Jersey Department of Agriculture.



OUTREACH, TRAINING & GUIDANCE

The SADC attends and hosts several events around the state to educate partners and members of the farm community about the program. Additionally, internal education for SADC staff assists in assuring staff are best able to provide customer service.

Some events and activities during fiscal year 2022 include:

- Cindy Roberts, SADC Outreach & Educational Coordinator, participated in the Farm Bureau Convention with an informational table to distribute educational materials and speak with attendees.
- SADC Executive Director Susan Payne gave a presentation at the New Jersey League of Municipalities Conference about solar development on farmland in New Jersey. Topics included agrivoltaics, major laws that affect solar development on farmland, and the role of Agricultural Development Areas (ADA's) in the Grid Supply Law.
- SADC Resource Conservationist Dave Clapp led SADC staff training in reviewing conservation issues and solutions.
- Susan Payne and SADC's Chief of Legal Affairs, Brian Smith, Esq. presented to the New Jersey Association of Planning and Zoning Administrators titled "Garden State Rules: The Municipal Official's Guide to Farming in NJ."
- Susan Payne delivered an educational lecture for students from Rutgers Bloustein School of Planning and Public Policy about planning for farmland preservation.
- SADC Legal Specialist Alison Reynolds, Esq. and Brian Smith, Esq. gave a presentation to the Foodshed Alliance about Right to Farm basics, with a focus on single enterprise analysis.
- Agricultural Resource Specialist Dave Kimmel and Cindy Roberts attended the Northeast Organic Farming Association New Jersey open house to provide information about SADC programs to NOFA NJ members.
- Acquisition Team Leader, Stefanie Miller completed general program outreach at Alexandria Municipal Building, giving information about SADC program topics and the farmland preservation application process.

Preserved Farmland Community



The SADC filmed several videos giving a quick glimpse into the lives and mindsets of some New Jersey preserved farmland owners and operators. These videos are the beginning of a regular series the SADC will produce to highlight what it's like operating an agriculture business on a preserved farm.

In less than four minutes, you can meet all five current SADC "farmer" members, who, along with six other members, make up the eleven-member committee. They own and operate preserved farmland in New Jersey and volunteer their time and energy to guide New Jersey's farmland preservation program.

Pete Johnson (Johnson's Locust Hall Farm, Burlington County), Marty Bullock (Bullock Farms, Monmouth County), Roger Kumpel (Greenfield

Farm, Burlington County), Scott Ellis (Ellis Farms, Mercer County), and Rich Norz (Norz Hill Farms, Somerset County) give their thoughts about the Farmland Preservation Program and advice for new and beginning farmers.

In another video, you meet Rebecca Case in Hunterdon County, who, together with her family, preserved the family farm, realizing her mother's dream. Like so many preserved farmland owners, she is dedicated to her farm, engaged in the agricultural operation and land management in cooperation with an excellent tenant farmer.

You can find these new videos on the SADC YouTube page, are in the "Meet New Jersey Preserved Farm Owners" playlist:

<https://www.youtube.com/user/SADCfarms/featured>



Above & Below: Dave Clapp teaches SADC staff & guests about conservation practices.



Above: Cindy Roberts at the NJ Farm Bureau Convention

Below: Cindy Roberts & Heidi Winzinger Deliver Farmland Preservation Signs



VISIT US ONLINE



Website- www.nj.gov/agriculture/sadc

YouTube- www.youtube.com/SADCfarms

